

## Appendix 1 - Rented Affordable Housing values testing

LB Southwark - Rented Affordable Housing Testing

BNP Paribas Real Estate AHV Model results cap value Eper sq ft

Zone	Value	Unit Type	Social Rent	Affordable Rent*
Zone 1	High	1 Bed	£215	£280
Zone 1	High	2 Bed	£161	£265
Zone 1	High	3 Bed	£129	£259
Zone 1	High	4 Bed	£122	£300
Zone 1	Medium	1 Bed	£188	£280
Zone 1	Medium	2 Bed	£161	£265
Zone 1	Medium	3 Bed	£129	£259
Zone 1	Medium	4 Bed	£122	£300
Zone 1	Low	1 Bed	£159	£280
Zone 1	Low	2 Bed	£146	£265
Zone 1	Low	3 Bed	£129	£259
Zone 1	Low	4 Bed	£122	£300
Zone 2	High	1 Bed	£192	£280
Zone 2	High	2 Bed	£161	£265
Zone 2	High	3 Bed	£129	£259
Zone 2	High	4 Bed	£122	£300
Zone 2	Medium	1 Bed	£159	£280
Zone 2	Medium	2 Bed	£146	£265
Zone 2	Medium	3 Bed	£129	£259
Zone 2	Medium	4 Bed	£122	£300
Zone 2	Low	1 Bed	£126	£280
Zone 2	Low	2 Bed	£113	£265
Zone 2	Low	3 Bed	£105	£259
Zone 2	Low	4 Bed	£106	£300
Zone 3	High	1 Bed	£131	£280
Zone 3	High	2 Bed	£118	£265
Zone 3	High	3 Bed	£110	£259
Zone 3	High	4 Bed	£111	£300
Zone 3	Medium	1 Bed	£126	£280
Zone 3	Medium	2 Bed	£113	£265
Zone 3	Medium	3 Bed	£106	£259
Zone 3	Medium	4 Bed	£107	£300
Zone 3	Low	1 Bed	£122	£280
Zone 3	Low	2 Bed	£109	£265
Zone 3	Low	3 Bed	£101	£259
Zone 3	Low	4 Bed	£102	£260

\* Affordable rent at lower of 80% of market rents or capped at LHA

Local housing allowance rates from 1 April 2015

Unit Type	Weekly	Monthly
1 Bed	£204.08	£884.35
2 Bed	£265.29	£1,149.59
3 Bed	£330.72	£1,433.12
4 Bed	£417.02	£1,807.09

Market rents per week and analysis

Def of rent	Unit Type	Weekly Market Rent	80% Market Rent	% at which rents = LHA	Gross Rent adopted in study (i.e. includes allowance for service charges)
Z1 High	1 Bed	£650.00	£520.00	31.40%	£204.08
Z1 High	2 Bed	£900.00	£720.00	29.48%	£265.29
Z1 High	3 Bed	£1,225.00	£980.00	27.00%	£330.72
Z1 High	4 Bed	£2,300.00	£1,840.00	18.13%	£417.02
Z1 Med	1 Bed	£582.95	£466.36	35.01%	£204.08
Z1 Med	2 Bed	£760.05	£608.04	34.90%	£265.29
Z1 Med	3 Bed	£1,050.00	£840.00	31.50%	£330.72
Z1 Med	4 Bed	£1,500.00	£1,200.00	27.80%	£417.02
Z1 Low	1 Bed	£480.00	£384.00	42.52%	£204.08
Z1 Low	2 Bed	£592.50	£474.00	44.77%	£265.29
Z1 Low	3 Bed	£700.00	£560.00	47.25%	£330.72
Z1 Low	4 Bed	£925.00	£740.00	45.08%	£417.02
Z2 High	1 Bed	£600.00	£480.00	34.01%	£204.08
Z2 High	2 Bed	£650.00	£520.00	40.81%	£265.29
Z2 High	3 Bed	£750.00	£600.00	44.10%	£330.72
Z2 High	4 Bed	£925.00	£740.00	45.08%	£417.02
Z2 Med	1 Bed	£424.99	£339.99	48.02%	£204.08
Z2 Med	2 Bed	£540.00	£432.00	49.13%	£265.29
Z2 Med	3 Bed	£600.00	£480.00	55.12%	£330.72
Z2 Med	4 Bed	£789.81	£631.85	52.80%	£417.02
Z2 Low	1 Bed	£350.00	£280.00	58.31%	£204.08
Z2 Low	2 Bed	£460.00	£368.00	57.67%	£265.29
Z2 Low	3 Bed	£520.00	£416.00	63.60%	£330.72
Z2 Low	4 Bed	£630.00	£504.00	66.19%	£417.02
Z3 High	1 Bed	£375.00	£300.00	54.42%	£204.08
Z3 High	2 Bed	£450.00	£360.00	58.95%	£265.29
Z3 High	3 Bed	£530.00	£424.00	62.40%	£330.72
Z3 High	4 Bed	£625.00	£500.00	66.72%	£417.02
Z3 Med	1 Bed	£325.00	£260.00	62.79%	£204.08
Z3 Med	2 Bed	£400.00	£320.00	66.32%	£265.29
Z3 Med	3 Bed	£475.00	£380.00	69.63%	£330.72
Z3 Med	4 Bed	£525.00	£420.00	79.43%	£417.02
Z3 Low	1 Bed	£275.00	£220.00	74.21%	£204.08
Z3 Low	2 Bed	£350.00	£280.00	75.80%	£265.29
Z3 Low	3 Bed	£415.00	£332.00	79.69%	£330.72
Z3 Low	4 Bed	£460.00	£368.00	90.66%	£368.00

LB Southwark New Southwark Plan Policy

DM 2.4 Require the affordable housing to be a mix of 70% social rent and 30% intermediate across the majority of the borough. Within Elephant and Castle opportunity area and Peckham and

Residential Sales Values

		£ per sq ft	£ per sq m
Zone 1	High	£1,250.00	£13,455.00
Zone 1	Medium	£1,005.99	£10,828.50
Zone 1	Low	£761.98	£8,202.00
Zone 2	High	£1,040.04	£11,195.00
Zone 2	Medium	£765.00	£8,234.50
Zone 2	Low	£489.97	£5,274.00
Zone 3	High	£531.96	£5,726.00
Zone 3	Medium	£493.50	£5,312.00
Zone 3	Low	£455.04	£4,898.00

## Appendix 2 - Shared Ownership Housing values testing

LB Southwark - Intermediate : Shared Ownership Affordable Housing Testing

Test using following criteria: 40% household income spent on housing, rent of 2.75% share of 25% and 10% deposit

1. Income thresholds

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
1 bed	£39,087	£46,184	£53,612	£60,081	£71,000
2 bed	£46,184	£53,612	£60,081	£71,000	£71,000
3 bed	£53,612	£60,081	£85,000	£85,000	£85,000
4 beds +	£60,081	£85,000	£85,000	£85,000	£85,000

Zone	Value	Unit Type	Base assumption	Scenario 1 affordable	Reduce Market value by x% to be affordable	Scenario 2 base assumption	Scenario 2 affordable	Reduce Market value by x% to be affordable	Scenario 3 base assumption	Scenario 3 affordable	Reduce Market value by x% to be affordable	Scenario 4 base assumption	Scenario 4 affordable	Reduce Market value by x% to be affordable	Scenario 5 base assumption	Scenario 5 affordable	Reduce Market value by x% to be affordable
Zone 1	High	1 Bed	£813	£325	60%	N/A	£390	52%	N/A	£463	43%	N/A	£520	36%	N/A	£618	24%
Zone 1	High	2 Bed	£813	£268	67%	N/A	£317	61%	N/A	£358	52%	N/A	£431	47%	N/A	£431	47%
Zone 1	High	3 Bed	£813	£236	71%	N/A	£268	67%	N/A	£390	52%	N/A	£390	52%	N/A	£390	52%
Zone 1	High	4 Bed	£813	£236	71%	N/A	£341	58%									
Zone 1	Medium	1 Bed	£654	£327	50%	N/A	£392	40%	N/A	£458	30%	N/A	£517	21%	N/A	£621	5%
Zone 1	Medium	2 Bed	£654	£268	59%	N/A	£314	52%	N/A	£360	45%	N/A	£432	34%	N/A	£432	34%
Zone 1	Medium	3 Bed	£654	£235	64%	N/A	£268	59%	N/A	£392	40%	N/A	£392	40%	N/A	£392	40%
Zone 1	Medium	4 Bed	£654	£235	64%	N/A	£347	47%									
Zone 1	Low	1 Bed	£495	£327	34%	N/A	£391	21%	N/A	£461	7%	£495	£495	N/A	£495	£495	N/A
Zone 1	Low	2 Bed	£495	£258	48%	N/A	£317	36%	N/A	£357	28%	N/A	£431	13%	N/A	£431	13%
Zone 1	Low	3 Bed	£495	£233	53%	N/A	£268	56%	N/A	£391	21%	N/A	£391	21%	N/A	£391	21%
Zone 1	Low	4 Bed	£495	£238	52%	N/A	£347	30%									
Zone 2	High	1 Bed	£676	£325	52%	N/A	£392	42%	N/A	£460	32%	N/A	£521	23%	N/A	£622	8%
Zone 2	High	2 Bed	£676	£270	60%	N/A	£318	53%	N/A	£358	47%	N/A	£426	37%	N/A	£426	37%
Zone 2	High	3 Bed	£676	£237	65%	N/A	£264	61%	N/A	£392	42%	N/A	£392	42%	N/A	£392	42%
Zone 2	High	4 Bed	£676	£237	65%	N/A	£345	49%									
Zone 2	Medium	1 Bed	£497	£328	34%	N/A	£393	21%	N/A	£463	7%	£497	£497	0%	£497	£497	0%
Zone 2	Medium	2 Bed	£497	£269	46%	N/A	£318	36%	N/A	£358	28%	N/A	£428	14%	N/A	£428	14%
Zone 2	Medium	3 Bed	£497	£234	53%	N/A	£269	46%	N/A	£393	21%	N/A	£393	21%	N/A	£393	21%
Zone 2	Medium	4 Bed	£497	£234	53%	N/A	£348	30%									
Zone 2	Low	1 Bed	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 2	Low	2 Bed	£319	£271	15%	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 2	Low	3 Bed	£319	£236	26%	N/A	£268	16%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 2	Low	4 Bed	£319	£236	26%	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 3	High	1 Bed	£346	£329	5%	£346	£346	0%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	High	2 Bed	£346	£270	22%	N/A	£318	8%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	High	3 Bed	£346	£235	32%	N/A	£266	23%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	High	4 Bed	£346	£235	32%	£346	£346	0%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	Medium	1 Bed	£321	£321	0%	£321	£321	0%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	2 Bed	£321	£270	16%	N/A	£318	1%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	3 Bed	£321	£237	26%	N/A	£270	16%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	4 Bed	£321	£237	26%	£321	£321	0%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Low	1 Bed	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	2 Bed	£296	£269	9%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	3 Bed	£296	£237	20%	N/A	£269	9%	£269	£269	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	4 Bed	£296	£237	20%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%

NB - values in red identify that at these values schemes are not affordable against LA criteria of Base position - rent of 2.75% share of 25% and 10% deposit

2. Housing Cost affordability criteria

(we will consider what to use in terms of income thresholds based on outcome of above)

	% of income spent on housing
Scenario 1	35%
Scenario 2	40%
Scenario 3	45%
Scenario 4	50%
Scenario 5	55%
Scenario 6	60%

(use scenario figures from previous testing)

Zone	Value	Unit Type	Scenario 1 Base assumption	Scenario 1 affordable	Reduce Market value by x% to be affordable	Scenario 2 Base assumption	Scenario 2 affordable	Reduce Market value by x% to be affordable	Scenario 3 Base assumption	Scenario 3 affordable	Reduce Market value by x% to be affordable	Scenario 4 Base assumption	Scenario 4 affordable	Reduce Market value by x% to be affordable	Scenario 5 Base assumption	Scenario 5 affordable	Reduce Market value by x% to be affordable	Scenario 6 Base assumption	Scenario 6 affordable	Reduce Market value by x% to be affordable
Zone 1	High	1 Bed	£813	£284	65%	£813	£325	60%	£813	£374	54%	£813	£414	49%	£813	£463	43%	£813	£504	38%
Zone 1	High	2 Bed	£813	£228	72%	£813	£268	67%	£813	£301	63%	£813	£341	58%	£813	£374	54%	£813	£414	49%
Zone 1	High	3 Bed	£813	£203	75%	£813	£236	71%	£813	£268	67%	£813	£301	63%	£813	£333	59%	£813	£366	55%
Zone 1	High	4 Bed	£813	£203	75%	£813	£236	71%	£813	£268	67%	£813	£301	63%	£813	£333	59%	£813	£366	55%
Zone 1	Medium	1 Bed	£654	£281	57%	£654	£327	50%	£654	£373	43%	£654	£419	36%	£654	£464	29%	£654	£504	23%
Zone 1	Medium	2 Bed	£654	£229	65%	£654	£268	59%	£654	£307	53%	£654	£340	48%	£654	£379	42%	£654	£419	36%
Zone 1	Medium	3 Bed	£654	£203	69%	£654	£235	64%	£654	£268	59%	£654	£301	54%	£654	£334	49%	£654	£366	44%
Zone 1	Medium	4 Bed	£654	£203	69%	£654	£235	64%	£654	£268	59%	£654	£301	54%	£654	£334	49%	£654	£366	44%
Zone 1	Low	1 Bed	£495	£282	43%	£495	£327	34%	£495	£372	25%	£495	£416	16%	£495	£461	7%	£495	£495	0%
Zone 1	Low	2 Bed	£495	£233	53%	£495	£258	48%	£495	£307	38%	£495	£342	31%	£495	£376	24%	£495	£421	15%
Zone 1	Low	3 Bed	£495	£203	59%	£495	£233	53%	£495	£268	46%	£495	£302	39%	£495	£337	32%	£495	£367	26%
Zone 1	Low	4 Bed	£495	£203	59%	£495	£238	52%	£495	£268	46%	£495	£302	39%	£495	£337	32%	£495	£372	25%
Zone 2	High	1 Bed	£676	£284	58%	£676	£325	52%	£676	£372	45%	£676	£419	38%	£676	£460	32%	£676	£507	25%
Zone 2	High	2 Bed	£676	£230	66%	£676	£270	60%	£676	£304	55%	£676	£345	49%	£676	£379	44%	£676	£419	38%
Zone 2	High	3 Bed	£676	£203	70%	£676	£237	65%	£676	£270	60%	£676	£298	56%	£676	£331	51%	£676	£365	46%
Zone 2	High	4 Bed	£676	£203	70%	£676	£237	65%	£676	£270	60%	£676	£304	55%	£676	£338	50%	£676	£372	45%
Zone 2	Medium	1 Bed	£497	£283	43%	£497	£328	34%	£497	£373	25%	£497	£418	16%	£497	£463	7%	£497	£497	0%
Zone 2	Medium	2 Bed	£497	£229	54%	£497	£269	46%	£497	£308	38%	£497	£343	31%	£497	£383	23%	£497	£418	16%
Zone 2	Medium	3 Bed	£497	£204	59%	£497	£234	53%	£497	£269	46%	£497	£303	39%	£497	£333	33%	£497	£368	26%
Zone 2	Medium	4 Bed	£497	£204	59%	£497	£234	53%	£497	£269	46%	£497	£303	39%	£497	£338	32%	£497	£368	26%
Zone 2	Low	1 Bed	£319	£284	11%	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 2	Low	2 Bed	£319	£233	26%	£319	£271	15%	£319	£306	4%	£319	£319	0%	£319	£319	0%	£319	£319	0%
Zone 2	Low	3 Bed	£319	£204	36%	£319	£236	26%	£319	£271	15%	£319	£303	5%	£319	£319	0%	£319	£319	0%
Zone 2	Low	4 Bed	£319	£204	36%	£319	£236	26%	£319	£271	15%	£319	£303	5%	£319	£319	0%	£319	£319	0%
Zone 3	High	1 Bed	£346	£284	18%	£346	£329	5%	£346	£346	0%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	High	2 Bed	£346	£228	34%	£346	£270	22%	£346	£308	11%	£346	£346	0%	£346	£346	0%	£346	£346	0%
Zone 3	High	3 Bed	£346	£204	41%	£346	£235	32%	£346	£270	22%	£346	£301	13%	£346	£335	3%	£346	£346	0%
Zone 3	High	4 Bed	£346	£204	41%	£346	£235	32%	£346	£270	22%	£346	£304	12%	£346	£335	3%	£346	£346	0%
Zone 3	Medium	1 Bed	£321	£282	12%	£321	£321	0%	£321	£321	0%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	2 Bed	£321	£231	28%	£321	£270	16%	£321	£308	4%	£321	£321	0%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	3 Bed	£321	£202	37%	£321	£237	26%	£321	£270	16%	£321	£302	6%	£321	£321	0%	£321	£321	0%
Zone 3	Medium	4 Bed	£321	£202	37%	£321	£237	26%	£321	£270	16%	£321	£305	5%	£321	£321	0%	£321	£321	0%
Zone 3	Low	1 Bed	£296	£284	4%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	2 Bed	£296	£231	22%	£296	£269	9%	£296	£296	0%	£296	£296	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	3 Bed	£296	£201	32%	£296	£237	20%	£296	£269	9%	£296	£296	0%	£296	£296	0%	£296	£296	0%
Zone 3	Low	4 Bed	£296	£204	31%	£296	£237	20%	£296	£269	9%	£296	£296	0%	£296	£296	0%	£296	£296	0%

Base position - rent of 2.75% share of 25%, 10% deposit and Lowest income scenarios i.e. 1 bed £39,087, 2 bed £46,184, 3 Bed £53,612 and 4 Bed £60,08

## Appendix 3 - Intermediate Rent Housing values testing

LB Southwark - Intermediate : Intermediate Rent Affordable Housing Testing

Need to show what level of income would be required to service intermediate rent (assuming 40%, 50% and 60% net household income)

	Max % of income spent on housing		Councils' intermediate income threshold
Scenario 1	40%	1 bed	£39,087
Scenario 2	50%	2 bed	£46,184
Scenario 3	60%	3 bed	£53,612
		4 beds +	£60,081

Zone	Value	Unit Type	Base Position Scenario 1 (60% of market rent)	Scenario 1 affordable	% of Market Rent to be affordable	Base Position Scenario 2 (60%)	Scenario 2 affordable	% of Market Rent to be affordable	Base Position Scenario 3 (60%)	Scenario 3 affordable	% of Market Rent to be affordable
Zone 1	High	1 Bed	£756	£395	33%	£756	£493	41%	£756	£604	49%
Zone 1	High	2 Bed	£759	£323	28%	£759	£419	35%	£759	£514	42%
Zone 1	High	3 Bed	£803	£293	24%	£803	£378	30%	£803	£463	36%
Zone 1	High	4 Bed	£1,385	£290	14%	£1,385	£385	18%	£1,385	£457	21%
Zone 1	Medium	1 Bed	£671	£384	37%	£671	£496	46%	£671	£6	55%
Zone 1	Medium	2 Bed	£632	£322	33%	£632	£414	41%	£632	£517	50%
Zone 1	Medium	3 Bed	£682	£293	28%	£682	£378	35%	£682	£463	42%
Zone 1	Medium	4 Bed	£888	£298	22%	£888	£376	27%	£888	£469	33%
Zone 1	Low	1 Bed	£539	£374	44%	£539	£498	56%	£539	£539	60%
Zone 1	Low	2 Bed	£480	£328	43%	£480	£417	53%	£480	£480	60%
Zone 1	Low	3 Bed	£439	£293	42%	£439	£314	52%	£439	£439	60%
Zone 1	Low	4 Bed	£531	£292	35%	£531	£378	44%	£531	£464	53%
Zone 2	High	1 Bed	£692	£372	35%	£692	£487	44%	£692	£603	53%
Zone 2	High	2 Bed	£532	£326	39%	£532	£424	49%	£532	£512	58%
Zone 2	High	3 Bed	£474	£292	39%	£474	£342	48%	£474	£465	59%
Zone 2	High	4 Bed	£531	£292	35%	£531	£378	44%	£531	£464	53%
Zone 2	Medium	1 Bed	£468	£377	50%	£468	£468	60%	£468	£468	60%
Zone 2	Medium	2 Bed	£432	£326	47%	£432	£424	59%	£432	£432	60%
Zone 2	Medium	3 Bed	£370	£293	49%	£370	£370	60%	£370	£370	60%
Zone 2	Medium	4 Bed	£447	£292	41%	£447	£382	52%	£447	£447	60%
Zone 2	Low	1 Bed	£372	£372	60%	£372	£372	60%	£372	£372	60%
Zone 2	Low	2 Bed	£360	£325	55%	£360	£360	60%	£360	£360	60%
Zone 2	Low	3 Bed	£314	£290	56%	£314	£314	60%	£314	£314	60%
Zone 2	Low	4 Bed	£348	£296	52%	£348	£348	60%	£348	£348	60%
Zone 3	High	1 Bed	£404	£380	57%	£404	£404	60%	£404	£404	60%
Zone 3	High	2 Bed	£351	£323	56%	£351	£351	60%	£351	£351	60%
Zone 3	High	3 Bed	£321	£290	55%	£321	£321	60%	£321	£321	60%
Zone 3	High	4 Bed	£345	£300	53%	£345	£345	60%	£345	£345	60%
Zone 3	Medium	1 Bed	£340	£340	60%	£340	£340	60%	£340	£340	60%
Zone 3	Medium	2 Bed	£305	£305	60%	£305	£305	60%	£305	£305	60%
Zone 3	Medium	3 Bed	£283	£283	60%	£283	£283	60%	£283	£283	60%
Zone 3	Medium	4 Bed	£283	£283	60%	£283	£283	60%	£283	£283	60%
Zone 3	Low	1 Bed	£276	£276	60%	£276	£276	60%	£276	£276	60%
Zone 3	Low	2 Bed	£260	£260	60%	£260	£260	60%	£260	£260	60%
Zone 3	Low	3 Bed	£241	£241	60%	£241	£241	60%	£241	£241	60%
Zone 3	Low	4 Bed	£243	£243	60%	£243	£243	60%	£243	£243	60%

Rents are set at 60% of market rents

NB - Base position assumes Southwark income levels: i.e. 1 bed £39,087, 2 bed £46,184, 3 Bed £53,612 and 4 Bed £60,081

1. Run all one beds then two beds 3 beds etc as you need to input max qualifying income
2. Run scenarios - need to press the button to make it work!

## Appendix 4 - Unit Mix testing

Analysis of Impact of Unit Mix on Scheme Value

Former Pocock Garages Redevelopment

Actual scheme

Tenure	Unit type	No Units	Floorspace sq ft
Intermediate		1	2
Intermediate		2	3
Private	Studio	3	121
Private		1	14
Private		2	41
Private		3	12
Social Rented		1	6
Social Rented		3	5

Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £
Studios	121	3	40.33	499,950
1 Bed	1133.5	22	51.52	728,317
2 bed	3316.6	44	75.38	840,366
3 bed	1662	17	97.76	1,161,208
<b>Total</b>	<b>6233.1</b>	<b>86</b>		

Scenarios proposed to be tested in line with policy proposals

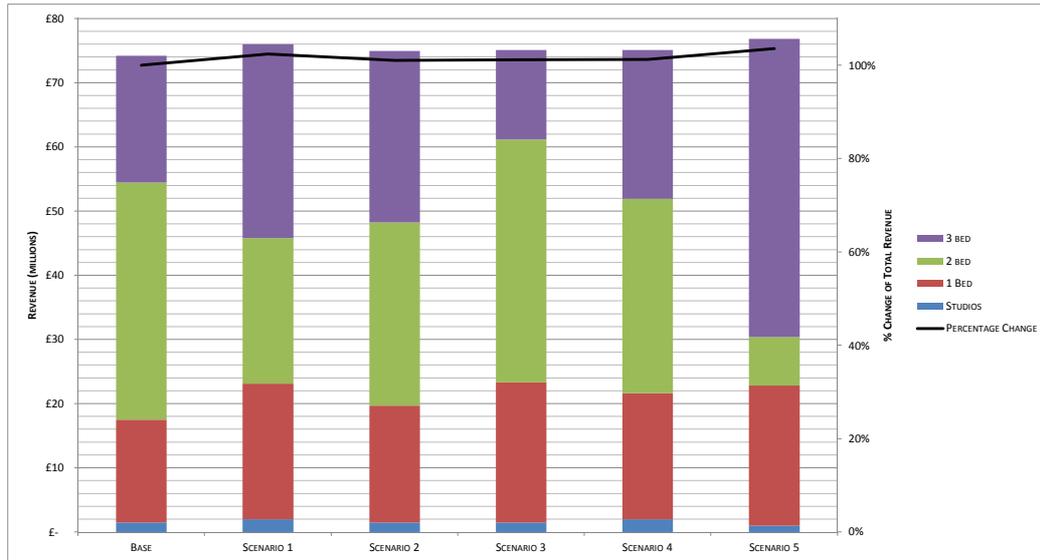
Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
3%	5%	5%	5%	5%	5%
25%	35%	35%	35%	35%	35%
51%	30%	40%	50%	40%	10%
21%	30%	20%	10%	20%	50%
<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

	Unit type	Units based on scenario mix	Rounded unit nos	Percentage mix of rounded unit nos	Floor area of of rounded unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	Floor area of amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	Studios	4.3	4	4.65%	161.33	4	161.33	4.65%
	1 Bed	30.1	30	34.88%	1,545.68	29	1,494.16	33.72%
	2 bed	25.8	26	30.23%	1,959.81	27	2,035.19	31.40%
	3 bed	25.8	26	30.23%	2,541.88	26	2,541.88	30.23%
	<b>Total</b>	<b>86</b>	<b>86</b>		<b>6,208.71</b>	<b>86</b>	<b>6,232.56</b>	
	Difference in floor area from actual scheme				24.39		0.54	
Scenario 2	Studios	4.3	4	4.65%	161.33	3	121.00	4%
	1 Bed	30.1	30	34.88%	1,545.68	25	1,288.07	29%
	2 bed	34.4	35	40.70%	2,638.20	34	2,562.83	40%
	3 bed	17.2	17	19.77%	1,662.00	23	2,248.59	27%
	<b>Total</b>	<b>86</b>	<b>86</b>		<b>6,007.22</b>	<b>85</b>	<b>6,220.48</b>	
	Difference in floor area from actual scheme				225.88		12.62	
Scenario 3	Studios	4.3	4	4.65%	161.33	3	121.00	3%
	1 Bed	30.1	30	34.88%	1,545.68	30	1,545.68	33%
	2 bed	43	43	50.00%	3,241.22	45	3,391.98	50%
	3 bed	8.6	9	10.47%	879.88	12	1,173.18	13%
	<b>Total</b>	<b>86</b>	<b>86</b>		<b>5,828.12</b>	<b>90</b>	<b>6,231.84</b>	
	Difference in floor area from actual scheme				404.98		1.26	
Scenario 4	Studios	4.3	4	4.71%	161.33	4	161.33	5%
	1 Bed	30.1	30	35.29%	1,545.68	27	1,391.11	31%
	2 bed	34.4	34	40.00%	2,562.83	36	2,713.58	41%
	3 bed	17.2	17	20.00%	1,662.00	20	1,955.29	23%
	<b>Total</b>	<b>86</b>	<b>85</b>		<b>5,931.84</b>	<b>87</b>	<b>6,221.32</b>	
	Difference in floor area from actual scheme				301.26		11.78	
Scenario 5	Studios	4.3	4	4.65%	161.33	2	80.67	2%
	1 Bed	30.1	30	34.88%	1,545.68	30	1,545.68	37%
	2 bed	8.6	9	10.47%	678.40	9	678.40	11%
	3 bed	43	43	50.00%	4,203.88	40	3,910.59	49%
	<b>Total</b>	<b>86</b>	<b>86</b>		<b>6,589.29</b>	<b>81</b>	<b>6,215.33</b>	
	Difference in floor area from actual scheme				356.19		17.77	

Analysis of revenue

	Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Studios	£ 1,499,850	£ 1,999,800	£ 1,499,850	£ 1,499,850	£ 1,999,800	£ 999,900
1 Bed	£ 16,022,974	£ 21,121,193	£ 18,207,925	£ 21,849,510	£ 19,664,559	£ 21,849,510
2 bed	£ 36,976,104	£ 22,689,882	£ 28,572,444	£ 37,816,470	£ 30,253,176	£ 7,563,294
3 bed	£ 19,740,536	£ 30,191,408	£ 26,707,784	£ 13,934,496	£ 23,224,160	£ 46,448,320
<b>Total</b>	<b>£ 74,239,464</b>	<b>£ 76,002,283</b>	<b>£ 74,988,003</b>	<b>£ 75,100,326</b>	<b>£ 75,141,695</b>	<b>£ 76,861,024</b>
Percentage Change	100%	102.37%	101.01%	101.16%	101.22%	103.53%

Figure showing impact on total revenue generated when altering unit mix



## Appendix 5 - Wheelchair units payments analysis

Conventional Unit Zone 2 (HIGH)				Wheelchair Access Zone 2 (HIGH)				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				
£11,195 per sq m				£436,605				£436,605
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
£173				£173				£14,092.69
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
5.0%				5.0%				£705
Contingency				Contingency				
10%				10%				£1,409
Professional fees				Professional fees				
3%				3%				£13,098
Sales agent and marketing				Sales agent and marketing				
0.50%				0.50%				£2,183
Legal fees				Legal fees				
£6,000				£6,000				£6,000
Residual S106				Residual S106				
£3.25 per sq ft				£3.25 per sq ft				£211
Mayoral CIL				Mayoral CIL				
24 months				24 months				7%
7%				7%				£61,125
Interest				Interest				
20%				20%				£87,321
Profit				Profit				
Total development costs				Total development costs				£186,145
£257,027				£250,460				-£6,567
<b>Residual value</b>				<b>Residual value</b>				
Conventional Unit Zone 2 (MEDIUM)				Wheelchair Access Zone 2 (MEDIUM)				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				
£8,235 per sq m				£321,146				£321,146
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
£173				£173				£14,093
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
5.0%				5.0%				£705
Contingency				Contingency				
10%				10%				£1,409
Professional fees				Professional fees				
3%				3%				£9,634
Sales agent and marketing				Sales agent and marketing				
0.50%				0.50%				£1,606
Legal fees				Legal fees				
£6,000				£6,000				£6,000
Residual S106				Residual S106				
£3.25 per sq ft				£3.25 per sq ft				£211
Mayoral CIL				Mayoral CIL				
24 months				24 months				7%
7%				7%				£44,960
Interest				Interest				
20%				20%				£64,229
Profit				Profit				
Total development costs				Total development costs				£142,848
£184,865				£178,298				-£6,567
<b>Residual value</b>				<b>Residual value</b>				
Conventional Unit Zone 2 (LOW)				Wheelchair Access Zone 2 (LOW)				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Low Z2				Cap value remains unchanged				
£5,274 per sq m				£205,686				£205,686
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
£173				£173				£14,092.69
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
5.0%				5.0%				£705
Contingency				Contingency				
10%				10%				£1,409
Professional fees				Professional fees				
3%				3%				£6,171
Sales agent and marketing				Sales agent and marketing				
0.50%				0.50%				£1,028
Legal fees				Legal fees				
£6,000				£6,000				£6,000
Residual S106				Residual S106				
£3.25 per sq ft				£3.25 per sq ft				£211
Mayoral CIL				Mayoral CIL				
24 months				24 months				7%
7%				7%				£28,796
Interest				Interest				
10%				10%				£20,569
Profit				Profit				
Total development costs				Total development costs				£78,982
£133,272				£126,704				-£6,567
<b>Residual value</b>				<b>Residual value</b>				

Conventional Unit Zone 2 (HIGH)				Wheelchair Access Zone 2 (HIGH)				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2		£11,195 per sq m		Cap value remains unchanged				£436,605
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276		Construction Cost		£276		£22,456.22
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%		Contingency		5.0%		£1,123
Professional fees		10%		Professional fees		10%		£2,246
Sales agent and marketing		3%		Sales agent and marketing		3%		£13,098
Legal fees		0.50%		Legal fees		0.50%		£2,183
Residual S106		£6,000		Residual S106		£6,000		£6,000
Mayoral CIL		£3.25 per sq ft		Mayoral CIL		£3.25 per sq ft		£211
Interest		24 months 7%		Interest		24 months 7%		£61,125
Profit		20%		Profit		20%		£87,321
Total development costs				Total development costs				£195,763
<b>Residual value</b>		<b>£251,257</b>		<b>Residual value</b>		<b>£240,842</b>		<b>-£10,414</b>
<b>Conventional Unit Zone 2 (MEDIUM)</b>				<b>Wheelchair Access Zone 2 (MEDIUM)</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2		£8,235 per sq m		Cap value remains unchanged				£321,146
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276		Construction Cost		£276		£22,456
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%		Contingency		5.0%		£1,123
Professional fees		10%		Professional fees		10%		£2,246
Sales agent and marketing		3%		Sales agent and marketing		3%		£9,634
Legal fees		0.50%		Legal fees		0.50%		£1,606
Residual S106		£6,000		Residual S106		£6,000		£6,000
Mayoral CIL		£3.25 per sq ft		Mayoral CIL		£3.25 per sq ft		£211
Interest		24 months 7%		Interest		24 months 7%		£44,960
Profit		20%		Profit		20%		£64,229
Total development costs				Total development costs				£152,466
<b>Residual value</b>		<b>£179,094</b>		<b>Residual value</b>		<b>£168,680</b>		<b>-£10,414</b>
<b>Conventional Unit Zone 2 (LOW)</b>				<b>Wheelchair Access Zone 2 (LOW)</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Low Z2		£5,274 per sq m		Cap value remains unchanged				£205,686
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276		Construction Cost		£276		£22,456.22
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%		Contingency		5.0%		£1,123
Professional fees		10%		Professional fees		10%		£2,246
Sales agent and marketing		3%		Sales agent and marketing		3%		£6,171
Legal fees		0.50%		Legal fees		0.50%		£1,028
Residual S106		£6,000		Residual S106		£6,000		£6,000
Mayoral CIL		£3.25 per sq ft		Mayoral CIL		£3.25 per sq ft		£211
Interest		24 months 7%		Interest		24 months 7%		£28,796
Profit		10%		Profit		10%		£20,569
Total development costs				Total development costs				£88,600
<b>Residual value</b>		<b>£127,501</b>		<b>Residual value</b>		<b>£117,086</b>		<b>-£10,414</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
						26	33	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£436,605
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				£8,456
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				£14,092.69
Contingency				Contingency				£705
Professional fees				Professional fees				£1,409
Sales agent and marketing				Sales agent and marketing				£13,098
Legal fees				Legal fees				£2,183
Residual S106				Residual S106				£6,000
Mayoral CIL				Mayoral CIL				£211
Interest				Interest				£61,125
Profit				Profit				£87,321
Total development costs				Total development costs				£186,145
<b>Residual value</b>				<b>Residual value</b>				<b>-£6,567</b>
<b>£257,027</b>				<b>£250,460</b>				
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
1 Bed (2 Person) Flat	1	39	48.75	1 Bed (2 Person) Flat	1	65	81.25	
		39	49			65	81	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£436,605
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				£276
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				£22,456.22
Contingency				Contingency				£1,123
Professional fees				Professional fees				£2,246
Sales agent and marketing				Sales agent and marketing				£13,098
Legal fees				Legal fees				£2,183
Residual S106				Residual S106				£6,000
Mayoral CIL				Mayoral CIL				£211
Interest				Interest				£61,125
Profit				Profit				£87,321
Total development costs				Total development costs				£195,763
<b>Residual value</b>				<b>Residual value</b>				<b>-£10,414</b>
<b>£251,257</b>				<b>£240,842</b>				

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
2 Bed (4 person) Flat	1	70	87.5	2 Bed (4 person) Flat	1	85	106.25	
		70	88			85	106	
						15	19	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£783,650
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£3,789</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
2 Bed (4 person) Flat	1	70	87.5	2 Bed (4 person) Flat	1	85	106.25	
		70	88			85	106	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£783,650
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£6,008</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
2 bed (4 person) House	1	83	83	2 bed (4 person) House	1	100	100	
		83	83			100	100	
						17	17	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2 £11,195 per sq m £929,185.00				Cap value remains unchanged £929,185				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£173	£14,396.23	Construction Cost		£173	£17,344.85	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£720	Contingency		5.0%	£867	
Professional fees		10%	£1,440	Professional fees		10%	£1,734	
Sales agent and marketing		3%	£27,876	Sales agent and marketing		3%	£27,876	
Legal fees		0.50%	£4,646	Legal fees		0.50%	£4,646	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£270	Mayoral CIL		£3.25 per sq ft	£325	
Interest	24 months	7%	£130,086	Interest	24 months	7%	£130,086	
Profit		20%	£185,837	Profit		20%	£185,837	
Total development costs			£371,270	Total development costs			£374,716	
<b>Residual value</b>			<b>£557,915</b>	<b>Residual value</b>			<b>£554,469</b>	<b>-£3,446</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
2 bed (4 person) House	1	83	83	2 bed (4 person) House	1	100	100	
		83	83			100	100	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2 £11,195 per sq m £929,185				Cap value remains unchanged £929,185				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276	£22,939.89	Construction Cost		£276	£27,638.42	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£1,147	Contingency		5.0%	£1,382	
Professional fees		10%	£2,294	Professional fees		10%	£2,764	
Sales agent and marketing		3%	£27,876	Sales agent and marketing		3%	£27,876	
Legal fees		0.50%	£4,646	Legal fees		0.50%	£4,646	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£270	Mayoral CIL		£3.25 per sq ft	£325	
Interest	24 months	7%	£130,086	Interest	24 months	7%	£130,086	
Profit		20%	£185,837	Profit		20%	£185,837	
Total development costs			£381,095	Total development costs			£386,554	
<b>Residual value</b>			<b>£548,090</b>	<b>Residual value</b>			<b>£542,631</b>	<b>-£5,459</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (4 person) Flat	1	74	92.5	3 bed (4 person) Flat	1	100	125	
		74	93			100	125	
						26	33	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£828,430
£11,195 per sq m				£828,430.00				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£173	£16,043.99	Construction Cost		£173	£21,681.07	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£802	Contingency		5.0%	£1,084	
Professional fees		10%	£1,604	Professional fees		10%	£2,168	
Sales agent and marketing		3%	£24,853	Sales agent and marketing		3%	£24,853	
Legal fees		0.50%	£4,142	Legal fees		0.50%	£4,142	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL			£241	Mayoral CIL			£325	
Mayoral CIL		£3.25 per sq ft	£241	Mayoral CIL		£3.25 per sq ft	£325	
Interest	24 months	7%	£115,980	Interest	24 months	7%	£115,980	
Profit		20%	£165,686	Profit		20%	£165,686	
Total development costs			£335,352	Total development costs			£341,920	
<b>Residual value</b>				<b>Residual value</b>				
£493,078				£486,510				-£6,567
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (4 person) Flat	1	74	92.5	3 bed (4 person) Flat	1	100	125	
		74	93			100	125	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£828,430
£11,195 per sq m				£828,430.00				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276	£25,565.54	Construction Cost		£276	£34,548.03	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£1,278	Contingency		5.0%	£1,727	
Professional fees		10%	£2,557	Professional fees		10%	£3,455	
Sales agent and marketing		3%	£24,853	Sales agent and marketing		3%	£24,853	
Legal fees		0.50%	£4,142	Legal fees		0.50%	£4,142	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL			£241	Mayoral CIL			£325	
Mayoral CIL		£3.25 per sq ft	£241	Mayoral CIL		£3.25 per sq ft	£325	
Interest	24 months	7%	£115,980	Interest	24 months	7%	£115,980	
Profit		20%	£165,686	Profit		20%	£165,686	
Total development costs			£346,302	Total development costs			£356,717	
<b>Residual value</b>				<b>Residual value</b>				
£482,128				£471,713				-£10,414

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (4 person) House	1	87	87	3 bed (4 person) House	1	110	110	
		87	87			110	110	
						23	23	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2 £11,195 per sq m £973,965.00				Cap value remains unchanged £973,965				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£173	£15,090.02	Construction Cost		£173	£19,079.34	
External works @ 15% and Sustainability at 4% (included above)		5.0%	£755	External works @ 15% and Sustainability at 4% (included above)		5.0%	£954	
Contingency		10%	£1,509	Contingency		10%	£1,908	
Professional fees		3%	£29,219	Professional fees		3%	£29,219	
Sales agent and marketing		0.50%	£4,870	Sales agent and marketing		0.50%	£4,870	
Legal fees		£6,000	£6,000	Legal fees		£6,000	£6,000	
Residual S106		£3.25 per sq ft	£283	Residual S106		£3.25 per sq ft	£358	
Mayoral CIL		7%	£136,355	Mayoral CIL		7%	£136,355	
Interest	24 months	20%	£194,793	Interest	24 months	20%	£194,793	
Profit				Profit				
Total development costs			£388,873	Total development costs			£393,536	
<b>Residual value</b>			<b>£585,092</b>	<b>Residual value</b>			<b>£580,429</b>	<b>-£4,663</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (4 person) House	1	87	87	3 bed (4 person) House	1	110	110	
		87	87			110	110	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2 £11,195 per sq m £973,965				Cap value remains unchanged £973,965				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276	£24,045.43	Construction Cost		£276	£30,402.27	
External works @ 15% and Sustainability at 4% (included above)		5.0%	£1,202	External works @ 15% and Sustainability at 4% (included above)		5.0%	£1,520	
Contingency		10%	£2,405	Contingency		10%	£3,040	
Professional fees		3%	£29,219	Professional fees		3%	£29,219	
Sales agent and marketing		0.50%	£4,870	Sales agent and marketing		0.50%	£4,870	
Legal fees		£6,000	£6,000	Legal fees		£6,000	£6,000	
Residual S106		£3.25 per sq ft	£283	Residual S106		£3.25 per sq ft	£358	
Mayoral CIL		7%	£136,355	Mayoral CIL		7%	£136,355	
Interest	24 months	20%	£194,793	Interest	24 months	20%	£194,793	
Profit				Profit				
Total development costs			£399,172	Total development costs			£406,557	
<b>Residual value</b>			<b>£574,793</b>	<b>Residual value</b>			<b>£567,408</b>	<b>-£7,385</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (5 person) Flat	1	86	107.5	3 bed (5 person) Flat	1	110	137.5	
		86	108			110	138	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				
		£11,195 per sq m	£962,770.00					£962,770
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£173	£18,645.72	Construction Cost		£173	£23,849.17	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£932	Contingency		5.0%	£1,192	
Professional fees		10%	£1,865	Professional fees		10%	£2,385	
Sales agent and marketing		3%	£28,883	Sales agent and marketing		3%	£28,883	
Legal fees		0.50%	£4,814	Legal fees		0.50%	£4,814	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£280	Mayoral CIL		£3.25 per sq ft	£358	
Interest	24 months	7%	£134,788	Interest	24 months	7%	£134,788	
Profit		20%	£192,554	Profit		20%	£192,554	
Total development costs			£388,761	Total development costs			£394,823	
<b>Residual value</b>				<b>Residual value</b>				
£574,009				£567,947				-£6,062
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (5 person) Flat	1	86	107.5	3 bed (5 person) Flat	1	110	137.5	
		86	108			110	138	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				
		£11,195 per sq m	£962,770					£962,770
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276	£29,711.31	Construction Cost		£276	£38,002.83	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£1,486	Contingency		5.0%	£1,900	
Professional fees		10%	£2,971	Professional fees		10%	£3,800	
Sales agent and marketing		3%	£28,883	Sales agent and marketing		3%	£28,883	
Legal fees		0.50%	£4,814	Legal fees		0.50%	£4,814	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£280	Mayoral CIL		£3.25 per sq ft	£358	
Interest	24 months	7%	£134,788	Interest	24 months	7%	£134,788	
Profit		20%	£192,554	Profit		20%	£192,554	
Total development costs			£401,486	Total development costs			£411,100	
<b>Residual value</b>				<b>Residual value</b>				
£561,284				£551,670				-£9,613

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (5 person) House	1	96	96	3 bed (5 person) House	1	120	120	
		96	96			120	120	
						24	24	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£1,074,720
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£173	£16,651.06	Construction Cost		£173	£20,813.82	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£833	Contingency		5.0%	£1,041	
Professional fees		10%	£1,665	Professional fees		10%	£2,081	
Sales agent and marketing		3%	£32,242	Sales agent and marketing		3%	£32,242	
Legal fees		0.50%	£5,374	Legal fees		0.50%	£5,374	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£312	Mayoral CIL		£3.25 per sq ft	£390	
Interest	24 months	7%	£150,461	Interest	24 months	7%	£150,461	
Profit		20%	£214,944	Profit		20%	£214,944	
Total development costs			£428,481	Total development costs			£433,346	
<b>Residual value</b>				<b>Residual value</b>				<b>-£4,865</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (5 person) House	1	96	96	3 bed (5 person) House	1	120	120	
		96	96			120	120	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£1,074,720
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost		£276	£26,532.89	Construction Cost		£276	£33,166.11	
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency		5.0%	£1,327	Contingency		5.0%	£1,658	
Professional fees		10%	£2,653	Professional fees		10%	£3,317	
Sales agent and marketing		3%	£32,242	Sales agent and marketing		3%	£32,242	
Legal fees		0.50%	£5,374	Legal fees		0.50%	£5,374	
Residual S106			£6,000	Residual S106			£6,000	
Mayoral CIL		£3.25 per sq ft	£312	Mayoral CIL		£3.25 per sq ft	£390	
Interest	24 months	7%	£150,461	Interest	24 months	7%	£150,461	
Profit		20%	£214,944	Profit		20%	£214,944	
Total development costs			£439,845	Total development costs			£447,551	
<b>Residual value</b>				<b>Residual value</b>				<b>-£7,706</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (6 person) Flat	1	95	118.75	3 bed (6 person) Flat	1	115	143.75	
		95	119			115	144	
						20	25	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£1,063,525
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£5,052</b>
<b>£634,708</b>				<b>£629,656</b>				
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
3 bed (6 person) Flat	1	95	118.75	3 bed (6 person) Flat	1	115	143.75	
		95	119			115	144	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£1,063,525
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£8,011</b>
<b>£620,651</b>				<b>£612,639</b>				

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (5 person) Flat	1	90	112.5	4 bed (5 person) Flat	1	116	145	
		90	113			116	145	
						26	33	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£1,007,550
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£6,567</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (5 person) Flat	1	90	112.5	4 bed (5 person) Flat	1	116	145	
		90	113			116	145	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£1,007,550
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£10,414</b>

Conventional Unit Low Build Cost					Wheelchair Access Low Build Cost					Difference between Conventional and Wheelchair Unit		
Type of unit	No units	NIA (sq m)	GIA (sq m)		Type of unit	No units	NIA (sq m)	GIA (sq m)				
4 bed (5 person) House	1	100	100		4 bed (5 person) House	1	125	125				
		100	100				125	125				
							25	25				
<b>Capital Value</b>					<b>Capital Value</b>							
Ave value of houses High Z2					Cap value remains unchanged					£1,119,500		
<b>Development costs</b>					<b>Development costs</b>							
Construction Cost				£173	£17,344.85	Construction Cost			£173	£21,681.07		
External works @ 15% and Sustainability at 4% (included above)				5.0%	£867	External works @ 15% and Sustainability at 4% (included above)			5.0%	£1,084		
Contingency				10%	£1,734	Contingency			10%	£2,168		
Professional fees				3%	£33,585	Professional fees			3%	£33,585		
Sales agent and marketing				0.50%	£5,598	Sales agent and marketing			0.50%	£5,598		
Legal fees				£6,000	£6,000	Legal fees			£6,000	£6,000		
Residual S106				£3.25 per sq ft	£325	Residual S106			£3.25 per sq ft	£406		
Mayoral CIL				24 months	7%	£156,730	Mayoral CIL			24 months	7%	£156,730
Interest				20%	£223,900	Interest			20%	£223,900		
Profit						Profit						
Total development costs					£446,084	Total development costs				£451,152		
<b>Residual value</b>					<b>£673,416</b>	<b>Residual value</b>				<b>£668,348</b>	<b>-£5,068</b>	
<b>Conventional Unit High Build Cost</b>					<b>Wheelchair Access Zone 2 High Build Cost</b>							
Type of unit	No units	NIA (sq m)	GIA (sq m)		Type of unit	No units	NIA (sq m)	GIA (sq m)				
4 bed (5 person) House	1	100	100		4 bed (5 person) House	1	125	125				
		100	100				125	125				
<b>Capital Value</b>					<b>Capital Value</b>							
Ave value of houses Med Z2					Cap value remains unchanged					£1,119,500		
<b>Development costs</b>					<b>Development costs</b>							
Construction Cost				£276	£27,638.42	Construction Cost			£276	£34,548.03		
External works @ 15% and Sustainability at 4% (included above)				5.0%	£1,382	External works @ 15% and Sustainability at 4% (included above)			5.0%	£1,727		
Contingency				10%	£2,764	Contingency			10%	£3,455		
Professional fees				3%	£33,585	Professional fees			3%	£33,585		
Sales agent and marketing				0.50%	£5,598	Sales agent and marketing			0.50%	£5,598		
Legal fees				£6,000	£6,000	Legal fees			£6,000	£6,000		
Residual S106				£3.25 per sq ft	£325	Residual S106			£3.25 per sq ft	£406		
Mayoral CIL				24 months	7%	£156,730	Mayoral CIL			24 months	7%	£156,730
Interest				20%	£223,900	Interest			20%	£223,900		
Profit						Profit						
Total development costs					£457,922	Total development costs				£465,949		
<b>Residual value</b>					<b>£661,578</b>	<b>Residual value</b>				<b>£653,551</b>	<b>-£8,027</b>	

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (6 person) Flat	1	99	123.75	4 bed (6 person) Flat	1	125	156.25	
		99	124			125	156	
						26	33	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2				Cap value remains unchanged				£1,108,305
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£6,567</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (6 person) Flat	1	99	123.75	4 bed (6 person) Flat	1	125	156.25	
		99	124			125	156	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2				Cap value remains unchanged				£1,108,305
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost				Construction Cost				
External works @ 15% and Sustainability at 4% (included above)				External works @ 15% and Sustainability at 4% (included above)				
Contingency				Contingency				
Professional fees				Professional fees				
Sales agent and marketing				Sales agent and marketing				
Legal fees				Legal fees				
Residual S106				Residual S106				
Mayoral CIL				Mayoral CIL				
Interest				Interest				
Profit				Profit				
Total development costs				Total development costs				
<b>Residual value</b>				<b>Residual value</b>				<b>-£10,414</b>

Conventional Unit Low Build Cost				Wheelchair Access Low Build Cost				Difference between Conventional and Wheelchair Unit
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (6 person) House	1	107	107	4 bed (6 person) House	1	130	130	
		107	107			130	130	
						23	23	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses High Z2 £11,195 per sq m £1,197,865.00				Cap value remains unchanged £1,197,865				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost			£173	£18,558.99	Construction Cost		£173	£22,548.31
External works @ 15% and Sustainability at 4% (included above)			5.0%	£928	External works @ 15% and Sustainability at 4% (included above)		5.0%	£1,127
Contingency			10%	£1,856	Contingency		10%	£2,255
Professional fees			3%	£35,936	Professional fees		3%	£35,936
Sales agent and marketing			0.50%	£5,989	Sales agent and marketing		0.50%	£5,989
Legal fees			£6,000	£6,000	Legal fees		£6,000	£6,000
Residual S106			£3.25 per sq ft	£348	Residual S106		£3.25 per sq ft	£423
Mayoral CIL			7%	£167,701	Mayoral CIL		7%	£167,701
Interest	24 months		20%	£239,573	Interest	24 months	20%	£239,573
Profit					Profit			
Total development costs				£476,890	Total development costs			£481,553
<b>Residual value</b>				<b>£720,975</b>	<b>Residual value</b>			<b>£716,312</b>
								<b>-£4,663</b>
<b>Conventional Unit High Build Cost</b>				<b>Wheelchair Access Zone 2 High Build Cost</b>				
Type of unit	No units	NIA (sq m)	GIA (sq m)	Type of unit	No units	NIA (sq m)	GIA (sq m)	
4 bed (6 person) House	1	107	107	4 bed (6 person) House	1	130	130	
		107	107			130	130	
<b>Capital Value</b>				<b>Capital Value</b>				
Ave value of houses Med Z2 £11,195 per sq m £1,197,865				Cap value remains unchanged £1,197,865				
<b>Development costs</b>				<b>Development costs</b>				
Construction Cost			£276	£29,573.11	Construction Cost		£276	£35,929.95
External works @ 15% and Sustainability at 4% (included above)			5.0%	£1,479	External works @ 15% and Sustainability at 4% (included above)		5.0%	£1,796
Contingency			10%	£2,957	Contingency		10%	£3,593
Professional fees			3%	£35,936	Professional fees		3%	£35,936
Sales agent and marketing			0.50%	£5,989	Sales agent and marketing		0.50%	£5,989
Legal fees			£6,000	£6,000	Legal fees		£6,000	£6,000
Residual S106			£3.25 per sq ft	£348	Residual S106		£3.25 per sq ft	£423
Mayoral CIL			7%	£167,701	Mayoral CIL		7%	£167,701
Interest	24 months		20%	£239,573	Interest	24 months	20%	£239,573
Profit					Profit			
Total development costs				£489,556	Total development costs			£496,942
<b>Residual value</b>				<b>£708,309</b>	<b>Residual value</b>			<b>£700,923</b>
								<b>-£7,385</b>

## Appendix 6 - Appraisal results of Council thresholds on intermediate housing base position

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1	CIL Zone	1
	Value Area	High
No Units		11
Site Area		0.06 Ha
	Sales value inflation	0%
	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,259,033	£4,259,033	£4,259,033	£4,259,033	£4,259,033	£4,259,033
10%	70%	£3,773,538	£3,828,104	£3,786,973	£3,778,529	£3,835,094	£3,793,165
15%	70%	£3,527,791	£3,612,639	£3,549,744	£3,538,276	£3,623,124	£3,560,230
20%	70%	£3,284,043	£3,397,174	£3,313,314	£3,298,023	£3,411,154	£3,327,295
25%	70%	£3,040,296	£3,181,710	£3,076,885	£3,057,771	£3,199,185	£3,094,361
30%	70%	£2,796,547	£2,966,244	£2,840,455	£2,817,518	£2,997,215	£2,861,426
35%	70%	£2,552,800	£2,750,779	£2,604,025	£2,577,266	£2,775,245	£2,628,491
40%	70%	£2,309,052	£2,535,315	£2,367,595	£2,337,013	£2,563,275	£2,395,557
45%	70%	£2,065,305	£2,319,849	£2,131,166	£2,096,760	£2,351,305	£2,162,622
50%	70%	£1,821,557	£2,104,385	£1,894,736	£1,856,508	£2,139,336	£1,929,687
100%	70%	£625,994	£51,087	£477,241	£554,948	£19,262	£406,196
10%	80%	£3,770,247	£3,834,893	£3,786,973	£3,774,907	£3,839,553	£3,791,633
15%	80%	£3,525,853	£3,622,823	£3,550,942	£3,532,843	£3,629,812	£3,557,933
20%	80%	£3,281,459	£3,410,752	£3,314,913	£3,290,779	£3,420,072	£3,324,233
25%	80%	£3,037,065	£3,198,682	£3,078,883	£3,048,716	£3,210,332	£3,090,532
30%	80%	£2,792,672	£2,986,611	£2,842,852	£2,806,652	£3,000,591	£2,856,833
35%	80%	£2,548,279	£2,774,540	£2,606,822	£2,564,588	£2,790,851	£2,623,132
40%	80%	£2,303,884	£2,562,470	£2,370,792	£2,322,526	£2,581,111	£2,389,432
45%	80%	£2,059,491	£2,350,399	£2,134,761	£2,080,462	£2,371,370	£2,155,732
50%	80%	£1,815,097	£2,138,330	£1,898,731	£1,838,398	£2,161,630	£1,922,031
10%	60%	£3,772,831	£3,821,315	£3,785,375	£3,782,151	£3,830,635	£3,794,695
15%	60%	£3,529,729	£3,602,456	£3,548,546	£3,543,709	£3,616,436	£3,562,526
20%	60%	£3,286,627	£3,383,596	£3,311,717	£3,305,267	£3,400,387	£3,330,387
25%	60%	£3,043,525	£3,164,738	£3,074,885	£3,066,626	£3,198,038	£3,098,188
30%	60%	£2,800,424	£2,945,878	£2,838,059	£2,828,384	£2,973,838	£2,866,019
35%	60%	£2,557,322	£2,727,018	£2,601,229	£2,589,942	£2,759,640	£2,633,850
40%	60%	£2,314,220	£2,508,159	£2,364,400	£2,351,501	£2,545,440	£2,401,681
45%	60%	£2,071,118	£2,289,300	£2,127,571	£2,113,060	£2,331,241	£2,169,512
50%	60%	£1,828,016	£2,070,441	£1,890,742	£1,874,618	£2,117,041	£1,937,343

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,045,214	£1,045,214	£1,045,214	£1,045,214	£1,045,214	£1,045,214
10%	70%	£1,532,709	£1,478,144	£1,516,073	£1,525,719	£1,469,193	£1,511,083
15%	70%	£1,776,457	£1,691,808	£1,754,503	£1,765,972	£1,681,123	£1,744,017
20%	70%	£2,020,204	£1,907,073	£1,989,933	£2,006,224	£1,993,993	£1,976,052
25%	70%	£2,263,952	£2,122,538	£2,227,362	£2,246,476	£2,195,062	£2,209,887
30%	70%	£2,507,700	£2,338,003	£2,463,792	£2,486,730	£2,317,032	£2,442,821
35%	70%	£2,751,448	£2,553,468	£2,700,222	£2,726,382	£2,529,002	£2,675,756
40%	70%	£2,995,195	£2,768,933	£2,936,652	£2,967,235	£2,740,972	£2,908,691
45%	70%	£3,238,943	£2,984,398	£3,173,081	£3,207,487	£2,982,942	£3,141,385
50%	70%	£3,482,690	£3,199,862	£3,409,511	£3,447,739	£3,164,311	£3,374,560
100%	70%	£5,930,241	£5,355,334	£5,781,489	£5,859,196	£5,284,395	£5,710,443
10%	80%	£1,534,001	£1,469,355	£1,517,274	£1,529,341	£1,464,695	£1,512,614
15%	80%	£1,778,395	£1,681,425	£1,753,305	£1,771,404	£1,674,435	£1,748,314
20%	80%	£2,022,789	£1,893,496	£1,989,335	£2,013,488	£1,894,176	£1,989,015
25%	80%	£2,267,183	£2,105,567	£2,214,777	£2,241,722	£2,106,222	£2,214,777
30%	80%	£2,511,577	£2,317,638	£2,463,817	£2,491,762	£2,317,638	£2,463,817
35%	80%	£2,755,971	£2,529,709	£2,680,857	£2,708,707	£2,529,709	£2,680,857
40%	80%	£3,000,365	£2,741,780	£2,931,942	£2,959,892	£2,741,780	£2,931,942
45%	80%	£3,244,759	£2,953,851	£3,183,027	£3,211,842	£2,953,851	£3,183,027
50%	80%	£3,489,153	£3,165,922	£3,405,112	£3,433,062	£3,165,922	£3,405,112
10%	60%	£1,531,417	£1,482,933	£1,518,872	£1,522,097	£1,473,613	£1,509,552
15%	60%	£1,774,519	£1,701,791	£1,755,701	£1,760,538	£1,687,811	£1,741,721
20%	60%	£2,017,621	£1,930,651	£1,992,530	£2,007,367	£1,902,011	£1,973,690
25%	60%	£2,260,723	£2,159,511	£2,229,359	£2,257,422	£2,116,210	£2,206,959
30%	60%	£2,503,824	£2,368,370	£2,466,189	£2,475,864	£2,330,404	£2,438,228
35%	60%	£2,746,926	£2,577,229	£2,703,019	£2,714,305	£2,544,608	£2,670,397
40%	60%	£2,990,028	£2,786,088	£2,930,848	£2,952,747	£2,758,908	£2,902,566
50%	60%	£3,476,231	£3,293,807	£3,413,506	£3,429,629	£3,197,208	£3,366,904

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£131,374	£131,374	£131,374	£131,374	£131,374	£131,374
10%	70%	£356,121	£299,556	£341,485	£346,130	£292,565	£334,494
15%	70%	£599,868	£515,020	£577,915	£588,384	£504,535	£567,429
20%	70%	£843,615	£730,485	£814,345	£824,814	£716,516	£803,364
25%	70%	£1,087,362	£945,949	£1,050,774	£1,068,888	£928,474	£1,033,298
30%	70%	£1,331,110	£1,161,415	£1,287,204	£1,310,141	£1,140,444	£1,268,233
35%	70%	£1,574,857	£1,376,880	£1,523,634	£1,550,393	£1,352,414	£1,499,168
40%	70%	£1,818,604	£1,592,344	£1,760,084	£1,790,647	£1,564,384	£1,732,102
45%	70%	£2,062,351	£1,807,808	£1,986,493	£2,000,809	£1,776,354	£1,959,033
50%	70%	£2,306,100	£2,023,272	£2,232,923	£2,271,151	£1,988,323	£2,197,972
100%	70%	£4,753,653	£4,178,746	£4,604,900	£4,682,607	£4,108,397	£4,533,855
10%	80%	£357,412	£292,767	£340,686	£352,752	£288,107	£336,026
15%	80%	£601,807	£504,836	£576,717	£594,816	£497,847	£569,726
20%	80%	£846,200	£716,907	£812,747	£836,890	£707,597	£803,427
25%	80%	£1,090,593	£945,189	£958,867	£1,005,154	£846,248	£1,014,548
30%	80%	£1,334,986	£1,111,260	£1,292,698	£1,317,197	£1,106,288	£1,271,828
35%	80%	£1,579,379	£1,382,331	£1,530,112	£1,554,696	£1,365,379	£1,520,767
40%	80%	£1,823,772	£1,597,402	£1,800,246	£1,824,830	£1,600,462	£1,779,302
45%	80%	£2,068,165	£1,777,260	£1,992,698	£2,047,197	£1,756,288	£1,971,828
50%	80%	£2,312,558	£1,988,330	£2,228,928	£2,289,261	£1,966,029	£2,205,628
10%	60%	£354,828	£306,244	£342,284	£345,508	£297,024	£332,964
15%	60%	£597,930	£525,203	£579,113	£583,950	£511,223	£565,133
20%	60%	£841,032	£714,063	£715,942	£822,332	£725,425	£812,932
25%	60%	£1,084,134	£962,922	£1,052,773	£1,080,833	£939,621	£1,029,471
30%	60%	£1,327,236	£1,181,781	£1,289,600	£1,299,275	£1,153,821	£1,261,640
35%	60%	£1,570,337	£1,400,641	£1,526,430	£1,537,717	£1,368,020	£1,493,809
40%	60%	£1,813,439	£1,619,500	£1,763,259	£1,776,159	£1,582,219	£1,725,978
50%	60%	£2,299,643	£2,067,218	£2,236,917	£2,253,041	£2,010,618	£2,190,316

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,371,794	£2,371,794	£2,371,794	£2,371,794	£2,371,794	£2,371,794
10%	70%	£1,884,299	£1,940,864	£1,888,935	£1,891,290	£1,947,855	£1,905,926
15%	70%	£1,640,552	£1,726,400	£1,662,306	£1,651,036	£1,736,985	£1,672,989
20%	70%	£1,396,804	£1,509,935	£1,426,075	£1,410,784	£1,523,915	£1,440,056
25%	70%	£1,153,056	£1,294,471	£1,189,646	£1,170,532	£1,311,946	£1,207,122
30%	70%	£909,308	£1,079,005	£953,216	£930,279	£1,099,976	£974,187
35%	70%	£665,560	£863,540	£716,786	£690,027	£888,006	£741,252
40%	70%	£421,813	£648,076	£480,256	£449,773	£676,036	£508,318
45%	70%	£178,065	£432,610	£283,827	£290,636	£464,505	£297,302
50%	70%	£65,662	£217,146	£7,497	£30,731	£252,097	£42,448
100%	70%	£2,513,233	£1,938,326	£2,364,480	£2,442,187	£1,867,977	£2,293,435
10%	80%	£1,883,008	£1,947,653	£1,899,734	£1,887,668	£1,952,313	£1,904,394
15%	80%	£1,638,613	£1,735,583	£1,663,703	£1,645,604	£1,742,573	£1,670,694
20%	80%	£1,394,220	£1,523,513	£1,427,673	£1,403,540	£1,532,833	£1,436,993
25%	80%	£1,149,825	£1,311,443	£1,184,281	£1,163,154	£1,298,921	£1,214,111
30%	80%	£905,430	£1,099,370	£949,827	£928,700	£1,099,976	£974,187
35%	80%	£661,035	£883,305	£715,331	£688,027	£888,006	£741,252
40%	80%	£416,640	£671,240	£460,256	£449,773	£676,036	£508,318
45%	80%	£172,252	£463,160	£247,522	£193,223	£484,131	£268,492
50%	80%	£72					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,597,241	£3,597,241	£3,597,241	£3,597,241	£3,597,241	£3,597,241
10%	70%	£3,105,746	£3,106,311	£3,124,362	£3,116,737	£3,173,362	£3,131,373
15%	70%	£2,865,998	£2,860,847	£2,897,952	£2,876,483	£2,961,332	£2,898,438
20%	70%	£2,622,251	£2,735,382	£2,651,522	£2,636,251	£2,749,362	£2,665,503
25%	70%	£2,378,503	£2,519,917	£2,415,093	£2,395,979	£2,537,393	£2,432,569
30%	70%	£2,134,755	£2,304,452	£2,178,663	£2,155,726	£2,325,423	£2,199,634
35%	70%	£1,891,007	£2,088,987	£1,942,233	£1,915,473	£2,113,453	£1,966,699
40%	70%	£1,647,259	£1,873,523	£1,705,803	£1,675,220	£1,901,483	£1,733,764
45%	70%	£1,403,512	£1,658,057	£1,469,374	£1,434,968	£1,689,513	£1,500,830
50%	70%	£1,159,765	£1,442,593	£1,232,944	£1,194,716	£1,477,544	£1,267,895
100%	70%	£1,287,786	£712,879	£1,130,034	£1,216,740	£642,530	£1,067,888
10%	80%	£3,108,454	£3,173,100	£3,125,181	£3,113,115	£3,177,750	£3,129,841
15%	80%	£2,864,080	£2,861,030	£2,899,150	£2,871,051	£2,968,020	£2,898,141
20%	80%	£2,619,667	£2,748,960	£2,653,120	£2,628,987	£2,758,280	£2,662,440
40%	80%	£1,642,092	£1,900,678	£1,708,999	£1,660,733	£1,918,318	£1,727,640
45%	80%	£1,397,699	£1,688,607	£1,472,969	£1,418,670	£1,708,578	£1,493,939
50%	80%	£1,153,304	£1,476,537	£1,236,939	£1,176,606	£1,499,838	£1,260,239
10%	60%	£3,111,038	£3,159,522	£3,123,582	£3,120,359	£3,169,843	£3,132,903
15%	60%	£2,867,937	£2,940,664	£2,886,754	£2,881,917	£2,954,644	£2,900,734
20%	60%	£2,624,835	£2,721,804	£2,649,925	£2,643,475	£2,740,444	£2,668,565
25%	60%	£2,381,733	£2,502,945	£2,413,096	£2,405,033	£2,526,246	£2,436,396
30%	60%	£2,138,631	£2,284,085	£2,176,267	£2,166,592	£2,312,046	£2,204,227
35%	60%	£1,895,529	£2,065,226	£1,938,437	£1,928,150	£2,097,847	£1,972,058
40%	60%	£1,652,428	£1,846,367	£1,702,608	£1,689,708	£1,883,648	£1,739,889
50%	60%	£1,166,224	£1,408,646	£1,228,948	£1,212,626	£1,456,248	£1,275,551

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,878,292	£3,878,292	£3,878,292	£3,878,292	£3,878,292	£3,878,292
10%	70%	£3,390,787	£3,447,362	£3,406,433	£3,397,787	£3,454,353	£3,412,423
15%	70%	£3,147,040	£3,231,896	£3,169,003	£3,157,534	£3,242,363	£3,178,689
20%	70%	£2,903,302	£3,016,432	£2,932,573	£2,917,282	£3,030,413	£2,946,554
25%	70%	£2,659,554	£2,800,968	£2,696,144	£2,677,030	£2,816,444	£2,713,619
30%	70%	£2,415,806	£2,585,503	£2,459,714	£2,436,776	£2,606,474	£2,480,685
35%	70%	£2,172,058	£2,370,038	£2,223,284	£2,196,524	£2,394,504	£2,247,750
40%	70%	£1,928,311	£2,154,573	£1,986,854	£1,959,271	£2,154,573	£2,000,715
45%	70%	£1,684,563	£1,939,108	£1,750,425	£1,716,019	£1,970,564	£1,781,880
50%	70%	£1,440,816	£1,723,644	£1,513,995	£1,475,767	£1,758,595	£1,548,946
100%	70%	£1,006,735	£431,828	£857,983	£935,690	£361,479	£786,937
10%	80%	£3,389,505	£3,454,151	£3,406,232	£3,394,165	£3,458,811	£3,410,892
15%	80%	£3,145,111	£3,242,061	£3,170,201	£3,152,102	£3,249,071	£3,177,182
20%	80%	£2,900,718	£3,030,010	£2,934,171	£2,910,038	£3,039,330	£2,950,901
40%	80%	£1,923,143	£2,181,729	£1,990,050	£1,941,784	£2,206,389	£2,008,690
45%	80%	£1,678,749	£1,969,658	£1,754,019	£1,699,720	£1,990,629	£1,774,990
50%	80%	£1,434,355	£1,757,588	£1,517,989	£1,457,657	£1,780,888	£1,541,290
10%	60%	£3,392,089	£3,440,573	£3,404,634	£3,401,409	£3,449,893	£3,413,954
15%	60%	£3,148,987	£3,221,714	£3,167,805	£3,152,968	£3,236,695	£3,181,785
20%	60%	£2,905,886	£3,002,855	£2,930,976	£2,924,526	£3,021,495	£2,949,616
25%	60%	£2,662,784	£2,783,996	£2,694,146	£2,686,084	£2,807,296	£2,717,447
30%	60%	£2,419,682	£2,565,136	£2,457,317	£2,447,642	£2,593,097	£2,485,278
35%	60%	£2,176,580	£2,346,276	£2,220,487	£2,209,201	£2,378,898	£2,253,109
40%	60%	£1,933,478	£2,127,418	£1,983,658	£1,970,759	£2,164,698	£2,020,940
50%	60%	£1,447,275	£1,689,699	£1,510,000	£1,493,877	£1,726,390	£1,556,602

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,002,352	£4,002,352	£4,002,352	£4,002,352	£4,002,352	£4,002,352
10%	70%	£3,514,857	£3,571,422	£3,529,493	£3,521,848	£3,578,413	£3,536,484
15%	70%	£3,271,110	£3,358,958	£3,293,063	£3,281,594	£3,369,443	£3,300,549
20%	70%	£3,027,362	£3,146,493	£3,056,833	£3,041,942	£3,154,472	£3,070,613
25%	70%	£2,783,614	£2,932,029	£2,820,204	£2,801,090	£2,942,504	£2,837,680
30%	70%	£2,539,866	£2,709,563	£2,583,774	£2,560,837	£2,730,534	£2,604,745
35%	70%	£2,296,118	£2,494,098	£2,347,344	£2,320,585	£2,518,564	£2,371,810
40%	70%	£2,052,371	£2,278,634	£2,110,914	£2,090,331	£2,306,594	£2,138,876
45%	70%	£1,808,623	£2,063,169	£1,874,485	£1,849,079	£2,094,624	£1,905,941
50%	70%	£1,564,875	£1,847,704	£1,638,055	£1,599,627	£1,882,655	£1,673,006
100%	70%	£882,675	£307,768	£733,923	£811,629	£237,419	£662,877
10%	80%	£3,513,566	£3,578,211	£3,530,292	£3,518,226	£3,582,871	£3,534,952
15%	80%	£3,269,171	£3,366,141	£3,294,261	£3,276,162	£3,373,131	£3,301,252
20%	80%	£3,024,776	£3,154,071	£3,058,231	£3,044,086	£3,163,381	£3,071,561
40%	80%	£2,047,203	£2,305,759	£2,114,111	£2,065,544	£2,324,429	£2,132,751
45%	80%	£1,802,810	£2,093,718	£1,878,080	£1,823,781	£2,114,689	£1,899,050
50%	80%	£1,558,416	£1,881,648	£1,642,050	£1,581,717	£1,904,949	£1,665,350
10%	60%	£3,516,149	£3,644,634	£3,528,694	£3,525,470	£3,673,954	£3,538,014
15%	60%	£3,273,048	£3,345,775	£3,291,965	£3,287,028	£3,359,755	£3,305,845
20%	60%	£3,029,946	£3,128,915	£3,065,036	£3,048,886	£3,145,656	£3,073,676
25%	60%	£2,786,844	£2,908,056	£2,818,207	£2,810,144	£2,931,357	£2,841,507
30%	60%	£2,543,742	£2,689,197	£2,581,978	£2,571,703	£2,717,157	£2,609,338
35%	60%	£2,300,640	£2,470,337	£2,344,548	£2,333,261	£2,502,968	£2,377,169
40%	60%	£2,057,539	£2,251,478	£2,107,719	£2,094,819	£2,288,759	£2,145,000
50%	60%	£2,786,844	£2,908,056	£2,818,207	£2,810,144	£2,931,357	£2,841,507

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,579,504	£3,579,504	£3,579,504	£3,579,504	£3,579,504	£3,579,504
10%	70%	£3,092,009	£3,148,574	£3,106,645	£3,099,000	£3,155,565	£3,113,636
15%	70%	£2,848,261	£2,933,110	£2,870,215	£2,858,746	£2,943,395	£2,880,701
20%	70%	£2,604,514	£2,717,645	£2,633,785	£2,618,494	£2,731,625	£2,647,765
25%	70%	£2,360,766	£2,502,180	£2,397,356	£2,378,242	£2,519,656	£2,414,832
30%	70%	£2,117,018	£2,286,715	£2,160,926	£2,137,989	£2,307,686	£2,181,897
35%	70%	£1,873,270	£2,071,250	£1,924,496	£1,897,736	£2,095,716	£1,948,962
40%	70%	£1,629,522	£1,855,786	£1,688,066	£1,657,483	£1,883,746	£1,716,027
45%	70%	£1,385,775	£1,640,320	£1,451,637	£1,417,231	£1,671,776	£1,483,093
50%	70%	£1,142,028	£1,424,856	£1,215,207	£1,176,579	£1,459,807	£1,250,158
100%	70%	£1,305,523	£730,616	£1,156,771	£1,234,477	£660,267	£1,085,725
10%	80%	£3,090,717	£3,155,363	£3,107,444	£3,095,378	£3,160,023	£3,112,104
15%	80%	£2,846,323	£2,943,293	£2,871,413	£2,863,314	£2,950,283	£2,878,404
20%	80%	£2,601,930	£2,731,223	£2,635,383	£2,611,250	£2,740,543	£2,644,703
40%	80%	£1,624,355	£1,882,941	£1,691,262	£1,642,996	£1,901,581	£1,709,953
45%	80%	£1,379,962	£1,670,870	£1,455,232	£1,400,933	£1,691,841	£1,476,202
50%	80%	£1,135,567	£1,458,800	£1,219,202	£1,188,869	£1,482,101	£1,242,502
10%	60%	£3,093,301	£3,141,785	£3,105,846	£3,102,622	£3,151,106	£3,115,166
15%	60%	£2,850,200	£2,922,927	£2,869,017	£2,864,180	£2,936,907	£2,882,997
20%	60%	£2,607,098	£2,704,067	£2,632,188	£2,625,798	£2,722,787	£2,669,828
25%	60%	£2,363,996	£2,485,206	£2,395,359	£2,387,296	£2,508,509	£2,418,659
30%	60%	£2,120,894	£2,266,348	£2,158,530	£2,148,655	£2,294,309	£2,186,430
35%	60%	£1,877,792	£2,047,489	£1,921,700	£1,910,413	£2,080,110	£1,954,321
40%	60%	£1,634,691	£1,828,630	£1,684,871	£1,671,971	£1,865,911	£1,722,152
50%	60%	£1,148,487	£1,380,811	£1,211,212	£1,195,089	£1,437,912	£1,257,814

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,128,400	£4,128,400	£4,128,400	£4,128,400	£4,128,400	£4,128,400
10%	70%	£3,640,905	£3,697,470	£3,655,541	£3,647,696	£3,704,461	£3,662,532
15%	70%	£3,397,158	£3,482,006	£3,419,111	£3,407,642	£3,462,401	£3,423,597
20%	70%	£3,153,410	£3,266,541	£3,182,681	£3,167,390	£3,280,521	£3,196,662
25%	70%	£2,909,662	£3,051,077	£2,946,252	£2,927,136	£3,068,552	£2,983,728
30%	70%	£2,665,914	£2,835,611	£2,709,822	£2,686,685	£2,856,582	£2,730,793
35%	70%	£2,422,166	£2,620,146	£2,473,392	£2,446,633	£2,644,612	£2,497,858
40%	70%	£2,178,419	£2,404,682	£2,236,962	£2,206,379	£2,432,642	£2,264,924
45%	70%	£1,934,671	£2,189,216	£2,000,533	£1,966,127	£2,220,672	£2,031,989
50%	70%	£1,690,924	£1,973,752	£1,764,103	£1,725,875	£2,006,703	£1,799,054
100%	70%	£-756,627	£-181,720	£-607,675	£-685,581	£-111,371	£-536,829
10%	80%	£3,639,614	£3,704,259	£3,656,340	£3,644,274	£3,708,919	£3,661,000
15%	80%	£3,385,219	£3,462,189	£3,420,308	£3,402,210	£3,469,179	£3,427,300
20%	80%	£3,130,826	£3,280,119	£3,184,278	£3,160,146	£3,289,438	£3,193,599
40%	80%	£2,173,251	£2,431,837	£2,240,159	£2,191,692	£2,450,477	£2,258,799
45%	80%	£1,928,858	£2,219,766	£2,004,128	£1,949,829	£2,240,737	£2,025,098
50%	80%	£1,684,464	£2,007,696	£1,768,098	£1,707,765	£2,030,997	£1,791,398
10%	60%	£3,642,198	£3,690,682	£3,654,742	£3,651,518	£3,700,002	£3,664,062
15%	60%	£3,398,096	£3,471,823	£3,417,913	£3,413,076	£3,468,863	£3,431,893
20%	60%	£3,155,994	£3,252,963	£3,181,084	£3,174,634	£3,271,503	£3,199,724
25%	60%	£2,912,892	£3,034,104	£2,944,255	£2,936,192	£3,057,405	£2,967,555
30%	60%	£2,669,790	£2,815,245	£2,707,426	£2,697,751	£2,843,205	£2,735,386
35%	60%	£2,426,688	£2,596,385	£2,470,596	£2,459,309	£2,629,006	£2,503,217
40%	60%	£2,183,587	£2,377,526	£2,237,767	£2,220,867	£2,414,807	£2,271,048
50%	60%	£1,697,963	£1,939,606	£1,760,109	£1,743,985	£1,986,406	£1,806,710

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,166,157	£4,166,157	£4,166,157	£4,166,157	£4,166,157	£4,166,157
10%	70%	£3,678,662	£3,735,227	£3,693,298	£3,685,653	£3,742,218	£3,700,289
15%	70%	£3,434,914	£3,519,763	£3,456,868	£3,445,389	£3,530,248	£3,487,354
20%	70%	£3,191,167	£3,304,298	£3,220,438	£3,205,147	£3,318,278	£3,234,419
25%	70%	£2,947,419	£3,088,833	£2,984,009	£2,964,895	£3,106,309	£3,001,484
30%	70%	£2,703,671	£2,873,368	£2,747,579	£2,724,642	£2,894,339	£2,768,550
35%	70%	£2,459,923	£2,657,903	£2,511,149	£2,484,389	£2,682,369	£2,535,615
40%	70%	£2,216,176	£2,442,438	£2,274,719	£2,244,136	£2,470,399	£2,302,690
45%	70%	£1,972,429	£2,226,973	£2,038,290	£2,003,894	£2,255,429	£2,069,746
50%	70%	£1,728,681	£2,011,509	£1,801,860	£1,783,632	£2,046,460	£1,836,811
100%	70%	£-718,870	£-143,963	£-570,118	£-647,824	£-73,614	£-499,072
10%	80%	£3,677,370	£3,742,016	£3,694,097	£3,682,031	£3,746,676	£3,698,757
15%	80%	£3,432,976	£3,529,946	£3,458,066	£3,439,967	£3,536,936	£3,485,057
20%	80%	£3,188,583	£3,317,876	£3,222,036	£3,197,903	£3,327,196	£3,231,356
40%	80%	£2,211,008	£2,469,594	£2,277,915	£2,229,649	£2,488,234	£2,296,556
45%	80%	£1,966,615	£2,257,523	£2,041,885	£1,987,586	£2,278,494	£2,062,855
50%	80%	£1,722,220	£2,045,453	£1,806,855	£1,745,522	£2,068,754	£1,829,155
10%	60%	£3,679,954	£3,728,438	£3,692,499	£3,689,275	£3,737,759	£3,701,819
15%	60%	£3,436,953	£3,509,599	£3,455,670	£3,450,833	£3,523,960	£3,469,650
20%	60%	£3,193,751	£3,290,720	£3,218,841	£3,212,391	£3,309,360	£3,237,461
25%	60%	£2,950,649	£3,071,861	£2,982,012	£2,973,949	£3,095,162	£3,005,312
30%	60%	£2,707,547	£2,853,001	£2,745,183	£2,735,508	£2,880,962	£2,773,143
35%	60%	£2,464,445	£2,634,142	£2,508,353	£2,497,066	£2,666,763	£2,540,974
40%	60%	£2,221,344	£2,415,283	£2,271,524	£2,258,624	£2,452,564	£2,308,805
50%	60%	£1,735,140	£1,977,564	£1,797,865	£1,781,742	£2,024,165	£1,844,467

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1		CIL Zone	1
		Value Area	Med
No Units	11	Sales value inflation	0%
Site Area	0.06 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£3,087,322	£3,087,322	£3,087,322	£3,087,322	£3,087,322	£3,087,322
10%	70%	£2,688,040	£2,746,563	£2,704,555	£2,684,912	£2,753,435	£2,711,427
15%	70%	£2,503,400	£2,591,184	£2,528,172	£2,513,707	£2,601,492	£2,538,479
20%	70%	£2,318,758	£2,435,805	£2,351,789	£2,332,502	£2,449,549	£2,365,532
25%	70%	£2,134,118	£2,280,426	£2,167,045	£2,151,297	£2,297,605	£2,192,584
30%	70%	£1,949,478	£2,125,047	£1,999,022	£1,970,092	£2,145,661	£2,019,637
35%	70%	£1,764,836	£1,969,667	£1,822,838	£1,786,887	£1,993,719	£1,846,689
40%	70%	£1,580,196	£1,814,287	£1,646,254	£1,607,682	£1,841,775	£1,673,742
45%	70%	£1,395,554	£1,658,908	£1,469,871	£1,426,477	£1,689,831	£1,500,794
50%	70%	£1,210,914	£1,503,529	£1,293,488	£1,245,272	£1,537,888	£1,327,846
100%	70%	£645,888	£51,087	£478,039	£576,047	£18,116	£408,198
10%	80%	£2,688,469	£2,753,352	£2,705,343	£2,691,050	£2,757,934	£2,709,934
15%	80%	£2,501,042	£2,601,368	£2,529,353	£2,507,914	£2,608,239	£2,536,225
20%	80%	£2,315,616	£2,449,383	£2,353,364	£2,324,778	£2,458,545	£2,362,526
25%	80%	£2,130,189	£2,297,398	£2,177,375	£2,141,642	£2,308,850	£2,188,827
30%	80%	£1,944,763	£2,145,413	£2,001,384	£1,958,506	£2,159,156	£2,015,128
35%	80%	£1,759,336	£1,993,428	£1,825,395	£1,775,369	£2,009,462	£1,841,429
40%	80%	£1,573,909	£1,841,443	£1,649,405	£1,592,233	£1,859,788	£1,667,730
45%	80%	£1,388,483	£1,689,458	£1,473,416	£1,409,097	£1,710,074	£1,494,031
50%	80%	£1,203,055	£1,537,473	£1,297,426	£1,225,962	£1,560,380	£1,320,332
10%	60%	£2,689,612	£2,739,775	£2,703,768	£2,698,774	£2,748,937	£2,712,930
15%	60%	£2,505,757	£2,581,001	£2,526,990	£2,519,501	£2,594,745	£2,540,734
20%	60%	£2,321,902	£2,422,227	£2,340,218	£2,340,227	£2,363,337	£2,363,337
25%	60%	£2,138,047	£2,263,454	£2,173,436	£2,160,953	£2,286,359	£2,196,342
30%	60%	£1,954,191	£2,104,680	£1,996,658	£1,981,679	£2,132,166	£2,024,145
35%	60%	£1,770,336	£1,945,905	£1,819,881	£1,802,405	£1,977,974	£1,851,949
40%	60%	£1,586,482	£1,787,132	£1,643,104	£1,623,131	£1,823,782	£1,679,753
45%	60%	£1,402,627	£1,628,358	£1,466,327	£1,443,857	£1,669,589	£1,507,557
50%	60%	£1,218,772	£1,469,585	£1,289,549	£1,264,953	£1,515,396	£1,335,380

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£2,246,926	£2,246,926	£2,246,926	£2,246,926	£2,246,926	£2,246,926
10%	70%	£2,618,207	£2,557,684	£2,599,693	£2,600,336	£2,590,812	£2,592,821
15%	70%	£2,800,848	£2,713,063	£2,776,075	£2,780,541	£2,702,799	£2,765,768
20%	70%	£2,985,489	£2,869,442	£2,952,459	£2,971,746	£2,854,699	£2,938,715
25%	70%	£3,170,130	£3,023,822	£3,128,842	£3,152,950	£3,006,642	£3,111,563
30%	70%	£3,354,770	£3,179,201	£3,305,226	£3,334,155	£3,158,586	£3,284,610
35%	70%	£3,539,411	£3,334,581	£3,481,610	£3,515,360	£3,310,529	£3,457,559
40%	70%	£3,724,052	£3,489,960	£3,657,993	£3,696,565	£3,482,473	£3,630,506
45%	70%	£3,908,693	£3,645,339	£3,834,377	£3,877,770	£3,707,417	£3,803,454
50%	70%	£4,093,334	£3,800,718	£4,010,759	£4,058,975	£3,796,359	£4,076,401
100%	70%	£5,950,136	£5,358,334	£5,782,287	£5,880,295	£5,286,132	£5,712,446
10%	80%	£2,617,779	£2,550,895	£2,598,905	£2,614,197	£2,546,314	£2,594,323
15%	80%	£2,803,205	£2,702,880	£2,774,894	£2,796,333	£2,698,008	£2,768,022
20%	80%	£2,988,632	£2,854,865	£2,950,883	£2,979,469	£2,845,702	£2,941,721
25%	80%	£3,174,059	£3,006,848	£3,142,842	£3,171,014	£3,044,890	£3,106,517
30%	80%	£3,359,486	£3,158,831	£3,320,825	£3,354,150	£3,234,174	£3,301,216
35%	80%	£3,544,913	£3,310,814	£3,481,808	£3,519,475	£3,394,607	£3,456,259
40%	80%	£3,730,340	£3,462,797	£3,642,791	£3,686,000	£3,549,039	£3,600,802
45%	80%	£3,915,767	£3,614,780	£3,803,774	£3,851,150	£3,703,472	£3,801,216
50%	80%	£4,101,194	£3,766,764	£4,006,821	£4,078,286	£3,743,868	£4,083,915
10%	60%	£2,614,635	£2,564,473	£2,600,480	£2,605,474	£2,555,310	£2,591,318
15%	60%	£2,798,490	£2,723,247	£2,777,258	£2,784,747	£2,709,903	£2,763,514
20%	60%	£2,982,345	£2,893,030	£2,954,034	£2,964,021	£2,883,696	£2,935,710
25%	60%	£3,166,200	£3,040,794	£3,130,812	£3,143,285	£3,017,869	£3,107,866
30%	60%	£3,350,055	£3,189,557	£3,307,590	£3,322,569	£3,172,081	£3,280,102
35%	60%	£3,533,910	£3,338,320	£3,484,353	£3,501,843	£3,326,273	£3,452,299
40%	60%	£3,717,765	£3,487,083	£3,661,114	£3,681,117	£3,480,466	£3,624,494
50%	60%	£4,085,476	£3,834,653	£4,014,658	£4,039,665	£3,788,632	£4,068,697

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£1,070,337	£1,070,337	£1,070,337	£1,070,337	£1,070,337	£1,070,337
10%	70%	£1,439,619	£1,381,096	£1,423,104	£1,432,747	£1,374,224	£1,416,233
15%	70%	£1,624,259	£1,539,475	£1,595,487	£1,613,952	£1,536,168	£1,589,180
20%	70%	£1,808,899	£1,691,854	£1,776,871	£1,797,164	£1,718,110	£1,762,197
25%	70%	£1,993,540	£1,844,233	£1,962,254	£1,976,362	£1,830,054	£1,935,075
30%	70%	£2,178,180	£2,002,612	£2,128,638	£2,157,567	£1,981,988	£2,108,022
35%	70%	£2,362,821	£2,157,993	£2,305,021	£2,338,772	£2,133,941	£2,280,970
40%	70%	£2,547,462	£2,313,372	£2,481,405	£2,519,977	£2,295,884	£2,453,917
45%	70%	£2,732,103	£2,468,751	£2,655,034	£2,701,102	£2,437,628	£2,608,865
50%	70%	£2,916,744	£2,624,130	£2,834,171	£2,882,387	£2,589,771	£2,799,813
100%	70%	£4,773,548	£4,178,746	£4,605,699	£4,703,706	£4,109,543	£4,535,657
10%	80%	£1,441,190	£1,374,307	£1,422,316	£1,436,609	£1,369,726	£1,417,735
15%	80%	£1,626,617	£1,529,292	£1,598,306	£1,619,745	£1,519,420	£1,591,434
20%	80%	£1,812,044	£1,678,276	£1,774,295	£1,802,385	£1,689,114	£1,765,133
25%	80%	£1,997,471	£1,827,260	£1,881,279	£1,917,472	£1,808,890	£1,874,309
30%	80%	£2,182,898	£1,976,243	£2,128,262	£2,162,665	£1,960,402	£2,026,256
35%	80%	£2,368,325	£2,125,226	£2,277,245	£2,316,668	£2,091,914	£2,232,203
40%	80%	£2,553,752	£2,274,210	£2,426,228	£2,470,291	£2,212,426	£2,387,150
45%	80%	£2,739,179	£2,423,193	£2,654,211	£2,718,562	£2,417,586	£2,633,628
50%	80%	£2,924,606	£2,572,176	£2,832,194	£2,901,688	£2,567,280	£2,807,327
10%	60%	£1,438,047	£1,387,895	£1,423,892	£1,428,885	£1,378,722	£1,414,729
15%	60%	£1,623,474	£1,546,878	£1,600,699	£1,608,159	£1,532,915	£1,586,926
20%	60%	£1,808,901	£1,705,861	£1,777,446	£1,797,432	£1,687,108	£1,758,122
25%	60%	£1,994,328	£1,854,844	£1,954,224	£1,966,706	£1,841,300	£1,931,316
30%	60%	£2,179,755	£2,003,827	£2,139,819	£2,162,188	£1,995,493	£2,103,514
35%	60%	£2,365,182	£2,152,810	£2,309,802	£2,325,254	£2,149,686	£2,275,710
40%	60%	£2,550,609	£2,301,793	£2,458,785	£2,504,528	£2,303,878	£2,447,906
50%	60%	£2,918,420	£2,650,776	£2,838,110	£2,883,076	£2,612,283	£2,792,299

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£1,170,083	£1,170,083	£1,170,083	£1,170,083	£1,170,083	£1,170,083
10%	70%	£800,801	£959,324	£817,316	£807,673	£866,196	£824,187
15%	70%	£616,160	£703,943	£630,933	£626,688	£714,265	£681,240
20%	70%	£431,519	£548,562	£454,549	£445,263	£552,310	£478,233
25%	70%	£246,879	£393,181	£288,186	£284,058	£410,366	£305,345
30%	70%	£62,238	£237,806	£111,782	£82,853	£258,422	£132,398
35%	70%	£122,403	£82,427	£84,601	£98,352	£108,479	£40,550
40%	70%	£307,043	£72,962	£240,985	£279,557	£45,465	£213,497
45%	80%	£491,695	£228,331	£417,446	£477,446	£480,182	£386,446
50%	70%	£676,325	£383,710	£593,751	£641,967	£349,351	£559,333
100%	70%	£2,533,128	£1,938,326	£2,365,279	£2,463,286	£1,869,123	£2,285,437
10%	80%	£799,230	£866,113	£818,104	£803,811	£870,694	£822,685
15%	80%	£613,803	£714,128	£642,114	£620,675	£721,000	£648,986
20%	80%	£428,376	£552,144	£456,125	£437,239	£571,306	£475,267
25%	80%	£233,330	£445,795	£237,834	£235,008	£327,471	£219,550
30%	80%	£498,756	£197,781	£413,823	£478,142	£177,166	£393,208
35%	80%	£684,184	£349,768	£589,813	£661,278	£326,860	£566,907
40%	80%	£869,612	£501,752	£766,806	£841,745	£476,958	£745,991
45%	80%	£1,055,040	£653,736	£941,790	£1,026,684	£628,050	£917,024
50%	80%</						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,395,530	£2,395,530	£2,395,530	£2,395,530	£2,395,530	£2,395,530
10%	70%	£2,028,248	£2,084,771	£2,042,762	£2,033,120	£2,051,643	£2,040,634
15%	70%	£1,841,607	£1,925,352	£1,866,380	£1,851,915	£1,939,699	£1,876,687
20%	70%	£1,656,986	£1,774,013	£1,689,996	£1,670,710	£1,787,756	£1,703,740
25%	70%	£1,472,326	£1,618,634	£1,513,613	£1,489,505	£1,635,813	£1,530,792
30%	70%	£1,287,685	£1,463,254	£1,337,229	£1,308,300	£1,483,669	£1,357,845
35%	70%	£1,103,044	£1,307,874	£1,160,848	£1,127,995	£1,331,826	£1,184,897
40%	70%	£918,403	£1,152,495	£984,462	£945,890	£1,179,982	£1,011,949
45%	70%	£733,762	£997,116	£808,079	£764,685	£1,028,039	£833,001
50%	70%	£549,122	£841,737	£631,696	£583,480	£876,096	£666,054
100%	70%	£1,307,681	£-712,879	£1,138,832	£-237,839	£-643,676	£-1,069,990
10%	80%	£2,024,676	£2,091,560	£2,043,551	£2,029,258	£2,096,141	£2,048,132
15%	80%	£1,839,250	£1,939,575	£1,887,561	£1,846,122	£1,948,447	£1,874,433
20%	80%	£1,653,823	£1,787,591	£1,691,572	£1,662,986	£1,796,753	£1,700,734
25%	80%	£1,468,396	£1,635,607	£1,505,553	£1,472,399	£1,644,520	£1,558,715
30%	80%	£1,282,969	£1,483,622	£1,319,528	£1,282,202	£1,532,287	£1,446,706
35%	80%	£1,097,542	£1,331,637	£1,136,503	£1,105,736	£1,380,054	£1,288,697
40%	80%	£912,115	£1,179,651	£957,613	£930,441	£1,197,975	£1,005,938
45%	80%	£726,691	£1,027,666	£811,623	£747,305	£1,048,281	£832,239
50%	80%	£541,263	£875,681	£635,634	£564,169	£898,587	£658,540
10%	60%	£2,027,820	£2,077,982	£2,041,975	£2,026,982	£2,087,145	£2,051,138
15%	60%	£1,842,395	£1,913,209	£1,805,199	£1,857,709	£1,932,952	£1,875,941
20%	60%	£1,656,968	£1,760,435	£1,688,421	£1,678,435	£1,778,759	£1,706,745
25%	60%	£1,471,541	£1,607,661	£1,511,643	£1,499,161	£1,624,567	£1,534,549
30%	60%	£1,286,114	£1,454,888	£1,334,866	£1,319,887	£1,470,374	£1,382,353
35%	60%	£1,100,687	£1,299,113	£1,158,089	£1,140,613	£1,316,182	£1,190,157
40%	60%	£915,260	£1,147,340	£963,311	£967,339	£1,161,989	£1,017,961
50%	60%	£729,833	£995,355	£827,384	£802,790	£953,603	£873,566

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,676,580	£2,676,580	£2,676,580	£2,676,580	£2,676,580	£2,676,580
10%	70%	£2,307,299	£2,365,922	£2,323,813	£2,314,170	£2,372,694	£2,320,695
15%	70%	£2,122,443	£2,210,443	£2,122,443	£2,132,865	£2,220,750	£2,157,738
20%	70%	£1,938,017	£2,055,064	£1,971,047	£1,951,760	£2,068,907	£1,984,791
25%	70%	£1,753,376	£1,899,684	£1,794,664	£1,770,555	£1,916,863	£1,811,843
30%	70%	£1,568,736	£1,744,305	£1,618,280	£1,589,350	£1,764,920	£1,638,895
35%	70%	£1,384,095	£1,588,925	£1,441,896	£1,408,146	£1,612,977	£1,465,947
40%	70%	£1,199,454	£1,433,546	£1,256,813	£1,226,941	£1,461,033	£1,291,990
45%	70%	£1,014,813	£1,278,167	£1,083,129	£1,045,736	£1,309,089	£1,120,052
50%	70%	£830,172	£1,122,787	£912,747	£864,531	£1,157,147	£947,105
100%	70%	£-1,028,630	£-431,828	£-858,781	£-956,789	£-362,626	£-788,940
10%	80%	£2,305,727	£2,372,611	£2,324,601	£2,310,308	£2,377,192	£2,329,183
15%	80%	£2,120,301	£2,220,626	£2,148,812	£2,127,173	£2,277,894	£2,155,494
20%	80%	£1,934,874	£2,065,641	£1,972,622	£1,944,037	£2,127,926	£1,981,795
25%	80%	£1,749,447	£1,910,656	£1,787,375	£1,758,490	£1,918,958	£1,832,769
30%	80%	£1,564,020	£1,755,671	£1,612,304	£1,583,511	£1,769,015	£1,662,720
35%	80%	£1,378,593	£1,600,686	£1,459,738	£1,430,624	£1,619,072	£1,507,775
40%	80%	£1,193,166	£1,445,701	£1,268,664	£1,211,492	£1,479,026	£1,286,989
45%	80%	£1,007,741	£1,300,717	£1,092,674	£1,028,356	£1,329,332	£1,113,290
50%	80%	£822,314	£1,156,732	£916,685	£845,220	£1,179,638	£939,591
10%	60%	£2,308,871	£2,359,033	£2,323,026	£2,318,032	£2,369,195	£2,332,198
15%	60%	£2,123,016	£2,220,259	£2,148,248	£2,138,759	£2,277,894	£2,155,992
20%	60%	£1,941,160	£2,041,486	£1,969,472	£1,959,485	£2,059,810	£1,987,796
25%	60%	£1,757,305	£1,882,712	£1,792,694	£1,780,211	£1,905,617	£1,815,600
30%	60%	£1,573,450	£1,723,939	£1,615,916	£1,600,937	£1,751,425	£1,643,404
35%	60%	£1,389,595	£1,565,164	£1,439,140	£1,421,663	£1,597,232	£1,471,207
40%	60%	£1,205,740	£1,406,390	£1,262,362	£1,242,389	£1,443,040	£1,299,012
50%	60%	£938,020	£1,088,843	£998,808	£983,841	£1,134,654	£964,619

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,800,641	£2,800,641	£2,800,641	£2,800,641	£2,800,641	£2,800,641
10%	70%	£2,431,359	£2,489,882	£2,447,874	£2,438,231	£2,496,754	£2,454,745
15%	70%	£2,246,719	£2,334,503	£2,271,491	£2,257,926	£2,348,810	£2,281,738
20%	70%	£2,062,077	£2,179,124	£2,085,107	£2,075,821	£2,162,868	£2,108,856
25%	70%	£1,877,437	£2,023,745	£1,918,724	£1,894,616	£2,040,924	£1,935,905
30%	70%	£1,692,796	£1,868,366	£1,742,340	£1,713,411	£1,888,980	£1,762,956
35%	70%	£1,508,155	£1,712,985	£1,565,957	£1,532,206	£1,737,037	£1,590,008
40%	70%	£1,323,515	£1,557,606	£1,389,573	£1,351,001	£1,585,093	£1,447,061
45%	70%	£1,138,873	£1,402,227	£1,213,190	£1,180,798	£1,433,150	£1,241,112
50%	70%	£954,233	£1,246,848	£1,036,807	£998,591	£1,281,207	£1,071,165
100%	70%	£-902,570	£-307,768	£-734,721	£-832,728	£-238,565	£-664,879
10%	80%	£2,429,788	£2,496,671	£2,448,662	£2,434,369	£2,501,252	£2,453,243
15%	80%	£2,244,361	£2,344,686	£2,272,672	£2,251,233	£2,351,558	£2,279,544
20%	80%	£2,059,934	£2,189,702	£2,096,883	£2,080,907	£2,201,684	£2,105,845
25%	80%	£1,875,507	£2,034,720	£1,912,724	£1,893,552	£2,003,087	£1,911,049
30%	80%	£1,691,080	£1,879,738	£1,737,748	£1,718,576	£1,878,142	£1,786,004
35%	80%	£1,506,653	£1,724,756	£1,572,772	£1,553,600	£1,727,208	£1,635,870
40%	80%	£1,322,226	£1,569,774	£1,408,796	£1,389,624	£1,576,264	£1,484,726
45%	80%	£1,137,799	£1,414,792	£1,248,819	£1,229,647	£1,423,320	£1,331,588
50%	80%	£953,372	£1,259,810	£1,078,841	£1,059,669	£1,270,376	£1,178,650
10%	60%	£2,432,931	£2,483,093	£2,442,086	£2,442,093	£2,492,256	£2,456,249
15%	60%	£2,248,076	£2,324,320	£2,270,309	£2,262,920	£2,338,063	£2,284,052
20%	60%	£2,063,221	£2,165,546	£2,093,532	£2,083,646	£2,163,870	£2,111,856
25%	60%	£1,878,366	£2,006,772	£1,916,754	£1,904,272	£2,029,675	£1,939,660
30%	60%	£1,693,511	£1,847,999	£1,739,977	£1,724,998	£1,875,485	£1,767,464
35%	60%	£1,508,656	£1,689,224	£1,563,200	£1,545,724	£1,721,293	£1,595,268
40%	60%	£1,323,801	£1,530,451	£1,388,422	£1,366,450	£1,567,100	£1,423,072
50%	60%	£962,090	£1,212,903	£1,032,868	£1,007,802	£1,258,715	£1,078,679

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,377,793	£2,377,793	£2,377,793	£2,377,793	£2,377,793	£2,377,793
10%	70%	£2,008,511	£2,067,034	£2,025,025	£2,015,383	£2,073,906	£2,031,897
15%	70%	£1,823,870	£1,911,655	£1,848,643	£1,834,178	£1,921,962	£1,856,950
20%	70%	£1,639,229	£1,756,276	£1,672,259	£1,652,973	£1,770,919	£1,686,003
25%	70%	£1,454,588	£1,600,897	£1,495,876	£1,471,768	£1,618,076	£1,513,055
30%	70%	£1,269,948	£1,445,517	£1,319,492	£1,290,563	£1,466,132	£1,340,108
35%	70%	£1,085,307	£1,290,137	£1,143,109	£1,109,358	£1,314,189	£1,167,160
40%	70%	£900,666	£1,134,758	£966,725	£928,153	£1,162,245	£994,212
45%	70%	£716,025	£979,379	£780,342	£746,948	£1,010,302	£821,264
50%	70%	£531,385	£824,000	£613,958	£565,743	£856,359	£648,317
100%	70%	£-325,418	£-730,616	£-1,157,569	£-1,255,576	£-661,413	£-1,087,727
10%	80%	£2,006,939	£2,073,823	£2,025,814	£2,011,621	£2,078,404	£2,030,395
15%	80%	£1,821,513	£1,921,838	£1,849,824	£1,828,385	£1,928,710	£1,856,696
20%	80%	£1,636,086	£1,769,854	£1,673,835	£1,645,249	£1,779,016	£1,682,997
25%	80%	£1,450,659	£1,614,872	£1,509,806	£1,476,220	£1,632,282	£1,540,261
30%	80%	£1,265,232	£1,459,890	£1,334,841	£1,302,150	£1,487,339	£1,395,230
35%	80%	£1,079,805	£1,304,908	£1,149,852	£1,122,876	£1,298,445	£1,172,420
40%	80%	£894,378	£1,149,926	£969,376	£943,602	£1,144,252	£1,000,224
50%	80%	£708,951	£994,944	£827,425	£785,831	£1,030,544	£814,502
10%	60%	£2,010,083	£2,060,245	£2,024,238	£2,019,245	£2,069,408	£2,033,401
15%	60%	£1,826,228	£1,901,472	£1,847,461	£1,839,972	£1,915,215	£1,861,204
20%	60%	£1,641,7					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,926,689	£2,926,689	£2,926,689	£2,926,689	£2,926,689	£2,926,689
10%	70%	£2,557,407	£2,615,930	£2,573,922	£2,564,279	£2,622,802	£2,580,793
15%	70%	£2,372,766	£2,480,551	£2,397,539	£2,393,074	£2,470,858	£2,407,846
20%	70%	£2,198,125	£2,305,172	£2,221,155	£2,201,869	£2,318,916	£2,234,899
25%	70%	£2,003,485	£2,149,793	£2,044,772	£2,020,664	£2,166,972	£2,061,951
30%	70%	£1,818,844	£1,994,414	£1,868,388	£1,839,459	£2,015,028	£1,889,004
35%	70%	£1,634,203	£1,839,033	£1,692,005	£1,658,254	£1,863,085	£1,716,056
40%	70%	£1,449,563	£1,683,654	£1,515,621	£1,477,949	£1,711,141	£1,543,109
45%	70%	£1,264,921	£1,528,275	£1,339,238	£1,295,844	£1,559,198	£1,370,160
50%	70%	£1,080,281	£1,372,896	£1,162,855	£1,114,639	£1,407,255	£1,197,213
100%	70%	£-776,522	£-181,720	£-608,673	£-706,680	£-112,517	£-538,831
10%	80%	£2,555,836	£2,622,719	£2,574,710	£2,560,417	£2,627,300	£2,579,291
15%	80%	£2,370,459	£2,470,734	£2,388,729	£2,377,291	£2,477,606	£2,405,592
20%	80%	£2,184,982	£2,319,750	£2,222,731	£2,194,145	£2,327,912	£2,231,893
40%	80%	£1,443,276	£1,710,810	£1,518,772	£1,461,600	£1,729,135	£1,537,097
45%	80%	£1,257,850	£1,558,825	£1,342,783	£1,278,464	£1,579,440	£1,363,398
50%	80%	£1,072,422	£1,406,840	£1,166,793	£1,095,328	£1,429,746	£1,189,699
10%	60%	£2,558,979	£2,609,141	£2,573,134	£2,568,141	£2,618,304	£2,582,297
15%	60%	£2,375,124	£2,450,369	£2,386,357	£2,380,868	£2,464,111	£2,410,100
20%	60%	£2,191,269	£2,291,594	£2,219,580	£2,209,594	£2,309,918	£2,237,304
25%	60%	£2,007,414	£2,132,821	£2,042,802	£2,030,320	£2,155,726	£2,065,708
30%	60%	£1,823,558	£1,974,047	£1,866,025	£1,851,046	£2,001,533	£1,893,512
35%	60%	£1,639,703	£1,815,272	£1,689,248	£1,671,772	£1,847,341	£1,721,316
40%	60%	£1,455,849	£1,656,499	£1,512,470	£1,492,498	£1,693,148	£1,549,120
50%	60%	£1,089,138	£1,338,951	£1,158,916	£1,133,950	£1,364,763	£1,204,727

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,964,446	£2,964,446	£2,964,446	£2,964,446	£2,964,446	£2,964,446
10%	70%	£2,595,164	£2,653,687	£2,611,678	£2,602,036	£2,660,559	£2,618,550
15%	70%	£2,410,523	£2,498,308	£2,435,296	£2,420,831	£2,508,615	£2,445,803
20%	70%	£2,225,882	£2,342,929	£2,258,912	£2,239,626	£2,356,672	£2,272,696
25%	70%	£2,041,242	£2,187,550	£2,082,529	£2,058,421	£2,204,729	£2,099,708
30%	70%	£1,856,601	£2,032,170	£1,906,145	£1,877,216	£2,052,785	£1,926,761
35%	70%	£1,671,960	£1,876,790	£1,729,762	£1,696,011	£1,900,842	£1,753,813
40%	70%	£1,487,319	£1,721,411	£1,353,378	£1,314,806	£1,748,898	£1,580,865
45%	70%	£1,302,678	£1,566,032	£1,376,995	£1,333,601	£1,596,955	£1,407,917
50%	70%	£1,118,038	£1,410,653	£1,200,612	£1,152,396	£1,445,012	£1,234,970
100%	70%	£-738,765	£-143,963	£-570,916	£-668,923	£-74,760	£-501,074
10%	80%	£2,593,592	£2,660,476	£2,612,467	£2,598,174	£2,665,057	£2,617,048
15%	80%	£2,408,166	£2,508,491	£2,436,477	£2,415,038	£2,515,363	£2,443,349
20%	80%	£2,222,739	£2,356,507	£2,260,488	£2,231,902	£2,365,669	£2,286,650
40%	80%	£1,481,033	£1,748,567	£1,556,529	£1,499,357	£1,798,891	£1,574,854
45%	80%	£1,295,607	£1,596,582	£1,380,539	£1,316,221	£1,617,197	£1,401,155
50%	80%	£1,110,179	£1,444,597	£1,204,550	£1,133,085	£1,467,503	£1,227,456
10%	60%	£2,596,736	£2,646,898	£2,610,891	£2,605,898	£2,656,061	£2,620,054
15%	60%	£2,412,891	£2,488,125	£2,434,114	£2,426,625	£2,501,868	£2,447,857
20%	60%	£2,228,026	£2,329,351	£2,257,337	£2,247,351	£2,347,675	£2,275,661
25%	60%	£2,045,170	£2,170,577	£2,080,559	£2,068,077	£2,193,483	£2,103,465
30%	60%	£1,861,315	£2,011,804	£1,903,782	£1,888,803	£2,039,290	£1,931,269
35%	60%	£1,677,460	£1,853,029	£1,727,005	£1,709,528	£1,885,098	£1,759,072
40%	60%	£1,493,606	£1,694,256	£1,550,227	£1,530,254	£1,730,905	£1,586,877
50%	60%	£1,129,895	£1,376,708	£1,196,673	£1,171,706	£1,422,519	£1,242,484

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

No Units	11
Site Area	0.06 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£1,855,610	£1,855,610	£1,855,610	£1,855,610	£1,855,610	£1,855,610
10%	70%	£1,602,764	£1,664,756	£1,822,749	£1,609,607	£1,671,599	£1,629,590
15%	70%	£1,476,341	£1,569,330	£1,506,317	£1,486,604	£1,579,593	£1,516,580
20%	70%	£1,349,918	£1,473,902	£1,389,886	£1,363,602	£1,487,587	£1,403,570
25%	70%	£1,223,495	£1,378,476	£1,273,455	£1,240,600	£1,395,581	£1,290,560
30%	70%	£1,097,072	£1,283,048	£1,157,024	£1,117,598	£1,303,574	£1,177,550
35%	70%	£970,649	£1,187,621	£1,040,593	£994,596	£1,211,568	£1,064,540
40%	70%	£844,226	£1,092,194	£924,161	£871,594	£1,119,562	£951,530
45%	70%	£717,802	£996,767	£807,730	£748,592	£1,027,557	£838,519
50%	70%	£591,379	£901,340	£691,299	£625,590	£935,551	£725,510
100%	70%	£683,856	£53,796	£480,749	£614,316	£15,237	£41,208
10%	80%	£1,600,786	£1,671,635	£1,623,625	£1,605,347	£1,676,196	£1,628,186
15%	80%	£1,473,374	£1,579,646	£1,507,631	£1,480,215	£1,586,488	£1,514,474
20%	80%	£1,345,962	£1,487,658	£1,391,639	£1,355,084	£1,486,781	£1,400,762
25%	80%	£1,218,550	£1,395,670	£1,275,646	£1,229,952	£1,407,073	£1,287,050
30%	80%	£1,091,136	£1,303,682	£1,159,653	£1,104,821	£1,317,365	£1,173,337
35%	80%	£963,724	£1,211,694	£1,043,661	£979,689	£1,227,659	£1,059,626
40%	80%	£836,312	£1,119,705	£927,667	£854,588	£1,137,951	£945,913
45%	80%	£708,900	£1,027,717	£811,674	£729,426	£1,048,243	£832,201
50%	80%	£581,488	£935,729	£695,682	£604,295	£958,536	£718,489
10%	60%	£1,604,742	£1,657,879	£1,621,872	£1,613,865	£1,667,002	£1,630,995
15%	60%	£1,479,308	£1,559,013	£1,505,002	£1,492,993	£1,572,697	£1,518,687
20%	60%	£1,353,874	£1,460,147	£1,406,133	£1,372,120	£1,478,283	£1,406,379
25%	60%	£1,228,441	£1,361,281	£1,271,263	£1,261,247	£1,384,088	£1,294,071
30%	60%	£1,103,007	£1,262,415	£1,154,394	£1,130,375	£1,289,784	£1,181,763
35%	60%	£977,573	£1,163,549	£1,037,524	£1,009,503	£1,195,479	£1,069,454
40%	60%	£852,139	£1,064,683	£920,655	£888,630	£1,101,174	£957,146
45%	60%	£726,705	£965,818	£803,786	£767,757	£1,006,870	£844,838
50%	60%	£601,271	£866,952	£686,916	£646,865	£912,965	£732,530

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£3,448,637	£3,448,637	£3,448,637	£3,448,637	£3,448,637	£3,448,637
10%	70%	£3,701,483	£3,639,491	£3,681,499	£3,694,641	£3,632,649	£3,674,658
15%	70%	£3,827,905	£3,734,918	£3,797,931	£3,817,643	£3,724,655	£3,787,669
20%	70%	£3,954,329	£3,830,345	£3,914,362	£3,934,646	£3,841,657	£3,904,677
25%	70%	£4,080,753	£3,925,772	£4,030,793	£4,053,647	£3,960,666	£4,013,687
30%	70%	£4,207,176	£4,021,199	£4,147,224	£4,186,650	£4,000,673	£4,126,697
35%	70%	£4,333,599	£4,116,626	£4,263,655	£4,309,651	£4,092,679	£4,239,708
40%	70%	£4,460,022	£4,212,054	£4,380,086	£4,432,654	£4,184,685	£4,352,718
45%	70%	£4,586,445	£4,307,481	£4,496,517	£4,555,656	£4,276,691	£4,465,728
50%	70%	£4,712,868	£4,402,908	£4,612,948	£4,678,657	£4,368,697	£4,578,737
100%	70%	£5,988,104	£5,358,043	£5,784,596	£5,918,564	£5,289,011	£5,715,455
10%	80%	£3,703,461	£3,632,613	£3,680,622	£3,698,900	£3,628,052	£3,676,061
15%	80%	£3,830,874	£3,724,602	£3,796,616	£3,824,032	£3,717,760	£3,789,774
20%	80%	£3,958,286	£3,816,590	£3,912,629	£3,949,163	£3,807,496	£3,903,485
25%	80%	£4,085,698	£3,908,578	£4,028,642	£4,065,196	£3,899,297	£4,055,495
30%	80%	£4,213,110	£4,000,566	£4,138,656	£4,181,229	£3,991,098	£4,167,505
35%	80%	£4,340,522	£4,092,554	£4,248,670	£4,293,243	£4,082,900	£4,279,515
40%	80%	£4,467,934	£4,184,542	£4,358,684	£4,405,257	£4,174,702	£4,391,525
45%	80%	£4,595,346	£4,276,530	£4,468,698	£4,517,271	£4,266,704	£4,503,535
50%	80%	£4,722,758	£4,368,518	£4,578,712	£4,629,285	£4,358,711	£4,615,545
10%	60%	£3,699,505	£3,646,368	£3,682,375	£3,690,383	£3,637,246	£3,673,253
15%	60%	£3,824,939	£3,745,235	£3,799,246	£3,811,255	£3,731,651	£3,785,961
20%	60%	£3,950,373	£3,844,101	£3,916,115	£3,935,127	£3,825,855	£3,897,899
25%	60%	£4,075,807	£3,942,967	£4,032,984	£4,053,040	£3,920,159	£4,010,177
30%	60%	£4,201,241	£4,041,832	£4,149,853	£4,173,872	£4,014,464	£4,122,485
35%	60%	£4,326,675	£4,140,698	£4,266,723	£4,294,745	£4,108,768	£4,234,794
40%	60%	£4,452,109	£4,239,564	£4,383,593	£4,415,618	£4,203,073	£4,347,102
50%	60%	£4,702,977	£4,437,296	£4,617,331	£4,657,362	£4,391,682	£4,571,717

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£2,272,049	£2,272,049	£2,272,049	£2,272,049	£2,272,049	£2,272,049
10%	70%	£2,524,895	£2,462,903	£2,504,911	£2,518,053	£2,456,060	£2,498,069
15%	70%	£2,681,318	£2,556,329	£2,621,343	£2,641,056	£2,548,066	£2,611,076
20%	70%	£2,837,741	£2,650,755	£2,731,769	£2,747,059	£2,646,076	£2,724,086
25%	70%	£2,994,164	£2,745,181	£2,854,204	£2,887,059	£2,732,078	£2,837,096
30%	70%	£3,150,587	£2,844,611	£2,976,635	£3,010,061	£2,824,085	£2,950,109
35%	70%	£3,307,010	£2,944,041	£3,099,066	£3,133,063	£2,916,091	£3,063,119
40%	70%	£3,463,433	£3,043,471	£3,221,497	£3,256,065	£3,008,097	£3,176,130
45%	70%	£3,619,856	£3,142,901	£3,343,928	£3,379,067	£3,100,103	£3,289,140
50%	70%	£3,776,279	£3,242,331	£3,466,359	£3,502,069	£3,192,108	£3,402,149
100%	70%	£4,811,515	£4,181,455	£4,608,408	£4,741,976	£4,112,422	£4,538,967
10%	80%	£2,526,873	£2,456,025	£2,504,034	£2,522,312	£2,451,463	£2,499,473
15%	80%	£2,654,285	£2,548,014	£2,620,028	£2,647,444	£2,541,171	£2,613,185
20%	80%	£2,781,697	£2,640,002	£2,736,020	£2,772,575	£2,638,878	£2,726,997
25%	80%	£2,909,109	£2,731,990	£2,851,012	£2,891,619	£2,730,984	£2,842,006
30%	80%	£3,036,521	£2,823,978	£2,966,004	£3,014,626	£2,822,990	£2,957,016
35%	80%	£3,163,933	£2,915,966	£3,081,000	£3,137,633	£2,915,000	£3,072,026
40%	80%	£3,291,345	£3,007,954	£3,196,000	£3,260,640	£2,997,000	£3,187,036
45%	80%	£3,418,757	£3,099,942	£3,311,000	£3,383,647	£3,079,000	£3,292,046
50%	80%	£3,546,169	£3,191,930	£3,426,000	£3,506,654	£3,161,000	£3,407,056
10%	60%	£2,522,917	£2,469,780	£2,505,787	£2,513,794	£2,460,658	£2,496,665
15%	60%	£2,648,351	£2,568,646	£2,622,657	£2,634,666	£2,554,962	£2,608,973
20%	60%	£2,773,785	£2,667,512	£2,739,527	£2,753,539	£2,649,266	£2,721,289
25%	60%	£2,899,219	£2,766,378	£2,854,397	£2,878,412	£2,743,573	£2,833,588
30%	60%	£3,024,653	£2,865,244	£2,973,265	£2,997,284	£2,837,675	£2,945,896
35%	60%	£3,150,087	£2,964,110	£3,092,133	£3,118,157	£2,932,180	£3,058,205
40%	60%	£3,275,521	£3,062,976	£3,207,004	£3,239,029	£3,026,485	£3,170,513
50%	60%	£3,526,955	£3,260,707	£3,440,743	£3,480,774	£3,215,094	£3,385,123

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£31,629	£31,629	£31,629	£31,629	£31,629	£31,629
10%	70%	£284,475	£222,483	£264,491	£277,633	£215,640	£257,649
15%	70%	£410,898	£317,939	£390,923	£400,835	£307,646	£370,659
20%	70%	£537,321	£413,337	£497,353	£523,637	£399,652	£483,669
25%	70%	£663,744	£508,764	£613,784	£646,639	£491,658	£596,679
30%	70%	£790,168	£604,191	£730,215	£769,641	£583,665	£709,689
35%	70%	£916,591	£699,618	£846,646	£892,643	£675,671	£822,699
40%	70%	£1,043,014	£795,045	£956,678	£1,015,645	£767,677	£935,710
45%	70%	£1,169,437	£890,472	£1,076,707	£1,136,649	£859,683	£1,048,720
50%	70%	£1,295,860	£985,900	£1,195,740	£1,261,649	£951,688	£1,161,723
100%	70%	£2,571,095	£1,941,036	£2,367,988	£2,501,556	£1,872,002	£2,288,447
10%	80%	£286,453	£215,605	£263,614	£281,892	£211,043	£259,053
15%	80%	£413,865	£307,594	£379,608	£407,024	£300,751	£372,765
20%	80%	£541,277	£399,582	£495,600	£532,165	£390,458	£466,777
25%	80%	£668,689	£491,570	£607,592	£644,688	£481,288	£561,789
30%	80%	£796,101	£583,558	£719,584	£756,694	£572,098	£666,801
35%	80%	£923,513	£675,546	£831,576	£872,700	£663,108	£771,813
40%	80%	£1,050,925	£767,534	£943,568	£989,706	£754,118	£876,825
45%	80%	£1,178,337	£859,522	£1,075,560	£1,117,713	£845,128	£1,059

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,193,818	£1,193,818	£1,193,818	£1,193,818	£1,193,818	£1,193,818
10%	70%	£340,972	£1,002,864	£860,956	£347,814	£1,009,906	£367,738
15%	70%	£814,548	£207,537	£644,524	£824,812	£217,801	£854,787
20%	70%	£688,126	£912,110	£728,093	£701,809	£825,795	£741,778
25%	70%	£561,702	£716,683	£611,662	£578,808	£733,789	£628,768
30%	70%	£436,279	£621,256	£495,232	£455,806	£641,782	£515,758
35%	70%	£308,856	£525,829	£378,801	£332,804	£549,776	£402,748
40%	70%	£182,433	£430,402	£262,369	£229,802	£457,770	£289,737
45%	70%	£56,010	£334,975	£145,938	£86,799	£365,764	£176,727
50%	70%	£-70,413	£239,548	£29,507	£-36,202	£273,758	£63,718
100%	70%	£-1,345,649	£-175,588	£-1,142,641	£-1,276,109	£-646,556	£-1,073,000
10%	80%	£938,994	£1,009,842	£961,833	£943,555	£1,014,403	£966,394
15%	80%	£811,582	£917,853	£845,839	£818,423	£924,696	£852,682
20%	80%	£684,169	£825,865	£729,846	£693,292	£834,989	£738,970
40%	80%	£174,520	£457,913	£285,875	£192,766	£476,159	£284,121
45%	80%	£47,108	£365,925	£149,882	£67,634	£386,451	£170,408
50%	80%	£-80,305	£273,937	£33,890	£-57,497	£296,744	£56,697
10%	60%	£942,950	£998,087	£960,080	£952,072	£1,005,209	£969,202
15%	60%	£817,516	£917,221	£843,210	£831,201	£910,804	£859,894
20%	60%	£692,082	£798,354	£726,340	£710,328	£816,601	£744,586
25%	60%	£566,649	£699,488	£609,471	£589,455	£722,296	£632,278
30%	60%	£441,215	£600,623	£492,602	£468,583	£627,992	£519,971
35%	60%	£315,781	£501,757	£375,732	£347,710	£533,687	£407,662
40%	60%	£190,346	£402,891	£258,863	£229,828	£449,392	£295,354
50%	60%	£-60,522	£205,159	£25,124	£-14,907	£260,773	£70,758

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,474,869	£1,474,869	£1,474,869	£1,474,869	£1,474,869	£1,474,869
10%	70%	£1,222,923	£1,281,015	£1,242,097	£1,228,865	£1,280,857	£1,248,948
15%	70%	£1,095,599	£1,189,588	£1,125,575	£1,106,863	£1,188,855	£1,135,838
20%	70%	£969,176	£1,093,161	£1,009,144	£982,860	£1,106,845	£1,022,829
25%	70%	£842,753	£997,734	£892,713	£859,859	£1,014,840	£909,819
30%	70%	£716,330	£902,307	£776,282	£736,856	£922,833	£796,808
35%	70%	£589,907	£806,880	£659,851	£613,855	£830,827	£689,798
40%	70%	£463,484	£711,452	£543,410	£490,853	£738,821	£571,798
45%	70%	£337,061	£616,026	£426,359	£367,850	£646,815	£457,778
50%	70%	£210,638	£520,598	£310,558	£244,849	£554,809	£344,769
100%	70%	£-1,064,588	£-434,537	£-861,490	£-995,058	£-365,505	£-1,791,949
10%	80%	£1,220,045	£1,290,893	£1,242,884	£1,224,606	£1,295,454	£1,247,445
15%	80%	£1,092,532	£1,168,894	£1,126,880	£1,099,474	£1,205,746	£1,133,732
20%	80%	£965,220	£1,106,816	£1,010,897	£974,343	£1,116,040	£1,020,821
40%	80%	£456,570	£738,963	£546,926	£473,817	£757,209	£565,172
45%	80%	£328,158	£646,975	£430,933	£348,684	£667,501	£451,459
50%	80%	£200,746	£554,987	£314,940	£223,553	£577,795	£337,748
10%	60%	£1,224,001	£1,277,138	£1,241,130	£1,233,123	£1,286,260	£1,250,253
15%	60%	£1,098,567	£1,173,271	£1,124,280	£1,112,251	£1,191,855	£1,137,845
20%	60%	£973,133	£1,079,405	£1,007,391	£991,379	£1,097,651	£1,025,637
25%	60%	£847,699	£980,539	£890,522	£870,506	£1,003,346	£913,329
30%	60%	£722,265	£881,674	£773,653	£749,634	£909,042	£801,021
35%	60%	£596,831	£782,808	£656,782	£628,761	£814,738	£688,712
40%	60%	£471,397	£683,942	£539,913	£507,898	£720,433	£576,404
50%	60%	£220,529	£486,210	£306,175	£266,144	£531,624	£361,789

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,598,929	£1,598,929	£1,598,929	£1,598,929	£1,598,929	£1,598,929
10%	70%	£1,346,083	£1,408,075	£1,366,067	£1,352,925	£1,414,917	£1,372,909
15%	70%	£1,219,660	£1,312,649	£1,249,635	£1,228,923	£1,322,912	£1,259,898
20%	70%	£1,093,237	£1,217,223	£1,133,209	£1,106,920	£1,230,906	£1,168,889
25%	70%	£966,814	£1,121,794	£1,016,774	£983,919	£1,138,900	£1,033,879
30%	70%	£840,390	£1,026,367	£900,343	£860,917	£1,046,893	£920,869
35%	70%	£713,967	£930,940	£783,912	£737,915	£954,887	£807,859
40%	70%	£587,544	£835,513	£667,480	£614,913	£862,881	£694,848
45%	70%	£461,121	£740,086	£551,040	£491,910	£770,875	£571,838
50%	70%	£334,698	£644,659	£434,618	£368,909	£678,870	£468,828
100%	70%	£-940,538	£-310,477	£-737,430	£-870,998	£-241,444	£-667,889
10%	80%	£1,344,105	£1,414,953	£1,366,944	£1,348,666	£1,419,515	£1,371,505
15%	80%	£1,216,693	£1,322,964	£1,250,950	£1,233,534	£1,329,807	£1,257,793
20%	80%	£1,089,281	£1,230,976	£1,124,958	£1,098,493	£1,240,100	£1,144,081
40%	80%	£579,851	£863,024	£670,986	£597,877	£881,270	£689,232
45%	80%	£452,219	£771,036	£554,953	£472,745	£791,562	£575,519
50%	80%	£324,806	£679,048	£439,001	£347,614	£701,855	£461,808
10%	60%	£1,348,061	£1,401,198	£1,365,191	£1,357,184	£1,410,320	£1,374,313
15%	60%	£1,222,627	£1,302,232	£1,248,321	£1,236,312	£1,316,015	£1,262,005
20%	60%	£1,097,193	£1,203,466	£1,151,451	£1,115,439	£1,221,712	£1,149,697
25%	60%	£971,760	£1,104,599	£1,014,582	£994,566	£1,127,407	£1,037,390
30%	60%	£846,326	£1,005,734	£897,713	£873,694	£1,033,103	£925,082
35%	60%	£720,892	£906,868	£780,843	£752,821	£938,798	£812,773
40%	60%	£595,458	£808,002	£663,974	£631,949	£844,493	£700,485
50%	60%	£344,589	£610,271	£430,235	£390,204	£655,684	£475,849

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,176,081	£1,176,081	£1,176,081	£1,176,081	£1,176,081	£1,176,081
10%	70%	£923,235	£985,227	£943,219	£930,077	£992,069	£950,061
15%	70%	£796,812	£889,800	£826,787	£807,075	£890,064	£837,050
20%	70%	£670,389	£794,373	£710,356	£684,072	£808,058	£724,041
25%	70%	£543,966	£698,946	£583,925	£561,071	£716,052	£611,031
30%	70%	£417,542	£603,519	£477,495	£438,069	£624,045	£498,021
35%	70%	£291,119	£508,092	£361,064	£315,067	£532,039	£385,011
40%	70%	£164,696	£412,665	£244,632	£192,065	£440,033	£272,000
45%	70%	£38,273	£317,238	£128,201	£89,062	£348,027	£158,990
50%	70%	£-58,150	£221,811	£11,770	£-53,939	£256,021	£45,981
100%	70%	£-1,363,386	£-733,325	£-1,180,276	£-1,293,846	£-664,293	£-1,090,737
10%	80%	£921,257	£992,105	£944,056	£925,818	£996,666	£948,657
15%	80%	£793,845	£900,116	£828,102	£800,886	£906,959	£834,945
20%	80%	£666,432	£808,128	£712,110	£675,555	£817,252	£721,233
40%	80%	£156,993	£440,176	£248,138	£175,029	£458,022	£286,384
45%	80%	£29,371	£348,188	£132,145	£48,897	£368,714	£152,671
50%	80%	£-98,042	£256,200	£16,153	£-75,234	£279,007	£38,960
10%	60%	£925,213	£978,350	£942,343	£934,336	£987,472	£951,465
15%	60%	£799,779	£879,484	£825,473	£813,464	£893,167	£839,157
20%	60%	£674,345	£780,517	£708,603	£692,891	£788,864	£728,940
25%	60%	£548,912	£681,751	£601,734	£571,718	£670,559	£614,541
30%	60%	£423,478	£582,886	£474,865	£450,846	£550,255	£502,234
35%	60%	£298,044	£484,020	£367,995	£329,973	£515,950	£389,925
40%	60%	£172,609	£385,154	£241,126	£209,101	£421,645	£277,617
50%	60%	£-78,259	£187,422	£7,287	£-32,644	£233,036	£93,001

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,724,977	£1,724,977	£1,724,977	£1,724,977	£1,724,977	£1,724,977
10%	70%	£1,472,131	£1,534,123	£1,492,115	£1,478,973	£1,540,965	£1,498,957
15%	70%	£1,345,708	£1,438,697	£1,375,653	£1,355,971	£1,448,960	£1,385,947
20%	70%	£1,219,285	£1,343,269	£1,259,253	£1,232,968	£1,356,954	£1,272,937
25%	70%	£1,092,862	£1,247,842	£1,142,822	£1,109,967	£1,264,948	£1,159,927
30%	70%	£966,438	£1,152,415	£1,026,391	£986,965	£1,172,941	£1,046,917
35%	70%	£840,015	£1,056,988	£909,960	£863,963	£1,080,935	£933,907
40%	70%	£713,592	£961,561	£793,526	£740,961	£988,929	£820,896
45%	70%	£587,169	£866,134	£677,097	£617,958	£896,923	£707,886
50%	70%	£460,746	£770,707	£560,666	£494,957	£804,918	£594,877
100%	70%	£814,489	£184,429	£611,382	£744,950	£115,396	£541,841
10%	80%	£1,470,153	£1,541,001	£1,492,992	£1,474,714	£1,545,563	£1,497,553
15%	80%	£1,342,741	£1,449,012	£1,376,998	£1,349,582	£1,455,855	£1,383,541
20%	80%	£1,215,329	£1,357,024	£1,261,006	£1,224,451	£1,366,148	£1,270,129
40%	80%	£705,679	£989,072	£797,034	£723,925	£1,007,318	£815,280
45%	80%	£578,267	£897,084	£681,041	£598,793	£917,610	£701,567
50%	80%	£450,854	£805,096	£565,049	£473,662	£827,903	£587,856
10%	60%	£1,474,109	£1,527,246	£1,491,239	£1,483,232	£1,536,368	£1,500,361
15%	60%	£1,348,975	£1,433,380	£1,374,399	£1,362,360	£1,442,964	£1,388,053
20%	60%	£1,223,241	£1,339,514	£1,257,499	£1,241,487	£1,347,760	£1,275,745
25%	60%	£1,097,808	£1,230,647	£1,140,630	£1,120,614	£1,253,455	£1,163,438
30%	60%	£972,374	£1,131,782	£1,023,761	£999,742	£1,159,151	£1,051,130
35%	60%	£846,940	£1,032,916	£908,891	£878,869	£1,064,846	£938,821
40%	60%	£721,506	£934,050	£790,022	£757,997	£970,541	£826,513
50%	60%	£470,637	£736,519	£566,293	£516,252	£781,932	£601,997

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,762,734	£1,762,734	£1,762,734	£1,762,734	£1,762,734	£1,762,734
10%	70%	£1,509,898	£1,571,880	£1,529,872	£1,516,730	£1,578,722	£1,536,714
15%	70%	£1,383,465	£1,476,453	£1,413,440	£1,393,728	£1,486,717	£1,423,703
20%	70%	£1,257,042	£1,381,026	£1,297,009	£1,270,725	£1,394,711	£1,310,694
25%	70%	£1,130,619	£1,285,599	£1,180,578	£1,147,724	£1,302,705	£1,197,684
30%	70%	£1,004,195	£1,190,172	£1,064,148	£1,024,722	£1,210,698	£1,084,674
35%	70%	£877,772	£1,094,745	£947,717	£901,720	£1,118,692	£971,663
40%	70%	£751,349	£999,318	£831,265	£778,718	£1,026,686	£858,653
45%	70%	£624,926	£903,891	£714,854	£655,715	£934,680	£745,643
50%	70%	£498,503	£808,464	£598,423	£532,714	£842,674	£632,634
100%	70%	£776,733	£146,672	£573,625	£707,193	£77,640	£504,084
10%	80%	£1,507,910	£1,578,758	£1,530,749	£1,512,471	£1,583,319	£1,535,310
15%	80%	£1,380,498	£1,486,769	£1,414,755	£1,387,339	£1,493,612	£1,421,598
20%	80%	£1,253,085	£1,394,781	£1,298,762	£1,262,208	£1,403,905	£1,307,886
40%	80%	£743,436	£1,026,828	£834,791	£761,682	£1,045,075	£853,037
45%	80%	£616,024	£934,841	£718,798	£636,550	£955,367	£739,324
50%	80%	£488,611	£842,853	£602,806	£511,419	£865,660	£625,613
10%	60%	£1,511,866	£1,565,003	£1,528,996	£1,520,988	£1,574,125	£1,538,118
15%	60%	£1,386,432	£1,466,137	£1,412,126	£1,400,117	£1,479,820	£1,425,810
20%	60%	£1,260,998	£1,367,270	£1,295,256	£1,279,244	£1,385,516	£1,313,502
25%	60%	£1,135,565	£1,268,404	£1,178,387	£1,158,371	£1,291,212	£1,201,194
30%	60%	£1,010,131	£1,169,539	£1,061,518	£1,037,499	£1,196,908	£1,088,886
35%	60%	£884,697	£1,070,673	£944,648	£916,626	£1,102,603	£976,578
40%	60%	£759,262	£971,807	£827,779	£795,754	£1,008,298	£864,270
50%	60%	£508,394	£774,975	£594,040	£554,809	£819,689	£639,654

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,376,240	£3,376,240	£3,376,240	£3,376,240	£3,376,240	£3,376,240
10%	70%	£2,975,461	£3,033,708	£2,981,700	£2,981,771	£3,040,018	£2,988,039
15%	70%	£2,775,073	£2,862,442	£2,799,430	£2,784,536	£2,871,906	£2,808,893
20%	70%	£2,574,683	£2,691,176	£2,607,160	£2,587,301	£2,703,794	£2,619,777
25%	70%	£2,374,294	£2,519,910	£2,414,890	£2,390,066	£2,535,683	£2,430,662
30%	70%	£2,173,904	£2,348,644	£2,222,620	£2,192,832	£2,367,571	£2,241,546
35%	70%	£1,973,515	£2,177,378	£2,030,349	£1,995,597	£2,199,460	£2,052,431
40%	70%	£1,773,126	£2,006,112	£1,838,079	£1,798,362	£2,031,349	£1,863,316
45%	70%	£1,572,737	£1,834,846	£1,645,810	£1,601,127	£1,863,238	£1,674,201
50%	70%	£1,372,347	£1,663,580	£1,453,539	£1,403,892	£1,695,125	£1,485,084
100%	70%	£641,874	£49,882	£476,835	£577,753	£13,797	£412,714
10%	80%	£2,973,890	£3,040,458	£2,982,449	£2,978,096	£3,044,664	£2,986,855
15%	80%	£2,772,715	£2,872,567	£2,800,552	£2,779,024	£2,878,875	£2,806,861
20%	80%	£2,571,540	£2,704,675	£2,608,656	£2,579,951	£2,713,087	£2,617,088
25%	80%	£2,370,365	£2,536,783	£2,416,760	£2,380,880	£2,547,299	£2,427,275
30%	80%	£2,169,190	£2,368,893	£2,224,865	£2,181,808	£2,381,511	£2,237,483
35%	80%	£1,968,015	£2,201,001	£2,032,968	£1,982,736	£2,215,722	£2,047,689
40%	80%	£1,766,840	£2,033,110	£1,841,072	£1,783,664	£2,049,934	£1,857,896
45%	80%	£1,565,664	£1,865,218	£1,649,176	£1,584,592	£1,884,146	£1,668,103
50%	80%	£1,364,490	£1,697,328	£1,457,281	£1,385,519	£1,718,357	£1,478,310
10%	60%	£2,977,034	£3,026,959	£2,990,952	£2,985,445	£3,035,371	£2,999,364
15%	60%	£2,777,430	£2,852,319	£2,798,308	£2,790,448	£2,864,936	£2,810,925
20%	60%	£2,577,826	£2,677,877	£2,606,863	£2,584,650	£2,672,468	£2,624,459
25%	60%	£2,378,223	£2,503,037	£2,413,020	£2,399,252	£2,524,066	£2,434,049
30%	60%	£2,178,619	£2,328,996	£2,220,375	£2,203,855	£2,353,632	£2,245,611
35%	60%	£1,979,016	£2,153,756	£2,027,730	£2,008,457	£2,183,197	£2,057,173
40%	60%	£1,779,413	£1,979,115	£1,836,087	£1,813,060	£2,012,763	£1,868,734
45%	60%	£1,579,808	£1,804,474	£1,642,442	£1,617,663	£1,842,328	£1,680,296
50%	60%	£1,380,205	£1,629,833	£1,449,798	£1,422,265	£1,671,894	£1,491,858

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,928,007	£1,928,007	£1,928,007	£1,928,007	£1,928,007	£1,928,007
10%	70%	£2,328,786	£2,270,939	£2,312,547	£2,322,477	£2,264,230	£2,306,239
15%	70%	£2,529,175	£2,441,895	£2,504,817	£2,519,712	£2,432,341	£2,495,354
20%	70%	£2,729,564	£2,313,071	£2,697,088	£2,716,946	£2,600,454	£2,684,470
25%	70%	£2,929,954	£2,184,337	£2,889,357	£2,914,181	£2,768,565	£2,873,586
30%	70%	£3,130,343	£2,055,603	£3,081,626	£3,111,416	£2,936,676	£3,062,701
35%	70%	£3,330,733	£1,926,869	£3,273,896	£3,308,651	£3,104,787	£3,251,816
40%	70%	£3,531,121	£1,798,135	£3,466,168	£3,505,886	£3,272,899	£3,440,932
45%	70%	£3,731,511	£1,669,401	£3,658,438	£3,703,120	£3,441,011	£3,630,047
50%	70%	£3,931,901	£1,540,667	£3,850,708	£3,900,355	£3,609,122	£3,819,163
100%	70%	£5,946,122	£5,354,130	£5,781,083	£5,882,000	£5,290,451	£5,716,961
10%	80%	£2,330,358	£2,263,789	£2,311,799	£2,326,152	£2,259,583	£2,307,593
15%	80%	£2,531,532	£2,431,881	£2,503,695	£2,525,224	£2,425,373	£2,497,387
20%	80%	£2,732,706	£2,299,572	£2,695,291	£2,724,296	£2,591,161	£2,687,179
25%	80%	£2,933,880	£2,171,138	£2,923,175	£2,942,084	£2,824,316	£2,915,198
30%	80%	£3,134,054	£2,042,703	£3,015,072	£3,034,000	£2,916,447	£3,006,314
35%	80%	£3,334,228	£1,914,268	£3,206,969	£3,226,000	£3,108,578	£3,097,430
40%	80%	£3,534,402	£1,785,833	£3,398,866	£3,416,000	£3,000,709	£3,188,546
45%	80%	£3,734,576	£1,657,398	£3,590,763	£3,506,000	£2,892,840	£3,279,662
50%	80%	£3,934,750	£1,528,963	£3,782,660	£3,696,000	£2,784,971	£3,370,778
10%	60%	£2,327,214	£2,277,288	£2,313,295	£2,318,802	£2,268,876	£2,304,883
15%	60%	£2,528,817	£2,451,929	£2,505,940	£2,514,199	£2,439,311	£2,493,322
20%	60%	£2,729,420	£2,626,570	£2,698,294	£2,709,598	£2,608,748	£2,691,760
25%	60%	£2,930,023	£2,801,211	£2,891,228	£2,904,985	£2,810,181	£2,893,193
30%	60%	£3,130,626	£2,975,851	£3,083,872	£3,100,393	£2,950,616	£3,068,637
35%	60%	£3,331,229	£3,150,492	£3,276,517	£3,295,790	£3,121,050	£3,247,074
40%	60%	£3,531,832	£3,325,133	£3,469,161	£3,491,187	£3,291,485	£3,435,513
50%	60%	£3,732,435	£3,500,774	£3,661,805	£3,683,632	£3,482,919	£3,624,952

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£751,419	£751,419	£751,419	£751,419	£751,419	£751,419
10%	70%	£1,152,198	£1,093,951	£1,135,959	£1,145,889	£1,087,642	£1,129,650
15%	70%	£1,352,978	£1,265,217	£1,336,229	£1,346,123	£1,287,793	£1,319,766
20%	70%	£1,553,758	£1,136,483	£1,537,480	£1,547,398	£1,488,564	£1,520,637
25%	70%	£1,754,538	£1,007,749	£1,737,731	£1,747,681	£1,689,335	£1,721,708
30%	70%	£1,955,318	£879,015	£1,938,982	£1,948,932	£1,889,106	£1,921,781
35%	70%	£2,156,098	£750,281	£2,139,733	£2,149,882	£2,089,880	£2,122,854
40%	70%	£2,356,878	£621,547	£2,339,484	£2,349,633	£2,289,632	£2,322,707
45%	70%	£2,557,658	£492,813	£2,540,235	£2,550,384	£2,490,381	£2,523,782
50%	70%	£2,758,438	£364,079	£2,740,986	£2,751,135	£2,691,078	£2,724,259
100%	70%	£4,769,534	£4,177,541	£4,604,494	£4,705,412	£4,113,862	£4,540,373
10%	80%	£1,153,769	£1,087,201	£1,135,210	£1,145,563	£1,082,995	£1,131,005
15%	80%	£1,354,944	£1,255,093	£1,337,107	£1,347,636	£1,284,794	£1,320,799
20%	80%	£1,556,119	£1,126,969	£1,539,272	£1,549,798	£1,486,952	£1,518,901
25%	80%	£1,757,294	£998,835	£1,740,429	£1,750,955	£1,688,106	£1,720,000
30%	80%	£1,958,469	£870,101	£1,941,564	£1,952,090	£1,889,257	£1,919,094
35%	80%	£2,159,644	£741,367	£2,142,719	£2,153,245	£2,093,408	£2,124,239
40%	80%	£2,360,819	£612,633	£2,343,874	£2,354,400	£2,294,561	£2,325,614
45%	80%	£2,561,994	£483,900	£2,545,029	£2,555,555	£2,495,712	£2,526,765
50%	80%	£2,763,169	£355,166	£2,746,184	£2,756,710	£2,696,867	£2,727,820
10%	60%	£1,150,628	£1,100,700	£1,136,707	£1,147,232	£1,082,288	£1,128,295
15%	60%	£1,351,803	£1,275,341	£1,333,352	£1,343,877	£1,282,723	£1,318,734
20%	60%	£1,552,978	£1,147,017	£1,535,528	£1,546,053	£1,494,909	£1,525,920
25%	60%	£1,754,153	£1,018,683	£1,737,238	£1,747,763	£1,696,765	£1,727,776
30%	60%	£1,955,328	£890,349	£1,938,379	£1,948,904	£1,897,867	£1,928,878
35%	60%	£2,156,503	£762,015	£2,139,456	£2,149,981	£2,098,929	£2,129,940
40%	60%	£2,357,678	£633,681	£2,340,722	£2,351,247	£2,299,981	£2,330,992
45%	60%	£2,558,853	£505,347	£2,541,777	£2,552,302	£2,499,033	£2,529,044
50%	60%	£2,759,028	£377,013	£2,742,062	£2,752,587	£2,699,185	£2,729,196

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,489,001	£1,489,001	£1,489,001	£1,489,001	£1,489,001	£1,489,001
10%	70%	£1,088,222	£1,146,469	£1,104,461	£1,094,531	£1,152,778	£1,110,770
15%	70%	£887,634	£975,203	£932,191	£922,261	£980,517	£938,509
20%	70%	£687,044	£803,937	£779,920	£770,052	£816,555	£772,598
25%	70%	£487,055	£632,671	£527,651	£502,827	£548,443	£543,423
30%	70%	£286,665	£461,405	£335,381	£305,592	£340,332	£334,307
35%	70%	£86,276	£290,139	£143,110	£108,358	£132,221	£165,192
40%	70%	£-114,113	£118,873	£-99,160	£-88,877	£144,109	£-23,923
45%	70%	£-314,892	£-252,283	£-341,429	£-333,010	£-243,003	£-273,629
50%	70%	£-514,892	£-223,659	£-433,700	£-483,347	£-192,114	£-402,155
100%	70%	£-2,929,114	£-1,937,122	£-2,364,074	£-2,464,992	£-1,873,442	£-2,299,953
10%	80%	£1,086,651	£1,163,219	£1,105,209	£1,090,857	£1,157,425	£1,109,415
15%	80%	£885,476	£985,327	£913,313	£891,784	£931,636	£891,622
20%	80%	£684,890	£817,436	£721,417	£707,417	£747,548	£723,629
25%	80%	£484,300	£646,571	£524,499	£505,575	£545,606	£521,687
30%	80%	£283,710	£475,705	£333,589	£308,660	£348,637	£343,617
35%	80%	£83,120	£304,839	£162,680	£127,751	£162,680	£162,

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,714,448	£2,714,448	£2,714,448	£2,714,448	£2,714,448	£2,714,448
10%	70%	£2,371,898	£2,371,816	£2,329,988	£2,319,978	£2,378,225	£2,336,217
15%	70%	£2,113,280	£2,200,650	£2,137,638	£2,122,744	£2,210,114	£2,147,101
20%	70%	£1,912,891	£2,029,384	£1,945,367	£1,925,509	£2,042,002	£1,967,985
25%	70%	£1,712,501	£1,858,118	£1,753,088	£1,728,274	£1,873,890	£1,768,869
30%	70%	£1,512,112	£1,686,852	£1,560,828	£1,531,039	£1,705,779	£1,579,754
35%	70%	£1,311,722	£1,515,586	£1,368,557	£1,333,804	£1,537,668	£1,390,639
40%	70%	£1,111,334	£1,344,320	£1,170,287	£1,136,570	£1,369,555	£1,201,523
45%	70%	£910,945	£1,173,054	£984,017	£939,335	£1,201,444	£1,012,408
50%	70%	£710,555	£1,001,788	£791,747	£742,100	£1,033,333	£823,292
100%	70%	£1,303,667	£711,675	£1,198,627	£1,293,645	£647,986	£1,074,506
10%	80%	£2,312,098	£2,378,666	£2,330,656	£2,316,304	£2,382,872	£2,334,862
15%	80%	£2,110,923	£2,210,774	£2,138,780	£2,117,231	£2,217,083	£2,145,899
20%	80%	£1,909,747	£2,042,683	£1,946,864	£1,918,159	£2,051,256	£1,955,276
40%	80%	£1,105,048	£1,371,318	£1,178,280	£1,121,872	£1,388,141	£1,196,104
45%	80%	£903,672	£1,203,426	£987,384	£922,799	£1,222,353	£1,006,311
50%	80%	£702,697	£1,035,535	£795,488	£723,727	£1,056,565	£816,518
10%	60%	£2,215,241	£2,365,167	£2,329,160	£2,323,653	£2,373,579	£2,327,572
15%	60%	£2,115,638	£2,190,526	£2,136,515	£2,129,656	£2,203,144	£2,149,133
20%	60%	£1,916,034	£2,015,885	£1,943,871	£1,932,857	£2,032,710	£1,960,690
25%	60%	£1,716,430	£1,841,244	£1,751,227	£1,737,460	£1,862,274	£1,772,257
30%	60%	£1,516,827	£1,666,604	£1,558,583	£1,542,063	£1,691,840	£1,583,818
35%	60%	£1,317,224	£1,491,963	£1,365,938	£1,346,665	£1,521,405	£1,395,381
40%	60%	£1,117,620	£1,317,323	£1,173,295	£1,151,268	£1,350,970	£1,206,942
50%	60%	£918,413	£965,041	£788,056	£780,473	£1,010,101	£830,066

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,995,499	£2,995,499	£2,995,499	£2,995,499	£2,995,499	£2,995,499
10%	70%	£2,594,720	£2,652,967	£2,610,859	£2,601,029	£2,659,276	£2,617,267
15%	70%	£2,394,331	£2,461,701	£2,418,688	£2,403,794	£2,461,152	£2,428,141
20%	70%	£2,193,942	£2,310,435	£2,226,418	£2,206,560	£2,323,052	£2,239,036
25%	70%	£1,993,552	£2,139,169	£2,034,149	£2,008,325	£2,154,941	£2,049,920
30%	70%	£1,793,163	£1,967,903	£1,841,878	£1,812,090	£1,986,830	£1,860,805
35%	70%	£1,592,773	£1,796,636	£1,649,608	£1,614,855	£1,818,718	£1,671,690
40%	70%	£1,392,383	£1,625,370	£1,457,338	£1,417,620	£1,652,607	£1,482,574
45%	70%	£1,191,993	£1,454,104	£1,265,068	£1,220,386	£1,482,485	£1,293,459
50%	70%	£991,606	£1,282,838	£1,072,798	£1,023,151	£1,314,384	£1,104,343
100%	70%	£1,022,618	£430,624	£857,577	£958,495	£366,945	£793,455
10%	80%	£2,593,148	£2,659,717	£2,611,707	£2,597,354	£2,663,922	£2,615,913
15%	80%	£2,391,974	£2,491,625	£2,419,811	£2,398,282	£2,498,138	£2,426,119
20%	80%	£2,190,798	£2,323,933	£2,227,815	£2,199,210	£2,323,245	£2,241,229
40%	80%	£1,386,098	£1,652,368	£1,460,331	£1,402,922	£1,669,192	£1,477,154
45%	80%	£1,184,923	£1,484,477	£1,268,434	£1,203,850	£1,503,404	£1,287,362
50%	80%	£983,748	£1,316,586	£1,076,539	£1,004,778	£1,337,616	£1,097,569
10%	60%	£2,596,292	£2,646,218	£2,610,211	£2,604,704	£2,664,630	£2,618,622
15%	60%	£2,396,895	£2,471,577	£2,417,566	£2,409,336	£2,484,195	£2,430,184
20%	60%	£2,197,084	£2,296,936	£2,224,922	£2,213,908	£2,313,760	£2,241,746
25%	60%	£1,997,481	£2,122,295	£2,032,278	£2,018,511	£2,143,325	£2,063,308
30%	60%	£1,797,878	£1,947,655	£1,839,633	£1,823,113	£1,972,890	£1,864,869
35%	60%	£1,598,274	£1,773,014	£1,646,989	£1,627,716	£1,802,456	£1,676,432
40%	60%	£1,398,671	£1,598,374	£1,454,345	£1,432,319	£1,632,021	£1,487,993
50%	60%	£999,463	£1,249,092	£1,069,056	£1,041,524	£1,291,152	£1,111,117

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,119,559	£3,119,559	£3,119,559	£3,119,559	£3,119,559	£3,119,559
10%	70%	£2,718,780	£2,777,027	£2,735,019	£2,725,089	£2,783,336	£2,741,328
15%	70%	£2,518,392	£2,695,761	£2,542,749	£2,527,855	£2,615,225	£2,572,212
20%	70%	£2,318,004	£2,434,495	£2,350,478	£2,330,620	£2,422,090	£2,384,066
25%	70%	£2,117,613	£2,263,229	£2,158,209	£2,133,385	£2,279,001	£2,173,881
30%	70%	£1,917,223	£2,091,963	£1,965,939	£1,936,150	£2,110,890	£1,984,865
35%	70%	£1,716,834	£1,920,697	£1,773,668	£1,738,916	£1,942,779	£1,795,750
40%	70%	£1,516,445	£1,749,431	£1,581,398	£1,541,681	£1,774,667	£1,606,635
45%	70%	£1,316,056	£1,578,165	£1,389,128	£1,344,446	£1,606,555	£1,417,519
50%	70%	£1,115,666	£1,406,899	£1,196,858	£1,147,211	£1,438,444	£1,228,403
100%	70%	£998,556	£306,564	£733,516	£834,434	£242,885	£669,395
10%	80%	£2,717,209	£2,783,777	£2,736,767	£2,721,415	£2,787,983	£2,739,973
15%	80%	£2,516,834	£2,615,885	£2,543,871	£2,522,342	£2,622,194	£2,560,180
20%	80%	£2,316,445	£2,447,694	£2,342,749	£2,325,270	£2,456,485	£2,380,381
40%	80%	£1,510,150	£1,776,425	£1,584,391	£1,526,983	£1,793,252	£1,601,215
45%	80%	£1,308,983	£1,608,537	£1,392,495	£1,327,910	£1,627,464	£1,411,422
50%	80%	£1,107,809	£1,440,647	£1,200,600	£1,128,838	£1,461,676	£1,221,629
10%	60%	£2,720,352	£2,770,278	£2,734,271	£2,728,764	£2,778,690	£2,742,683
15%	60%	£2,520,749	£2,595,637	£2,541,626	£2,533,367	£2,609,255	£2,554,244
20%	60%	£2,321,146	£2,400,996	£2,349,962	£2,337,989	£2,437,821	£2,385,807
25%	60%	£2,121,541	£2,246,355	£2,156,338	£2,142,571	£2,267,385	£2,177,368
30%	60%	£1,921,938	£2,071,715	£1,963,694	£1,947,174	£2,096,951	£1,988,929
35%	60%	£1,722,335	£1,897,074	£1,771,049	£1,751,776	£1,926,516	£1,800,492
40%	60%	£1,522,731	£1,722,434	£1,578,406	£1,556,379	£1,756,082	£1,612,053
50%	60%	£1,123,524	£1,373,152	£1,193,117	£1,165,584	£1,416,212	£1,236,177

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,696,711	£2,696,711	£2,696,711	£2,696,711	£2,696,711	£2,696,711
10%	70%	£2,295,932	£2,354,179	£2,312,171	£2,302,241	£2,360,488	£2,318,480
15%	70%	£2,095,543	£2,192,913	£2,119,901	£2,105,007	£2,192,377	£2,129,364
20%	70%	£1,895,154	£2,011,647	£1,927,630	£1,907,772	£2,024,265	£1,940,248
25%	70%	£1,694,764	£1,840,381	£1,735,361	£1,710,537	£1,856,153	£1,751,132
30%	70%	£1,494,375	£1,669,115	£1,543,091	£1,513,302	£1,688,042	£1,582,017
35%	70%	£1,293,986	£1,497,849	£1,350,820	£1,316,067	£1,519,931	£1,372,902
40%	70%	£1,093,597	£1,326,583	£1,158,550	£1,118,833	£1,351,819	£1,183,786
45%	70%	£893,208	£1,155,317	£986,280	£921,988	£1,183,707	£994,671
50%	70%	£692,818	£984,051	£774,010	£724,363	£1,015,596	£805,555
100%	70%	£1,321,404	£729,412	£1,156,364	£1,257,282	£665,733	£1,092,243
10%	80%	£2,294,361	£2,360,929	£2,312,919	£2,298,567	£2,365,135	£2,317,125
15%	80%	£2,093,186	£2,193,037	£2,121,023	£2,099,494	£2,199,346	£2,127,332
20%	80%	£1,892,010	£2,025,146	£1,928,127	£1,900,422	£2,033,558	£1,937,539
40%	80%	£1,087,311	£1,353,591	£1,161,543	£1,104,135	£1,370,404	£1,178,367
45%	80%	£886,135	£1,185,689	£969,647	£905,062	£1,204,616	£998,574
50%	80%	£684,960	£1,017,799	£777,751	£705,990	£1,038,828	£798,781
10%	60%	£2,297,504	£2,347,430	£2,311,423	£2,305,916	£2,355,842	£2,319,835
15%	60%	£2,097,901	£2,172,789	£2,116,778	£2,110,519	£2,185,407	£2,131,396
20%	60%	£1,898,297	£1,988,148	£1,926,134	£1,915,120	£2,014,973	£1,942,869
25%	60%	£1,698,693	£1,823,507	£1,733,490	£1,719,723	£1,844,537	£1,754,520
30%	60%	£1,499,090	£1,648,867	£1,540,846	£1,524,326	£1,674,103	£1,566,081
35%	60%	£1,299,487	£1,474,226	£1,348,201	£1,328,928	£1,503,668	£1,377,644
40%	60%	£1,099,883	£1,299,586	£1,155,558	£1,133,531	£1,333,233	£1,189,205
50%	60%	£700,676	£950,304	£770,269	£742,736	£992,364	£812,329

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,245,607	£3,245,607	£3,245,607	£3,245,607	£3,245,607	£3,245,607
10%	70%	£2,844,828	£2,933,075	£2,861,067	£2,851,137	£2,909,384	£2,867,376
15%	70%	£2,644,440	£2,731,839	£2,668,707	£2,653,903	£2,741,273	£2,678,260
20%	70%	£2,444,050	£2,560,543	£2,476,526	£2,456,668	£2,573,161	£2,489,144
25%	70%	£2,243,661	£2,389,277	£2,284,257	£2,259,433	£2,405,049	£2,300,029
30%	70%	£2,043,271	£2,218,011	£2,091,987	£2,062,198	£2,236,938	£2,110,913
35%	70%	£1,842,882	£2,046,745	£1,859,716	£1,864,964	£2,068,827	£1,921,798
40%	70%	£1,642,493	£1,875,479	£1,707,446	£1,667,729	£1,800,715	£1,732,883
45%	70%	£1,442,104	£1,704,213	£1,515,176	£1,470,494	£1,730,603	£1,543,567
50%	70%	£1,241,714	£1,532,947	£1,322,906	£1,273,259	£1,564,492	£1,354,451
100%	70%	£772,508	£1,180,516	£607,468	£708,386	£1,116,836	£543,347
10%	80%	£2,843,257	£2,909,825	£2,861,815	£2,847,463	£2,914,031	£2,866,021
15%	80%	£2,642,082	£2,741,533	£2,669,919	£2,648,390	£2,748,242	£2,676,228
20%	80%	£2,440,906	£2,574,042	£2,478,023	£2,449,318	£2,582,454	£2,486,435
40%	80%	£1,636,207	£1,902,477	£1,710,439	£1,653,031	£1,919,300	£1,727,263
45%	80%	£1,435,031	£1,734,585	£1,518,543	£1,453,958	£1,753,512	£1,537,470
50%	80%	£1,233,857	£1,566,695	£1,326,648	£1,254,886	£1,587,724	£1,347,677
10%	60%	£2,846,400	£2,896,326	£2,860,319	£2,854,812	£2,904,738	£2,868,731
15%	60%	£2,646,797	£2,721,085	£2,667,674	£2,659,415	£2,734,303	£2,680,292
20%	60%	£2,447,193	£2,547,044	£2,475,030	£2,464,016	£2,563,869	£2,491,855
25%	60%	£2,247,589	£2,372,403	£2,282,386	£2,268,619	£2,393,433	£2,303,416
30%	60%	£2,047,986	£2,197,763	£2,089,742	£2,073,222	£2,222,999	£2,114,977
35%	60%	£1,848,383	£2,023,122	£1,897,097	£1,877,824	£2,052,564	£1,926,540
40%	60%	£1,648,779	£1,848,482	£1,704,454	£1,682,427	£1,892,130	£1,738,101
50%	60%	£1,449,172	£1,699,209	£1,519,185	£1,491,632	£1,641,260	£1,481,225

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,283,364	£3,283,364	£3,283,364	£3,283,364	£3,283,364	£3,283,364
10%	70%	£2,882,585	£2,940,832	£2,898,824	£2,888,894	£2,947,141	£2,905,132
15%	70%	£2,682,196	£2,789,586	£2,708,554	£2,691,660	£2,779,030	£2,716,017
20%	70%	£2,481,807	£2,598,300	£2,514,283	£2,494,425	£2,610,918	£2,526,901
25%	70%	£2,281,417	£2,427,034	£2,322,014	£2,297,190	£2,442,806	£2,337,785
30%	70%	£2,081,028	£2,255,768	£2,129,744	£2,099,955	£2,274,695	£2,148,670
35%	70%	£1,880,638	£2,084,502	£1,937,473	£1,902,720	£2,106,584	£1,959,555
40%	70%	£1,680,250	£1,913,236	£1,745,203	£1,705,466	£1,936,472	£1,770,438
45%	70%	£1,479,861	£1,741,970	£1,552,933	£1,508,251	£1,770,360	£1,581,324
50%	70%	£1,279,471	£1,570,704	£1,360,663	£1,311,016	£1,602,249	£1,392,208
100%	70%	£734,751	£1,142,759	£569,712	£670,629	£79,080	£505,590
10%	80%	£2,881,014	£2,947,582	£2,899,572	£2,885,220	£2,951,788	£2,903,778
15%	80%	£2,679,839	£2,779,690	£2,707,676	£2,686,147	£2,785,999	£2,713,985
20%	80%	£2,478,663	£2,611,799	£2,515,780	£2,487,075	£2,620,211	£2,524,192
40%	80%	£1,673,964	£1,940,234	£1,748,196	£1,690,798	£1,957,057	£1,765,020
45%	80%	£1,472,788	£1,772,342	£1,556,300	£1,491,715	£1,791,269	£1,575,227
50%	80%	£1,271,613	£1,604,451	£1,364,404	£1,292,643	£1,625,481	£1,385,434
10%	60%	£2,884,157	£2,934,083	£2,898,076	£2,892,569	£2,942,495	£2,906,488
15%	60%	£2,684,554	£2,759,442	£2,705,431	£2,697,172	£2,772,060	£2,718,049
20%	60%	£2,484,950	£2,594,901	£2,512,787	£2,501,773	£2,601,626	£2,529,812
25%	60%	£2,285,346	£2,410,180	£2,320,143	£2,306,376	£2,431,190	£2,341,173
30%	60%	£2,085,743	£2,235,520	£2,127,499	£2,110,979	£2,260,756	£2,152,734
35%	60%	£1,886,140	£2,060,879	£1,934,854	£1,915,581	£2,090,321	£1,964,297
40%	60%	£1,686,536	£1,886,239	£1,742,211	£1,720,184	£1,919,886	£1,775,858
50%	60%	£1,487,329	£1,736,957	£1,598,922	£1,529,389	£1,879,017	£1,589,882

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,021,712	£2,021,712	£2,021,712	£2,021,712	£2,021,712	£2,021,712
10%	70%	£1,750,822	£1,814,514	£1,772,507	£1,750,128	£1,821,120	£1,779,112
15%	70%	£1,617,927	£1,710,916	£1,647,904	£1,627,835	£1,720,824	£1,657,812
20%	70%	£1,483,333	£1,607,317	£1,523,301	£1,496,543	£1,620,527	£1,536,511
25%	70%	£1,348,738	£1,503,718	£1,398,698	£1,365,251	£1,520,232	£1,415,211
30%	70%	£1,214,143	£1,400,119	£1,274,095	£1,233,959	£1,419,935	£1,293,910
35%	70%	£1,079,548	£1,296,521	£1,149,491	£1,102,666	£1,319,638	£1,172,610
40%	70%	£944,953	£1,192,921	£1,024,888	£971,373	£1,219,343	£1,051,310
45%	70%	£810,358	£1,089,323	£900,285	£840,081	£1,119,046	£930,009
50%	70%	£675,764	£985,724	£775,683	£708,789	£1,018,750	£808,709
100%	70%	£681,147	£51,087	£478,039	£614,015	£15,524	£410,907
10%	80%	£1,750,455	£1,821,303	£1,773,294	£1,754,858	£1,825,707	£1,777,897
15%	80%	£1,614,827	£1,721,099	£1,649,085	£1,621,432	£1,727,704	£1,655,690
20%	80%	£1,479,198	£1,620,895	£1,524,876	£1,488,005	£1,629,701	£1,533,682
25%	80%	£1,343,570	£1,520,690	£1,400,667	£1,354,578	£1,531,700	£1,411,676
30%	80%	£1,207,942	£1,420,486	£1,276,458	£1,221,151	£1,433,697	£1,289,668
35%	80%	£1,072,312	£1,320,282	£1,152,249	£1,087,725	£1,335,694	£1,167,661
40%	80%	£936,684	£1,220,077	£1,028,039	£954,298	£1,237,691	£1,045,653
45%	80%	£801,056	£1,119,873	£903,830	£820,871	£1,139,688	£923,646
50%	80%	£665,428	£1,019,669	£779,622	£687,444	£1,041,686	£801,638
10%	60%	£1,754,590	£1,807,726	£1,771,719	£1,763,397	£1,816,533	£1,780,526
15%	60%	£1,621,028	£1,700,733	£1,646,722	£1,634,239	£1,713,943	£1,659,932
20%	60%	£1,487,467	£1,593,740	£1,521,726	£1,521,726	£1,593,339	£1,539,339
25%	60%	£1,353,906	£1,486,746	£1,386,729	£1,375,923	£1,508,763	£1,418,745
30%	60%	£1,220,344	£1,379,753	£1,271,732	£1,246,765	£1,406,173	£1,298,152
35%	60%	£1,086,783	£1,272,760	£1,146,735	£1,117,607	£1,303,584	£1,177,558
40%	60%	£953,221	£1,165,766	£1,021,738	£988,449	£1,200,993	£1,056,965
45%	60%	£819,661	£1,058,773	£896,742	£859,291	£1,098,404	£936,373
50%	60%	£686,099	£951,780	£771,745	£730,133	£995,814	£815,779

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,282,535	£3,282,535	£3,282,535	£3,282,535	£3,282,535	£3,282,535
10%	70%	£3,951,725	£3,489,733	£3,531,741	£3,545,119	£3,483,127	£3,525,136
15%	70%	£3,686,329	£3,593,332	£3,696,344	£3,676,412	£3,583,424	£3,646,435
20%	70%	£3,620,814	£3,698,938	£3,780,847	£3,807,705	£3,683,780	£3,767,737
25%	70%	£3,955,509	£3,800,530	£3,905,549	£3,938,997	£3,784,016	£3,889,037
30%	70%	£4,090,105	£3,904,128	£4,030,152	£4,070,289	£3,884,313	£4,010,338
35%	70%	£4,224,700	£4,007,727	£4,154,756	£4,201,581	£3,984,609	£4,131,638
40%	70%	£4,359,295	£4,111,326	£4,279,359	£4,332,874	£4,084,905	£4,252,938
45%	70%	£4,493,890	£4,214,925	£4,403,962	£4,464,186	£4,185,201	£4,374,238
50%	70%	£4,628,484	£4,318,523	£4,528,565	£4,595,459	£4,285,496	£4,495,538
100%	70%	£5,085,995	£5,355,334	£5,782,287	£5,918,262	£5,288,723	£5,715,155
10%	80%	£3,553,793	£3,482,944	£3,530,954	£3,549,389	£3,478,541	£3,526,550
15%	80%	£3,889,421	£3,583,148	£3,695,162	£3,682,815	£3,576,543	£3,646,557
20%	80%	£3,925,049	£3,683,352	£3,779,371	£3,816,242	£3,674,546	£3,770,565
25%	80%	£4,067,583	£3,783,556	£4,094,171	£4,219,488	£3,774,916	£4,066,556
30%	80%	£4,503,192	£4,184,375	£4,400,417	£4,483,376	£4,164,559	£4,380,602
35%	80%	£4,638,820	£4,284,579	£4,524,626	£4,616,803	£4,262,562	£4,502,609
40%	80%	£3,549,658	£3,496,522	£3,532,529	£3,540,851	£3,487,715	£3,523,722
15%	60%	£3,683,220	£3,603,515	£3,697,526	£3,670,009	£3,590,304	£3,644,315
20%	60%	£3,916,781	£3,710,508	£3,782,522	£3,798,157	£3,692,895	£3,764,909
25%	60%	£3,950,341	£3,817,502	£3,907,519	£3,928,395	£3,795,484	£3,885,502
30%	60%	£4,083,903	£3,924,495	£4,032,516	£4,057,463	£3,898,074	£4,006,096
35%	60%	£4,217,464	£4,031,488	£4,157,513	£4,186,640	£4,000,664	£4,126,689
40%	60%	£4,351,026	£4,138,482	£4,282,510	£4,315,799	£4,103,254	£4,247,282
50%	60%	£4,616,148	£4,352,488	£4,532,509	£4,574,114	£4,308,433	£4,488,468

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,105,947	£2,105,947	£2,105,947	£2,105,947	£2,105,947	£2,105,947
10%	70%	£2,375,137	£2,313,145	£2,355,152	£2,368,531	£2,306,539	£2,348,548
15%	70%	£2,509,732	£2,416,743	£2,470,755	£2,499,924	£2,406,835	£2,489,948
20%	70%	£2,644,327	£2,520,342	£2,604,359	£2,633,528	£2,540,439	£2,623,548
25%	70%	£2,778,921	£2,623,941	£2,728,361	£2,762,409	£2,607,428	£2,712,445
30%	70%	£2,913,515	£2,727,540	£2,853,564	£2,893,701	£2,707,724	£2,833,749
35%	70%	£3,048,111	£2,831,138	£2,978,168	£3,024,993	£2,808,021	£2,955,049
40%	70%	£3,182,706	£2,934,736	£3,102,771	£3,156,286	£2,908,317	£3,076,349
45%	70%	£3,317,301	£3,038,335	£3,227,374	£3,289,579	£3,008,613	£3,197,649
50%	70%	£3,451,896	£3,141,933	£3,351,977	£3,418,870	£3,108,909	£3,318,950
100%	70%	£4,008,806	£4,178,746	£4,605,699	£4,741,674	£4,112,135	£4,538,566
10%	80%	£2,377,204	£2,306,356	£2,354,365	£2,372,801	£2,301,952	£2,349,962
15%	80%	£2,512,833	£2,406,960	£2,476,574	£2,506,227	£2,399,955	£2,471,969
20%	80%	£2,648,461	£2,506,764	£2,602,785	£2,639,654	£2,497,958	£2,583,977
25%	80%	£3,190,975	£2,607,562	£3,099,620	£3,173,368	£2,597,132	£3,087,006
30%	80%	£3,326,603	£3,007,786	£3,223,828	£3,306,788	£2,987,971	£3,204,013
35%	80%	£3,462,232	£3,107,990	£3,348,036	£3,440,215	£3,085,974	£3,326,021
40%	80%	£2,373,609	£2,319,934	£2,355,941	£2,364,262	£2,311,128	£2,347,134
15%	60%	£2,506,631	£2,426,927	£2,480,938	£2,493,421	£2,413,716	£2,467,727
20%	60%	£2,640,192	£2,533,920	£2,605,934	£2,622,919	£2,516,309	£2,588,730
25%	60%	£2,773,753	£2,640,913	£2,730,931	£2,751,736	£2,618,896	£2,708,914
30%	60%	£2,907,315	£2,747,906	£2,855,928	£2,880,895	£2,721,486	£2,829,507
35%	60%	£3,040,878	£2,854,899	£2,980,925	£3,010,052	£2,824,075	£2,950,101
40%	60%	£3,174,438	£2,961,893	£3,105,922	£3,139,210	£2,926,666	£3,070,694
50%	60%	£3,441,960	£3,175,898	£3,355,915	£3,397,528	£3,131,845	£3,311,980

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£134,473	£134,473	£134,473	£134,473	£134,473	£134,473
10%	70%	£134,717	£72,725	£114,732	£128,111	£66,119	£108,128
15%	70%	£289,312	£178,323	£239,335	£239,404	£186,415	£229,428
20%	70%	£403,906	£279,322	£363,938	£390,696	£266,712	£350,729
25%	70%	£538,501	£383,521	£488,541	£521,989	£367,008	£472,029
30%	70%	£673,096	£487,120	£613,144	£653,281	£467,304	£593,329
35%	70%	£807,691	£590,718	£737,748	£784,573	£567,601	£714,629
40%	70%	£942,286	£694,318	£862,351	£915,866	£667,896	£835,929
45%	70%	£1,076,881	£797,916	£986,944	£1,042,158	£768,191	£957,230
50%	70%	£1,211,476	£901,515	£1,111,557	£1,178,450	£868,490	£1,078,530
100%	70%	£2,568,386	£1,938,326	£2,365,279	£2,501,254	£1,871,715	£2,286,146
10%	80%	£136,784	£66,936	£113,945	£132,381	£61,532	£109,542
15%	80%	£272,413	£166,140	£238,154	£265,807	£159,535	£231,549
20%	80%	£408,041	£266,344	£362,363	£399,234	£257,538	£353,567
25%	80%	£543,669	£366,542	£486,372	£523,146	£357,541	£461,576
30%	80%	£679,297	£466,746	£610,381	£647,059	£457,544	£603,585
35%	80%	£814,925	£566,950	£734,390	£770,972	£557,547	£725,594
40%	80%	£950,553	£667,154	£858,400	£900,065	£657,550	£837,603
45%	80%	£1,086,181	£767,358	£982,409	£1,028,068	£757,553	£959,612
50%	80%	£1,221,812	£867,562	£1,107,418	£1,155,077	£857,556	£1,081,621
10%	60%	£132,649	£79,514	£115,521	£123,842	£70,707	£106,714
15%	60%	£266,211	£186,507	£240,518	£253,001	£173,295	£227,307
20%	60%	£399,772	£283,500	£335,514	£382,159	£275,886	£347,800
25%	60%	£533,333	£400,494	£450,511	£511,316	£378,476	£468,494
30%	60%	£666,895	£507,486	£565,508	£604,475	£481,066	£589,087
35%	60%	£800,456	£614				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,359,920	£1,359,920	£1,359,920	£1,359,920	£1,359,920	£1,359,920
10%	70%	£1,099,736	£1,152,722	£1,110,714	£1,097,336	£1,159,325	£1,117,519
15%	70%	£956,135	£1,048,124	£986,112	£986,043	£1,059,031	£966,019
20%	70%	£821,541	£945,525	£861,509	£834,751	£958,735	£874,718
25%	70%	£686,946	£841,926	£736,906	£703,458	£858,439	£753,418
30%	70%	£552,351	£738,327	£612,303	£572,166	£758,143	£632,117
35%	70%	£417,756	£634,729	£487,699	£440,874	£657,846	£510,817
40%	70%	£283,161	£531,129	£363,096	£309,591	£557,550	£389,517
45%	70%	£148,565	£427,531	£238,493	£178,289	£457,254	£268,217
50%	70%	£13,971	£323,932	£113,890	£46,997	£356,957	£146,917
100%	70%	£-1,342,939	£-172,879	£-1,139,832	£-1,275,807	£-646,268	£-1,072,700
10%	80%	£1,088,663	£1,159,511	£1,111,502	£1,093,066	£1,163,915	£1,115,905
15%	80%	£953,034	£1,059,307	£987,293	£959,840	£1,065,912	£983,998
20%	80%	£817,406	£959,103	£863,084	£826,213	£967,909	£871,890
40%	80%	£274,892	£558,285	£366,247	£292,506	£575,899	£383,861
45%	80%	£139,264	£458,080	£242,038	£159,079	£477,896	£261,854
50%	80%	£3,635	£357,876	£117,829	£25,652	£379,893	£139,846
10%	60%	£1,092,797	£1,145,933	£1,109,928	£1,101,605	£1,154,740	£1,118,733
15%	60%	£959,236	£1,038,940	£984,929	£972,446	£1,052,151	£998,140
20%	60%	£825,675	£931,947	£859,933	£843,285	£939,591	£877,546
25%	60%	£692,114	£824,953	£734,936	£714,131	£846,971	£756,953
30%	60%	£558,552	£717,960	£609,939	£584,972	£744,381	£636,360
35%	60%	£424,991	£610,967	£484,942	£455,815	£641,791	£515,766
40%	60%	£291,429	£503,973	£359,945	£326,837	£539,201	£395,173
50%	60%	£24,965	£399,988	£109,952	£88,341	£334,022	£153,987

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,640,971	£1,640,971	£1,640,971	£1,640,971	£1,640,971	£1,640,971
10%	70%	£1,271,781	£1,433,773	£1,391,765	£1,376,387	£1,440,379	£1,399,970
15%	70%	£1,237,186	£1,339,174	£1,287,162	£1,247,093	£1,340,852	£1,279,070
20%	70%	£1,102,592	£1,226,576	£1,142,559	£1,115,801	£1,239,786	£1,155,769
25%	70%	£967,997	£1,122,976	£1,017,956	£984,509	£1,139,490	£1,034,469
30%	70%	£833,401	£1,019,378	£893,354	£853,217	£1,039,193	£913,168
35%	70%	£698,806	£915,779	£768,750	£721,925	£938,997	£791,868
40%	70%	£564,211	£812,180	£644,147	£590,632	£819,568	£671,568
45%	70%	£429,616	£708,581	£515,544	£459,339	£738,305	£549,267
50%	70%	£295,022	£604,983	£394,941	£328,047	£638,008	£427,967
100%	70%	£-1,081,889	£-431,828	£-858,781	£-994,756	£-365,217	£-791,649
10%	80%	£1,369,713	£1,440,562	£1,392,552	£1,374,117	£1,444,965	£1,396,956
15%	80%	£1,234,065	£1,340,958	£1,269,344	£1,249,691	£1,346,965	£1,274,948
20%	80%	£1,098,457	£1,240,154	£1,144,135	£1,107,284	£1,248,950	£1,152,941
40%	80%	£555,943	£839,335	£647,298	£573,557	£856,956	£664,912
45%	80%	£420,314	£739,131	£523,089	£440,130	£758,947	£542,904
50%	80%	£294,686	£638,927	£398,880	£306,703	£660,944	£420,897
10%	60%	£1,373,948	£1,426,984	£1,390,977	£1,382,655	£1,435,791	£1,399,784
15%	60%	£1,240,288	£1,319,991	£1,265,980	£1,253,497	£1,333,202	£1,279,191
20%	60%	£1,106,725	£1,212,998	£1,140,984	£1,124,339	£1,230,611	£1,158,597
25%	60%	£973,165	£1,106,004	£1,015,987	£995,181	£1,128,022	£1,038,004
30%	60%	£839,603	£999,011	£890,990	£866,023	£1,025,432	£917,410
35%	60%	£706,042	£892,018	£765,993	£736,866	£922,942	£796,817
40%	60%	£572,480	£785,024	£640,986	£607,707	£820,352	£676,224
50%	60%	£439,297	£671,038	£501,003	£449,392	£615,073	£436,098

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,765,031	£1,765,031	£1,765,031	£1,765,031	£1,765,031	£1,765,031
10%	70%	£1,495,841	£1,557,833	£1,515,826	£1,502,447	£1,564,439	£1,522,430
15%	70%	£1,361,246	£1,454,235	£1,391,223	£1,371,154	£1,464,142	£1,401,130
20%	70%	£1,226,651	£1,350,637	£1,256,628	£1,236,559	£1,340,852	£1,279,829
25%	70%	£1,092,057	£1,247,037	£1,142,017	£1,108,559	£1,263,550	£1,158,529
30%	70%	£957,462	£1,143,438	£1,017,414	£977,277	£1,163,254	£1,037,228
35%	70%	£822,867	£1,039,840	£892,810	£845,985	£1,062,957	£915,929
40%	70%	£688,272	£936,240	£768,207	£714,892	£962,061	£794,629
45%	70%	£553,676	£832,642	£643,604	£593,405	£862,365	£673,328
50%	70%	£419,082	£729,043	£519,001	£452,106	£762,068	£552,028
100%	70%	£-937,828	£-307,768	£-734,721	£-870,696	£-241,157	£-667,588
10%	80%	£1,493,774	£1,564,622	£1,516,613	£1,498,177	£1,569,026	£1,521,016
15%	80%	£1,358,145	£1,464,418	£1,392,404	£1,364,751	£1,471,023	£1,399,009
20%	80%	£1,222,577	£1,364,214	£1,268,195	£1,237,324	£1,373,020	£1,277,001
40%	80%	£590,003	£893,396	£771,358	£697,617	£981,010	£768,972
45%	80%	£454,375	£789,192	£647,149	£564,190	£883,007	£666,965
50%	80%	£408,746	£682,987	£522,940	£430,763	£785,004	£544,957
10%	60%	£1,497,909	£1,551,044	£1,515,037	£1,506,716	£1,559,851	£1,523,844
15%	60%	£1,364,347	£1,444,051	£1,399,040	£1,377,557	£1,487,262	£1,403,291
45%	70%	£1,200,796	£1,317,059	£1,265,044	£1,248,399	£1,354,672	£1,292,658
25%	60%	£1,097,225	£1,230,094	£1,140,047	£1,119,242	£1,252,052	£1,162,064
30%	60%	£963,663	£1,123,072	£1,015,050	£990,083	£1,149,492	£1,041,471
35%	60%	£830,102	£1,016,079	£890,053	£860,926	£1,046,902	£920,877
40%	60%	£696,540	£909,085	£765,056	£731,768	£944,312	£800,284
50%	60%	£428,418	£805,099	£516,063	£473,452	£739,133	£559,098

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,342,183	£1,342,183	£1,342,183	£1,342,183	£1,342,183	£1,342,183
10%	70%	£1,072,993	£1,134,985	£1,092,977	£1,079,599	£1,141,591	£1,099,582
15%	70%	£938,398	£1,031,387	£968,375	£948,306	£1,041,294	£978,282
20%	70%	£803,804	£927,788	£833,772	£813,704	£904,998	£858,981
25%	70%	£669,209	£824,189	£719,169	£685,721	£840,702	£735,681
30%	70%	£534,614	£720,590	£594,566	£554,429	£740,406	£614,380
35%	70%	£400,019	£616,992	£469,962	£423,137	£640,109	£493,080
40%	70%	£265,424	£513,392	£345,359	£291,844	£539,813	£371,780
45%	70%	£130,829	£409,794	£220,756	£160,352	£439,517	£250,480
50%	70%	£-3,766	£306,195	£96,153	£29,260	£339,220	£129,190
100%	70%	£-1,060,676	£-730,616	£-1,157,569	£-1,293,544	£-664,005	£-1,060,437
10%	80%	£1,070,926	£1,141,774	£1,093,765	£1,075,329	£1,146,178	£1,098,168
15%	80%	£935,297	£1,041,570	£969,556	£941,903	£1,048,175	£976,161
20%	80%	£799,669	£941,366	£845,347	£808,476	£950,172	£854,153
40%	80%	£257,155	£540,549	£348,510	£274,765	£558,162	£386,124
45%	80%	£121,527	£440,344	£224,301	£141,342	£460,159	£244,117
50%	80%	£-114,102	£340,139	£100,092	£7,915	£362,156	£122,109
10%	60%	£1,075,060	£1,128,196	£1,092,189	£1,083,868	£1,137,003	£1,100,996
15%	60%	£941,499	£1,028,192	£967,192	£954,709	£1,034,414	£980,403
20%	60%	£807,898	£914,210	£842,196	£825,851	£931,824	£859,899
25%	60%	£674,277	£807,216	£717,199	£696,394	£829,234	£739,216
30%	60%	£540,815	£700,223	£592,202	£567,235	£726,644	£616,623
35%	60%	£407,254	£593,230	£467,205	£438,078	£624,054	£498,029
40%	60%	£273,692	£486,237	£342,208	£308,920	£521,464	£377,436
50%	60%	£8,569	£372,251	£92,215	£50,804	£316,285	£136,250

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,891,079	£1,891,079	£1,891,079	£1,891,079	£1,891,079	£1,891,079
10%	70%	£1,821,869	£1,883,881	£1,841,874	£1,628,465	£1,690,467	£1,648,478
15%	70%	£1,487,294	£1,580,293	£1,517,271	£1,497,202	£1,590,190	£1,527,176
20%	70%	£1,352,700	£1,476,684	£1,392,668	£1,365,910	£1,489,894	£1,405,677
25%	70%	£1,218,105	£1,373,085	£1,268,065	£1,234,617	£1,389,598	£1,284,577
30%	70%	£1,083,510	£1,269,486	£1,143,462	£1,103,325	£1,289,302	£1,163,276
35%	70%	£948,915	£1,165,888	£1,018,858	£972,033	£1,189,005	£1,041,977
40%	70%	£814,320	£1,062,289	£894,255	£840,740	£1,088,710	£920,677
45%	70%	£679,725	£958,690	£769,652	£709,446	£988,413	£799,376
50%	70%	£545,130	£855,091	£645,049	£578,156	£888,116	£676,076
100%	70%	£811,780	£-181,720	£-608,673	£-744,648	£-115,109	£-541,540
10%	80%	£1,619,822	£1,690,670	£1,642,661	£1,624,225	£1,695,074	£1,647,064
15%	80%	£1,484,193	£1,590,466	£1,518,452	£1,490,799	£1,587,071	£1,525,057
20%	80%	£1,348,565	£1,480,262	£1,394,243	£1,357,372	£1,489,065	£1,403,049
40%	80%	£806,051	£1,089,444	£897,406	£823,665	£1,107,058	£915,020
45%	80%	£670,423	£989,240	£773,197	£690,238	£1,009,052	£793,013
50%	80%	£534,794	£889,036	£648,988	£556,811	£911,052	£671,005
10%	60%	£1,623,957	£1,677,092	£1,641,085	£1,632,764	£1,685,899	£1,649,892
15%	60%	£1,490,295	£1,570,099	£1,516,088	£1,503,605	£1,583,310	£1,529,299
20%	60%	£1,356,634	£1,463,106	£1,391,092	£1,374,447	£1,480,720	£1,408,706
25%	60%	£1,223,273	£1,356,112	£1,266,095	£1,245,290	£1,378,130	£1,288,112
30%	60%	£1,089,711	£1,249,120	£1,141,098	£1,116,131	£1,275,540	£1,167,519
35%	60%	£956,150	£1,142,127	£1,016,101	£986,974	£1,172,950	£1,046,925
40%	60%	£822,588	£1,035,133	£891,104	£857,816	£1,070,360	£926,332
50%	60%	£688,466	£921,147	£841,111	£599,506	£965,181	£865,146

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,928,836	£1,928,836	£1,928,836	£1,928,836	£1,928,836	£1,928,836
10%	70%	£1,659,646	£1,721,638	£1,679,630	£1,666,252	£1,728,244	£1,686,235
15%	70%	£1,525,051	£1,618,040	£1,565,038	£1,534,959	£1,627,947	£1,564,935
20%	70%	£1,390,457	£1,514,441	£1,430,425	£1,403,667	£1,527,651	£1,443,634
25%	70%	£1,255,862	£1,410,842	£1,305,822	£1,272,374	£1,427,355	£1,322,334
30%	70%	£1,121,267	£1,307,243	£1,181,219	£1,141,082	£1,327,059	£1,201,033
35%	70%	£986,672	£1,203,645	£1,056,615	£1,009,790	£1,226,762	£1,079,733
40%	70%	£852,076	£1,100,046	£932,012	£876,497	£1,126,466	£958,433
45%	70%	£717,481	£996,446	£807,409	£747,205	£1,026,170	£837,132
50%	70%	£582,887	£892,848	£682,806	£615,913	£925,873	£715,833
100%	70%	£-774,023	£-143,963	£-570,916	£-706,891	£-77,352	£-503,784
10%	80%	£1,657,579	£1,728,427	£1,680,418	£1,661,982	£1,732,831	£1,684,821
15%	80%	£1,521,950	£1,628,223	£1,556,209	£1,528,556	£1,634,828	£1,562,814
20%	80%	£1,386,322	£1,528,019	£1,432,000	£1,395,129	£1,536,825	£1,440,806
40%	80%	£843,808	£1,127,201	£935,163	£861,422	£1,144,815	£952,777
45%	80%	£708,180	£1,026,996	£810,954	£727,995	£1,046,812	£830,770
50%	80%	£572,551	£926,792	£686,745	£594,568	£948,809	£708,762
10%	60%	£1,661,713	£1,714,849	£1,678,842	£1,670,521	£1,723,656	£1,687,649
15%	60%	£1,526,152	£1,607,656	£1,553,845	£1,541,362	£1,621,067	£1,567,056
20%	60%	£1,394,591	£1,500,863	£1,429,849	£1,412,204	£1,518,477	£1,446,462
25%	60%	£1,261,030	£1,393,869	£1,303,852	£1,283,047	£1,415,887	£1,325,869
30%	60%	£1,127,468	£1,286,876	£1,178,855	£1,153,888	£1,313,297	£1,205,276
35%	60%	£993,907	£1,179,883	£1,053,858	£1,024,731	£1,210,707	£1,084,682
40%	60%	£860,345	£1,072,889	£928,861	£896,573	£1,108,117	£964,089
50%	60%	£726,783	£965,894	£803,868	£737,257	£992,838	£822,303

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£667,185	£667,185	£667,185	£667,185	£667,185	£667,185
10%	70%	£522,507	£595,351	£547,993	£529,053	£601,897	£554,539
15%	70%	£460,168	£559,434	£488,399	£459,986	£569,252	£498,217
20%	70%	£377,829	£523,517	£428,803	£390,921	£536,609	£441,895
25%	70%	£305,490	£487,600	£369,207	£321,854	£503,965	£385,573
30%	70%	£233,151	£451,693	£309,613	£252,789	£471,321	£329,251
35%	70%	£160,812	£415,787	£250,017	£183,722	£438,677	£272,929
40%	70%	£88,473	£379,849	£190,422	£114,656	£406,033	£216,605
45%	70%	£16,134	£343,933	£130,827	£45,590	£373,389	£160,283
50%	70%	£-57,125	£308,016	£71,231	£-23,860	£340,746	£103,961
100%	70%	£-792,346	£-51,989	£-533,304	£-725,817	£14,085	£-466,774
10%	80%	£518,919	£602,170	£548,047	£523,283	£606,333	£552,411
15%	80%	£444,786	£569,661	£488,479	£451,332	£576,207	£495,025
20%	80%	£370,652	£537,154	£428,910	£379,381	£545,882	£437,637
25%	80%	£296,520	£504,646	£369,341	£307,429	£515,557	£380,251
30%	80%	£222,386	£472,139	£309,772	£235,478	£485,231	£322,864
35%	80%	£148,254	£439,631	£250,204	£163,527	£454,905	£265,477
40%	80%	£74,121	£407,124	£190,634	£91,577	£424,579	£208,091
45%	80%	£-12	£374,616	£131,066	£19,626	£394,253	£150,704
50%	80%	£-75,357	£342,108	£71,498	£-53,181	£363,929	£93,317
10%	60%	£526,095	£588,532	£547,941	£534,822	£597,260	£556,668
15%	60%	£455,549	£549,206	£488,319	£468,641	£562,298	£501,411
20%	60%	£385,004	£509,880	£428,897	£402,460	£527,336	£446,453
25%	60%	£314,459	£470,553	£369,075	£336,279	£492,374	£390,804
30%	60%	£243,914	£431,228	£309,453	£270,098	£457,412	£335,636
35%	60%	£173,368	£391,902	£249,831	£203,917	£422,449	£280,379
40%	60%	£102,824	£352,576	£190,209	£137,735	£387,487	£225,120
45%	60%	£32,279	£313,250	£130,587	£71,554	£352,525	£169,862
50%	60%	£-39,892	£273,923	£70,968	£5,373	£317,563	£114,605

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,637,063	£4,637,063	£4,637,063	£4,637,063	£4,637,063	£4,637,063
10%	70%	£4,781,741	£4,708,896	£4,758,254	£4,775,195	£4,702,350	£4,749,708
15%	70%	£4,954,080	£4,744,814	£4,815,849	£4,844,261	£4,734,995	£4,806,030
20%	70%	£4,926,419	£4,780,231	£4,875,444	£4,913,397	£4,687,639	£4,862,352
25%	70%	£4,998,758	£4,816,647	£4,935,040	£4,982,393	£4,640,283	£4,918,675
30%	70%	£5,071,097	£4,852,564	£4,994,635	£5,051,459	£4,593,227	£4,974,997
35%	70%	£5,143,436	£4,888,481	£5,054,230	£5,120,525	£4,546,171	£5,031,319
40%	70%	£5,215,775	£4,924,398	£5,113,825	£5,189,591	£4,499,115	£5,087,642
45%	70%	£5,288,114	£4,960,314	£5,173,421	£5,258,656	£4,452,059	£5,143,965
50%	70%	£5,360,453	£4,996,232	£5,233,016	£5,328,108	£4,405,003	£5,200,287
100%	70%	£6,096,594	£5,356,237	£5,837,551	£6,030,064	£5,290,162	£5,771,021
10%	80%	£4,785,328	£4,702,078	£4,756,201	£4,780,965	£4,697,714	£4,751,837
15%	80%	£4,859,462	£4,734,586	£4,815,769	£4,852,916	£4,728,040	£4,809,223
20%	80%	£4,933,595	£4,767,093	£4,875,327	£4,924,867	£4,758,366	£4,866,610
25%	80%	£5,007,728	£4,799,601	£4,934,885	£5,000,818	£4,789,815	£4,924,003
30%	80%	£5,081,861	£4,832,108	£5,000,443	£5,078,769	£4,821,264	£4,981,396
35%	80%	£5,155,994	£4,864,616	£5,070,001	£5,157,720	£4,852,713	£5,038,789
40%	80%	£5,230,127	£4,897,124	£5,139,549	£5,236,671	£4,884,162	£5,096,182
45%	80%	£5,304,260	£4,929,632	£5,209,097	£5,315,622	£4,915,611	£5,153,575
50%	80%	£5,378,393	£4,962,139	£5,278,645	£5,394,573	£4,947,060	£5,210,968
10%	60%	£4,778,153	£4,715,716	£4,756,307	£4,789,426	£4,706,987	£4,747,579
15%	60%	£4,848,699	£4,755,041	£4,815,828	£4,855,607	£4,741,949	£4,802,837
20%	60%	£4,919,245	£4,794,366	£4,875,350	£4,925,788	£4,778,912	£4,858,095
25%	60%	£4,989,791	£4,833,691	£4,934,871	£4,995,969	£4,811,874	£4,913,353
30%	60%	£5,060,337	£4,873,016	£4,994,394	£5,066,150	£4,844,836	£4,968,611
35%	60%	£5,130,883	£4,912,341	£5,053,917	£5,136,331	£4,877,798	£5,023,869
40%	60%	£5,201,429	£4,951,666	£5,113,438	£5,206,512	£4,910,760	£5,079,127
50%	60%	£5,271,975	£4,990,991	£5,172,961	£5,276,693	£4,943,722	£5,134,385

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,460,474	£3,460,474	£3,460,474	£3,460,474	£3,460,474	£3,460,474
10%	70%	£3,605,152	£3,532,308	£3,579,666	£3,598,606	£3,525,762	£3,573,120
15%	70%	£3,877,491	£3,569,225	£3,639,260	£3,667,973	£3,568,407	£3,629,442
20%	70%	£4,149,830	£3,606,143	£3,698,854	£3,736,789	£3,591,051	£3,685,764
25%	70%	£4,422,169	£3,643,061	£3,758,448	£3,805,605	£3,623,694	£3,742,086
30%	70%	£4,694,508	£3,679,979	£3,818,042	£3,874,421	£3,656,338	£3,798,408
35%	70%	£4,966,847	£3,717,897	£3,877,636	£3,943,237	£3,688,982	£3,854,731
40%	70%	£5,239,186	£3,755,815	£3,937,230	£4,012,053	£3,721,626	£3,911,054
45%	70%	£5,511,525	£3,793,733	£3,996,824	£4,080,869	£3,754,270	£3,967,376
50%	70%	£5,783,864	£3,831,651	£4,056,418	£4,150,685	£3,786,914	£4,023,698
100%	70%	£4,920,005	£4,179,649	£4,660,963	£4,853,476	£4,113,574	£4,594,433
10%	80%	£3,608,740	£3,525,490	£3,579,612	£3,604,376	£3,521,126	£3,575,249
15%	80%	£3,880,874	£3,567,998	£3,639,161	£3,676,328	£3,551,452	£3,632,639
20%	80%	£4,153,008	£3,610,506	£3,698,755	£3,745,280	£3,581,778	£3,689,022
25%	80%	£4,425,142	£3,653,014	£3,758,349	£3,814,232	£3,612,104	£3,744,405
30%	80%	£4,697,276	£3,695,522	£3,817,943	£3,883,184	£3,642,429	£3,800,788
35%	80%	£4,969,410	£3,738,030	£3,877,537	£3,952,136	£3,672,754	£3,857,171
40%	80%	£5,241,544	£3,780,538	£3,937,131	£4,021,088	£3,703,079	£3,912,554
45%	80%	£5,513,678	£3,823,046	£3,996,725	£4,090,040	£3,733,404	£3,967,937
50%	80%	£5,785,812	£3,865,554	£4,056,319	£4,158,992	£3,763,729	£4,023,320
10%	60%	£3,601,565	£3,539,127	£3,579,719	£3,602,637	£3,530,399	£3,570,991
15%	60%	£3,873,700	£3,571,635	£3,639,313	£3,671,589	£3,561,361	£3,626,249
20%	60%	£4,145,834	£3,604,143	£3,698,907	£3,740,541	£3,591,686	£3,681,571
25%	60%	£4,417,968	£3,636,651	£3,758,501	£3,809,493	£3,622,011	£3,736,893
30%	60%	£4,690,102	£3,669,159	£3,818,095	£3,878,445	£3,652,336	£3,792,215
35%	60%	£4,962,236	£3,701,667	£3,877,689	£3,947,397	£3,682,661	£3,847,537
40%	60%	£5,234,370	£3,734,175	£3,937,283	£4,016,349	£3,713,016	£3,902,859
50%	60%	£5,506,504	£3,766,683	£3,996,877	£4,085,301	£3,743,341	£3,958,181

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,220,054	£1,220,054	£1,220,054	£1,220,054	£1,220,054	£1,220,054
10%	70%	£1,364,732	£1,291,888	£1,339,246	£1,358,186	£1,285,342	£1,332,700
15%	70%	£1,437,071	£1,327,806	£1,398,840	£1,417,253	£1,317,997	£1,399,022
20%	70%	£1,509,410	£1,363,723	£1,458,434	£1,476,319	£1,350,631	£1,445,344
25%	70%	£1,581,749	£1,399,641	£1,518,028	£1,535,385	£1,383,274	£1,501,666
30%	70%	£1,654,088	£1,435,559	£1,577,622	£1,634,451	£1,415,918	£1,557,988
35%	70%	£1,726,427	£1,471,477	£1,637,216	£1,703,517	£1,448,562	£1,614,311
40%	70%	£1,798,766	£1,507,395	£1,696,810	£1,772,583	£1,481,206	£1,670,634
45%	70%	£1,871,105	£1,543,313	£1,756,404	£1,841,649	£1,513,850	£1,726,956
50%	70%	£1,943,444	£1,579,231	£1,815,998	£1,910,715	£1,546,494	£1,783,278
100%	70%	£2,679,585	£1,938,229	£2,420,543	£2,613,056	£1,873,154	£2,354,013
10%	80%	£1,368,320	£1,339,192	£1,363,957	£1,383,722	£1,280,706	£1,334,829
15%	80%	£1,442,454	£1,317,578	£1,398,761	£1,435,908	£1,311,032	£1,392,215
20%	80%	£1,516,588	£1,295,964	£1,433,565	£1,505,084	£1,341,357	£1,448,602
25%	80%	£1,590,722	£1,274,350	£1,468,369	£1,574,260	£1,371,682	£1,505,022
30%	80%	£1,664,856	£1,252,736	£1,503,173	£1,643,436	£1,402,007	£1,561,405
35%	80%	£1,738,990	£1,231,122	£1,537,977	£1,712,612	£1,432,332	£1,617,788
40%	80%	£1,813,124	£1,209,508	£1,572,781	£1,781,788	£1,462,657	£1,674,171
45%	80%	£1,887,258	£1,187,894	£1,607,585	£1,850,964	£1,492,982	£1,730,554
50%	80%	£1,961,392	£1,166,280				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,393	£5,393	£5,393	£5,393	£5,393	£5,393
10%	70%	-£139,286	-£86,441	-£113,789	-£132,740	-£59,886	-£107,263
15%	70%	-£211,625	-£102,358	-£173,394	-£201,806	-£82,540	-£163,575
20%	70%	-£283,964	-£138,276	-£232,989	-£270,872	-£125,184	-£219,897
25%	70%	-£356,303	-£174,192	-£292,585	-£339,938	-£157,828	-£276,219
30%	70%	-£428,642	-£210,109	-£352,180	-£409,004	-£190,471	-£332,542
35%	70%	-£500,981	-£246,026	-£411,775	-£478,070	-£223,115	-£398,864
40%	70%	-£573,320	-£281,943	-£471,370	-£547,136	-£255,759	-£445,187
45%	70%	-£645,659	-£317,859	-£530,966	-£616,202	-£288,403	-£501,509
50%	70%	-£718,918	-£353,776	-£590,561	-£685,268	-£321,047	-£557,831
100%	70%	-£1,454,138	-£713,782	-£1,195,096	-£1,387,609	-£647,707	-£1,128,568
10%	80%	-£142,873	-£59,623	-£113,745	-£138,510	-£55,259	-£109,382
15%	80%	-£217,007	-£92,131	-£173,314	-£210,461	-£85,385	-£166,768
20%	80%	-£291,140	-£124,638	-£232,882	-£282,412	-£115,911	-£224,155
25%	80%	-£365,274	-£157,145	-£292,430	-£341,943	-£146,437	-£281,546
30%	80%	-£439,408	-£189,652	-£351,977	-£401,474	-£176,963	-£338,937
35%	80%	-£513,542	-£222,159	-£411,520	-£470,005	-£207,489	-£396,328
40%	80%	-£587,676	-£254,666	-£471,068	-£538,536	-£238,015	-£453,719
45%	80%	-£661,810	-£287,173	-£530,726	-£607,067	-£268,541	-£511,108
50%	80%	-£735,944	-£319,680	-£590,274	-£675,598	-£299,067	-£568,496
10%	60%	-£135,998	-£73,250	-£113,851	-£126,971	-£54,532	-£105,124
15%	60%	-£209,132	-£105,757	-£173,473	-£201,502	-£85,058	-£162,386
20%	60%	-£282,266	-£138,264	-£233,020	-£260,033	-£115,584	-£219,648
25%	60%	-£355,400	-£170,771	-£292,567	-£328,564	-£146,110	-£276,909
30%	60%	-£428,534	-£203,278	-£352,115	-£397,095	-£176,636	-£334,170
35%	60%	-£501,668	-£235,785	-£411,662	-£465,626	-£207,162	-£391,432
40%	60%	-£574,802	-£268,292	-£471,210	-£534,157	-£237,688	-£448,694
45%	60%	-£647,936	-£300,799	-£530,757	-£602,688	-£268,214	-£505,956
50%	60%	-£721,070	-£333,306	-£590,304	-£671,219	-£298,740	-£563,218

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£286,443	£286,443	£286,443	£286,443	£286,443	£286,443
10%	70%	£141,785	£214,610	£167,252	£148,311	£221,156	£173,798
15%	70%	£89,426	£178,892	£107,657	£79,245	£188,511	£117,676
20%	70%	-£2,913	£142,775	£48,062	£10,179	£155,967	£51,153
25%	70%	-£75,252	£106,859	-£11,534	-£58,887	£123,223	£4,831
30%	70%	-£147,591	£70,941	-£71,129	-£127,953	£90,579	-£51,491
35%	70%	-£219,930	£35,025	-£130,724	-£197,020	£57,936	-£107,713
40%	70%	-£292,269	-£2,892	-£190,419	-£266,085	£25,292	-£164,136
45%	70%	-£364,608	-£36,808	-£249,915	-£335,152	-£7,352	-£220,459
50%	70%	-£437,967	-£72,726	-£309,510	-£404,602	-£39,996	-£276,781
100%	70%	-£1,173,088	-£432,731	-£814,046	-£1,106,559	-£366,656	-£847,515
10%	80%	£138,177	£221,428	£167,305	£142,541	£225,792	£171,669
15%	80%	£84,044	£189,320	£107,737	£70,593	£195,496	£114,283
20%	80%	£10,089	£154,413	£48,169	£1,361	£165,140	£56,896
25%	80%	-£306,621	£26,382	-£190,107	-£289,164	£43,838	-£172,651
30%	80%	-£380,753	-£6,126	-£249,676	-£361,115	£13,512	-£230,038
35%	80%	-£454,899	-£38,633	-£309,244	-£433,923	-£16,813	-£287,425
40%	80%	-£529,045	-£70,790	-£368,959	-£502,454	-£49,766	-£344,691
45%	80%	-£603,191	-£102,941	-£428,674	-£570,985	-£80,719	-£402,046
50%	80%	-£677,337	-£135,092	-£488,389	-£639,516	-£111,770	-£459,301
10%	60%	£145,353	£207,790	£167,199	£154,080	£216,519	£175,327
15%	60%	£74,807	£169,465	£107,577	£87,899	£181,857	£120,669
20%	60%	£4,263	£129,138	£47,956	£21,718	£146,594	£55,411
25%	60%	-£66,283	£89,812	-£11,666	-£44,463	£111,632	£10,153
30%	60%	-£138,828	£50,486	-£71,288	-£110,644	£76,670	-£45,105
35%	60%	-£207,373	£11,160	-£130,910	-£176,825	£41,707	-£100,363
40%	60%	-£276,918	-£28,165	-£190,532	-£243,007	£8,746	-£155,621
45%	60%	-£346,463	-£66,318	-£249,676	-£312,532	-£22,219	-£210,368
50%	60%	-£416,008	-£108,818	-£307,276	-£371,369	-£53,179	-£268,137

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£410,504	£410,504	£410,504	£410,504	£410,504	£410,504
10%	70%	£265,826	£338,670	£291,312	£272,372	£345,216	£297,858
15%	70%	£193,487	£302,753	£231,718	£203,305	£312,571	£241,536
20%	70%	£121,148	£266,835	£172,122	£134,239	£278,927	£185,214
25%	70%	£48,809	£230,919	£112,526	£65,173	£247,283	£128,892
30%	70%	-£23,531	£195,002	£52,932	-£3,893	£214,640	£72,569
35%	70%	-£95,870	£159,085	-£6,664	-£72,959	£181,996	£16,247
40%	70%	-£168,209	£123,168	-£66,259	-£142,025	£149,352	-£40,076
45%	70%	-£240,548	£87,252	-£126,854	-£211,091	£116,708	-£95,388
50%	70%	-£312,887	£51,335	-£198,450	-£280,541	£84,064	-£152,720
100%	70%	-£1,049,027	-£308,671	-£789,985	-£982,498	-£242,596	-£723,455
10%	80%	£282,238	£345,488	£291,366	£266,601	£349,852	£295,729
15%	80%	£188,104	£312,990	£231,797	£194,650	£319,526	£238,343
20%	80%	£113,771	£280,473	£172,229	£122,890	£289,200	£180,859
25%	80%	£182,561	£150,443	-£66,047	-£165,104	£167,998	-£48,590
30%	80%	-£256,693	£117,934	-£125,615	-£237,055	£137,572	-£105,977
35%	80%	-£330,827	£85,427	-£185,184	-£309,863	£107,247	-£183,364
40%	80%	-£404,961	£52,910	-£244,674	-£378,312	£75,921	-£251,645
45%	80%	-£479,095	£20,393	-£304,167	-£446,763	£44,646	-£319,116
50%	80%	-£553,229	-£11,126	-£363,264	-£515,212	£14,511	-£376,701
10%	60%	£269,413	£331,851	£291,260	£278,141	£340,679	£299,987
15%	60%	£198,888	£292,525	£231,638	£211,960	£305,617	£244,730
20%	60%	£138,323	£253,199	£172,016	£145,775	£270,654	£189,471
25%	60%	£57,777	£213,872	£112,394	£79,588	£235,692	£134,213
30%	60%	-£12,767	£174,547	£52,772	£13,417	£200,731	£76,955
35%	60%	-£83,313	£135,220	-£6,850	-£52,764	£165,768	£23,698
40%	60%	-£153,858	£95,895	-£66,472	-£118,947	£130,808	-£31,561
45%	60%	-£224,403	£56,568	-£127,835	-£188,092	£91,838	-£90,724
50%	60%	-£294,948	£17,242	-£186,716	-£251,309	£60,881	-£142,076

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£12,344	-£12,344	-£12,344	-£12,344	-£12,344	-£12,344
10%	70%	-£157,023	-£84,178	-£131,536	-£150,477	-£77,632	-£124,990
15%	70%	-£229,362	-£120,095	-£191,130	-£219,543	-£110,277	-£181,312
20%	70%	-£301,701	-£158,013	-£250,726	-£288,609	-£142,921	-£237,634
25%	70%	-£374,040	-£191,929	-£310,322	-£357,675	-£175,565	-£293,956
30%	70%	-£446,379	-£227,846	-£369,917	-£426,741	-£208,208	-£350,279
35%	70%	-£518,718	-£263,763	-£429,512	-£495,807	-£240,852	-£406,601
40%	70%	-£591,057	-£299,680	-£489,107	-£564,873	-£273,496	-£462,924
45%	70%	-£663,396	-£335,596	-£548,703	-£633,939	-£306,140	-£519,246
50%	70%	-£735,735	-£371,513	-£608,298	-£703,004	-£338,784	-£575,568
100%	70%	-£1,471,875	-£731,519	-£1,212,833	-£1,405,346	-£665,444	-£1,146,303
10%	80%	-£160,610	-£77,360	-£131,482	-£156,247	-£72,996	-£127,119
15%	80%	-£234,744	-£109,868	-£191,051	-£228,198	-£103,322	-£184,505
20%	80%	-£308,877	-£142,375	-£250,619	-£300,149	-£133,648	-£241,892
25%	80%	-£383,011	-£174,882	-£309,176	-£369,202	-£164,974	-£300,016
30%	80%	-£457,144	-£207,389	-£368,233	-£438,255	-£196,300	-£357,139
35%	80%	-£531,278	-£239,896	-£427,290	-£507,308	-£227,626	-£414,262
40%	80%	-£605,411	-£272,403	-£486,347	-£576,361	-£258,952	-£471,338
45%	80%	-£679,545	-£304,910	-£545,404	-£645,414	-£290,278	-£528,412
50%	80%	-£753,679	-£337,417	-£604,461	-£714,467	-£321,604	-£585,486
10%	60%	-£153,435	-£90,997	-£131,588	-£144,707	-£82,269	-£122,861
15%	60%	-£227,569	-£130,323	-£191,210	-£213,889	-£117,231	-£178,118
20%	60%	-£301,703	-£169,649	-£250,832	-£273,070	-£152,194	-£233,377
25%	60%	-£375,837	-£208,976	-£310,454	-£342,251	-£187,156	-£288,635
30%	60%	-£450,000	-£248,301	-£370,076	-£409,432	-£222,117	-£343,893
35%	60%	-£524,163	-£287,626	-£429,698	-£478,613	-£252,080	-£399,150
40%	60%	-£598,326	-£326,953	-£489,320	-£547,794	-£282,042	-£454,409
45%	60%	-£672,490	-£366,280	-£548,942	-£616,975	-£311,904	-£509,668
50%	60%	-£746,653	-£405,606	-£608,564	-£686,157	-£341,967	-£564,924

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£536,552	£536,552	£536,552	£536,552	£536,552	£536,552
10%	70%	£381,874	£464,718	£417,360	£388,420	£471,264	£423,906
15%	70%	£319,535	£426,801	£387,766	£329,353	£438,619	£367,584
20%	70%	£247,196	£392,883	£298,170	£280,287	£405,975	£311,262
25%	70%	£174,857	£356,967	£238,574	£191,221	£373,332	£254,940
30%	70%	£102,517	£321,050	£178,980	£122,155	£340,888	£198,617
35%	70%	£30,179	£285,134	£119,384	£53,089	£308,044	£142,295
40%	70%	£-42,161	£249,216	£59,789	£-15,877	£275,400	£85,972
45%	70%	£-114,500	£213,300	£194	£-85,043	£242,756	£29,650
50%	70%	£-187,758	£177,383	£-59,402	£-154,493	£210,112	£-26,672
100%	70%	£-922,979	£-182,623	£-663,937	£-856,450	£-116,548	£-597,407
10%	80%	£388,286	£471,536	£417,414	£392,649	£475,900	£421,777
15%	80%	£374,152	£439,028	£387,845	£320,698	£445,374	£364,391
20%	80%	£240,019	£406,521	£298,277	£248,747	£415,248	£307,004
40%	80%	£-56,512	£276,491	£80,001	£-39,056	£293,946	£77,458
45%	80%	£-130,645	£243,982	£433	£-111,007	£263,620	£20,071
50%	80%	£-205,991	£211,475	£-59,136	£-183,815	£233,295	£-37,316
10%	60%	£395,461	£457,899	£417,308	£404,189	£466,627	£426,035
15%	60%	£324,916	£418,573	£387,686	£338,008	£431,865	£370,778
20%	60%	£254,371	£379,247	£296,064	£271,827	£396,702	£315,519
25%	60%	£183,825	£339,920	£238,442	£205,646	£361,740	£260,261
30%	60%	£113,281	£300,595	£178,820	£139,465	£326,779	£205,003
35%	60%	£42,735	£261,268	£119,198	£73,284	£291,816	£149,746
40%	60%	£-27,810	£221,943	£59,576	£7,101	£256,854	£94,497
50%	60%	£-169,625	£143,290	£-59,668	£-125,261	£186,929	£-16,028

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£574,309	£574,309	£574,309	£574,309	£574,309	£574,309
10%	70%	£429,630	£502,475	£455,117	£436,176	£509,021	£461,663
15%	70%	£357,291	£466,558	£395,522	£387,110	£476,376	£405,341
20%	70%	£284,952	£430,640	£335,927	£298,044	£443,732	£349,019
25%	70%	£212,613	£394,724	£276,331	£228,978	£411,088	£292,697
30%	70%	£140,274	£358,807	£216,736	£159,912	£378,445	£236,374
35%	70%	£87,935	£322,890	£157,141	£90,846	£345,801	£180,052
40%	70%	£-4,494	£286,973	£97,546	£21,780	£313,157	£123,729
45%	70%	£-75,743	£251,057	£37,950	£-47,285	£280,513	£67,407
50%	70%	£-150,002	£215,139	£-21,645	£-116,737	£247,869	£11,085
100%	70%	£-885,222	£-144,866	£-826,180	£-818,693	£-78,791	£-559,650
10%	80%	£426,043	£509,293	£455,171	£430,406	£513,657	£459,534
15%	80%	£351,909	£476,785	£395,602	£358,455	£483,331	£402,148
20%	80%	£277,776	£444,278	£336,034	£286,504	£453,005	£344,761
40%	80%	£-18,756	£314,247	£97,759	£-1,299	£331,703	£115,215
45%	80%	£-92,888	£281,739	£38,190	£-73,250	£301,377	£57,828
50%	80%	£-168,234	£249,232	£-21,379	£-146,058	£271,052	£440
10%	60%	£433,218	£495,656	£455,065	£441,945	£504,384	£463,792
15%	60%	£362,673	£459,330	£395,443	£375,764	£469,422	£408,535
20%	60%	£292,128	£417,004	£335,821	£309,583	£434,459	£353,276
25%	60%	£221,582	£377,577	£276,199	£243,402	£399,497	£298,018
30%	60%	£151,038	£338,352	£216,577	£177,221	£364,536	£242,760
35%	60%	£80,492	£299,025	£156,955	£111,040	£329,573	£187,502
40%	60%	£9,947	£259,700	£97,333	£44,858	£294,611	£132,244
50%	60%	£-131,768	£181,047	£-21,911	£-87,504	£224,698	£21,729

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£887,414	£887,414	£887,414	£887,414	£887,414	£887,414
10%	70%	£813,106	£883,765	£837,760	£819,741	£880,399	£844,395
15%	70%	£725,952	£831,940	£762,932	£735,905	£841,892	£772,885
20%	70%	£638,798	£780,115	£688,106	£662,068	£793,384	£701,376
25%	70%	£551,645	£728,290	£613,279	£568,231	£744,877	£629,865
30%	70%	£464,491	£676,466	£538,452	£484,395	£696,370	£558,356
35%	70%	£377,337	£624,641	£463,624	£400,559	£647,863	£486,846
40%	70%	£290,183	£572,816	£388,797	£316,722	£599,356	£415,336
45%	70%	£203,029	£520,992	£313,970	£232,886	£550,849	£343,827
50%	70%	£115,875	£469,167	£239,144	£149,050	£502,341	£272,317
100%	70%	£768,021	£49,882	£517,454	£700,588	£16,964	£450,021
10%	80%	£809,781	£890,514	£837,937	£814,185	£894,937	£842,360
15%	80%	£720,935	£842,064	£763,199	£727,570	£848,699	£769,833
20%	80%	£632,109	£793,614	£688,461	£640,956	£802,461	£697,307
25%	80%	£543,283	£745,164	£613,721	£564,342	£756,222	£624,780
30%	80%	£454,457	£696,714	£538,983	£467,727	£709,984	£552,253
35%	80%	£365,631	£648,264	£464,245	£381,113	£663,745	£479,727
40%	80%	£276,805	£599,814	£389,507	£294,497	£617,506	£407,199
45%	80%	£187,979	£551,364	£314,768	£207,883	£571,268	£334,673
50%	80%	£99,153	£502,914	£240,030	£121,268	£525,030	£262,146
10%	60%	£816,451	£877,015	£837,582	£825,298	£885,862	£846,428
15%	60%	£730,369	£821,816	£762,667	£744,239	£835,085	£775,937
20%	60%	£645,488	£766,617	£687,751	£673,180	£784,309	£705,444
25%	60%	£560,007	£711,417	£612,835	£582,122	£733,533	£634,951
30%	60%	£474,525	£656,218	£537,920	£501,064	£682,757	£564,459
35%	60%	£389,043	£601,019	£463,004	£420,006	£631,980	£493,966
40%	60%	£303,562	£545,819	£388,088	£338,948	£581,205	£423,474
45%	60%	£218,081	£490,620	£313,173	£257,889	£530,428	£352,982
50%	60%	£132,600	£435,421	£238,257	£176,831	£479,652	£282,489

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,316,834	£4,316,834	£4,316,834	£4,316,834	£4,316,834	£4,316,834
10%	70%	£4,491,141	£4,420,483	£4,466,488	£4,484,506	£4,413,848	£4,459,853
15%	70%	£4,578,295	£4,472,307	£4,541,315	£4,569,342	£4,462,355	£4,531,362
20%	70%	£4,665,449	£4,524,133	£4,616,141	£4,652,180	£4,510,863	£4,602,872
25%	70%	£4,752,602	£4,575,957	£4,690,966	£4,736,016	£4,559,370	£4,674,382
30%	70%	£4,839,756	£4,627,782	£4,765,796	£4,819,852	£4,607,877	£4,745,892
35%	70%	£4,926,910	£4,679,606	£4,840,623	£4,903,689	£4,656,385	£4,817,401
40%	70%	£5,014,064	£4,731,431	£4,915,450	£4,987,525	£4,704,892	£4,888,911
45%	70%	£5,101,218	£4,783,255	£4,990,277	£5,071,361	£4,753,403	£4,960,421
50%	70%	£5,188,372	£4,835,080	£5,065,104	£5,155,198	£4,801,907	£5,031,930
100%	70%	£6,072,269	£5,354,130	£5,821,701	£6,004,836	£5,287,283	£5,754,268
10%	80%	£4,494,486	£4,413,734	£4,466,311	£4,490,063	£4,409,310	£4,461,887
15%	80%	£4,583,312	£4,462,184	£4,541,049	£4,576,677	£4,455,548	£4,534,415
20%	80%	£4,672,139	£4,510,634	£4,615,787	£4,663,291	£4,501,787	£4,606,941
25%	80%	£4,761,042	£4,559,084	£4,690,520	£4,749,905	£4,549,741	£4,679,451
30%	80%	£4,850,000	£4,607,534	£4,765,253	£4,839,019	£4,597,695	£4,751,961
35%	80%	£4,939,000	£4,655,984	£4,840,000	£4,928,133	£4,645,649	£4,824,471
40%	80%	£5,028,000	£4,704,434	£4,914,733	£5,017,247	£4,693,603	£4,896,981
45%	80%	£5,117,000	£4,752,884	£4,989,466	£5,106,361	£4,741,557	£4,969,491
50%	80%	£5,206,000	£4,801,334	£5,064,200	£5,195,475	£4,789,511	£5,042,001
10%	60%	£4,487,797	£4,427,233	£4,466,665	£4,478,950	£4,418,386	£4,457,819
15%	60%	£4,573,279	£4,482,432	£4,541,580	£4,560,009	£4,469,162	£4,528,311
20%	60%	£4,658,759	£4,537,631	£4,616,497	£4,641,057	£4,519,939	£4,599,804
25%	60%	£4,744,241	£4,592,830	£4,691,412	£4,726,125	£4,570,714	£4,669,296
30%	60%	£4,829,723	£4,648,030	£4,766,327	£4,811,193	£4,621,491	£4,739,788
35%	60%	£4,915,204	£4,703,229	£4,841,244	£4,896,262	£4,672,267	£4,810,281
40%	60%	£5,000,686	£4,758,429	£4,916,159	£4,981,330	£4,723,043	£4,880,774
50%	60%	£5,171,648	£4,889,827	£5,065,991	£5,127,417	£4,824,936	£5,021,758

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,140,245	£3,140,245	£3,140,245	£3,140,245	£3,140,245	£3,140,245
10%	70%	£3,314,553	£3,243,894	£3,289,900	£3,307,918	£3,237,260	£3,283,264
15%	70%	£3,401,707	£3,295,719	£3,364,727	£3,391,754	£3,285,767	£3,354,774
20%	70%	£3,488,861	£3,347,544	£3,439,554	£3,476,589	£3,337,274	£3,426,284
25%	70%	£3,576,015	£3,399,369	£3,514,380	£3,559,428	£3,388,782	£3,497,794
30%	70%	£3,663,169	£3,451,194	£3,589,207	£3,643,264	£3,439,289	£3,569,304
35%	70%	£3,750,323	£3,503,019	£3,664,033	£3,727,100	£3,479,797	£3,640,814
40%	70%	£3,837,477	£3,554,843	£3,738,860	£3,810,937	£3,528,304	£3,712,323
45%	70%	£3,924,631	£3,606,667	£3,813,686	£3,894,773	£3,576,810	£3,783,833
50%	70%	£4,011,785	£3,658,492	£3,888,513	£3,978,609	£3,625,318	£3,855,342
100%	70%	£4,895,680	£4,177,541	£4,645,113	£4,828,247	£4,110,695	£4,577,680
10%	80%	£3,317,898	£3,237,145	£3,289,722	£3,313,474	£3,232,722	£3,285,299
15%	80%	£3,406,724	£3,285,995	£3,364,461	£3,400,089	£3,278,960	£3,357,826
20%	80%	£3,495,550	£3,334,846	£3,439,199	£3,486,703	£3,325,188	£3,430,353
25%	80%	£3,584,376	£3,383,697	£3,513,937	£3,571,327	£3,373,416	£3,502,863
30%	80%	£3,673,202	£3,432,548	£3,588,675	£3,655,961	£3,421,644	£3,575,373
35%	80%	£3,762,028	£3,481,399	£3,663,413	£3,740,595	£3,469,872	£3,647,883
40%	80%	£3,850,854	£3,530,250	£3,738,151	£3,825,229	£3,518,100	£3,720,393
45%	80%	£3,939,680	£3,579,101	£3,812,889	£3,909,863	£3,566,328	£3,792,903
50%	80%	£4,028,506	£3,627,952	£3,887,627	£4,006,391	£3,614,556	£3,865,413
10%	60%	£3,311,209	£3,250,844	£3,290,077	£3,302,362	£3,241,797	£3,281,231
15%	60%	£3,396,690	£3,305,643	£3,364,992	£3,383,421	£3,292,574	£3,351,723
20%	60%	£3,482,171	£3,360,442	£3,439,908	£3,464,479	£3,343,350	£3,422,215
25%	60%	£3,567,652	£3,415,241	£3,514,824	£3,545,537	£3,394,126	£3,492,706
30%	60%	£3,653,133	£3,470,040	£3,589,739	£3,626,595	£3,444,902	£3,563,200
35%	60%	£3,738,614	£3,524,840	£3,664,655	£3,707,653	£3,495,678	£3,633,693
40%	60%	£3,824,095	£3,581,841	£3,739,571	£3,788,711	£3,546,454	£3,704,185
50%	60%	£3,909,576	£3,639,239	£3,814,487	£3,869,769	£3,597,230	£3,774,677

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£899,825	£899,825	£899,825	£899,825	£899,825	£899,825
10%	70%	£1,074,133	£1,003,474	£1,049,480	£1,067,498	£996,840	£1,042,844
15%	70%	£1,161,287	£1,055,299	£1,124,307	£1,151,334	£1,045,347	£1,114,354
20%	70%	£1,248,441	£1,107,124	£1,189,133	£1,226,171	£1,093,855	£1,185,864
25%	70%	£1,335,595	£1,158,949	£1,253,960	£1,311,008	£1,142,362	£1,257,374
30%	70%	£1,422,749	£1,210,774	£1,318,787	£1,402,844	£1,190,869	£1,328,884
35%	70%	£1,509,903	£1,262,599	£1,423,615	£1,488,680	£1,239,377	£1,400,393
40%	70%	£1,597,057	£1,314,423	£1,498,442	£1,570,517	£1,287,884	£1,471,903
45%	70%	£1,684,211	£1,366,247	£1,573,269	£1,654,353	£1,336,391	£1,543,413
50%	70%	£1,771,365	£1,418,072	£1,648,096	£1,738,189	£1,384,898	£1,614,923
100%	70%	£2,655,260	£1,937,122	£2,404,693	£2,587,827	£1,870,275	£2,337,260
10%	80%	£1,077,478	£996,725	£1,049,302	£1,073,054	£992,302	£1,044,879
15%	80%	£1,166,304	£1,045,175	£1,124,041	£1,159,699	£1,039,540	£1,117,406
20%	80%	£1,255,130	£1,093,626	£1,188,779	£1,246,293	£1,088,079	£1,188,935
25%	80%	£1,343,956	£1,142,077	£1,253,912	£1,332,927	£1,136,607	£1,260,464
30%	80%	£1,432,782	£1,190,528	£1,319,045	£1,419,561	£1,185,135	£1,331,993
35%	80%	£1,521,608	£1,238,979	£1,384,178	£1,506,195	£1,233,664	£1,403,522
40%	80%	£1,610,434	£1,287,430	£1,449,311	£1,592,829	£1,282,193	£1,475,051
45%	80%	£1,699,260	£1,335,881	£1,514,444	£1,679,463	£1,330,722	£1,546,580
50%	80%	£1,788,086	£1,384,332	£1,589			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£325,622	£325,622	£325,622	£325,622	£325,622	£325,622
10%	70%	£151,814	£221,973	£175,967	£157,945	£229,807	£182,803
15%	70%	£64,180	£170,148	£101,140	£74,113	£180,100	£111,093
20%	70%	£22,994	£118,322	£26,314	£9,725	£131,592	£39,583
25%	70%	£10,147	£66,498	£48,513	£33,561	£83,085	£31,927
30%	70%	£197,301	£14,678	£123,341	£177,397	£34,678	£103,437
35%	70%	£294,455	£37,151	£198,168	£261,234	£19,830	£174,946
40%	70%	£371,609	£88,976	£272,995	£345,070	£52,437	£246,456
45%	70%	£458,763	£140,800	£347,822	£428,906	£10,944	£317,965
50%	70%	£545,917	£192,625	£422,648	£512,742	£159,451	£389,475
100%	70%	£1,420,813	£711,675	£1,179,246	£1,382,380	£644,828	£1,111,813
10%	80%	£147,969	£228,721	£176,144	£162,393	£233,145	£180,568
15%	80%	£59,143	£180,271	£101,406	£55,778	£186,307	£108,941
20%	80%	£29,683	£131,821	£26,858	£20,835	£140,668	£35,514
25%	80%	£13,987	£81,978	£47,285	£37,295	£44,286	£25,493
30%	80%	£384,087	£61,978	£272,285	£367,295	£44,286	£254,593
35%	80%	£473,814	£110,428	£347,024	£453,910	£90,524	£327,119
40%	80%	£562,640	£158,878	£421,762	£540,524	£136,762	£399,647
45%	80%	£651,466	£215,223	£515,790	£633,505	£224,070	£474,436
50%	80%	£740,292	£280,054	£619,875	£746,466	£318,293	£441,144
10%	60%	£16,304	£104,824	£25,958	£1,388	£122,517	£43,652
15%	60%	£101,786	£49,624	£48,957	£79,670	£71,741	£26,841
20%	60%	£187,267	£5,575	£123,872	£180,728	£20,965	£37,333
25%	60%	£272,749	£60,774	£198,789	£241,786	£29,812	£167,626
30%	60%	£358,231	£115,974	£273,704	£322,844	£80,387	£238,919
35%	60%	£443,713	£171,174	£352,639	£403,902	£121,587	£310,312
40%	60%	£529,195	£226,372	£428,535	£484,962	£162,140	£379,303

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£606,672	£606,672	£606,672	£606,672	£606,672	£606,672
10%	70%	£432,364	£503,023	£467,018	£439,005	£509,958	£463,653
15%	70%	£451,189	£451,189	£382,191	£355,163	£461,151	£382,144
20%	70%	£258,057	£399,373	£307,365	£271,326	£412,643	£320,634
25%	70%	£170,904	£347,549	£232,537	£187,490	£364,136	£249,124
30%	70%	£83,790	£295,724	£157,710	£103,654	£315,629	£177,614
35%	70%	£3,404	£243,899	£82,883	£19,917	£267,121	£106,108
40%	70%	£30,558	£192,075	£58,056	£44,016	£218,614	£34,595
45%	70%	£177,712	£140,250	£66,771	£147,855	£170,107	£36,915
50%	70%	£264,866	£88,426	£141,598	£231,692	£121,599	£108,424
100%	70%	£1,148,763	£430,624	£898,195	£1,081,330	£363,777	£830,762
10%	80%	£429,020	£509,772	£457,195	£433,443	£514,196	£461,619
15%	80%	£340,194	£461,322	£382,457	£346,828	£467,357	£389,091
20%	80%	£251,367	£412,872	£307,719	£260,214	£421,719	£315,865
25%	80%	£103,937	£219,073	£8,766	£86,244	£236,765	£26,458
30%	80%	£192,763	£170,623	£65,974	£172,859	£190,527	£46,069
35%	80%	£281,589	£122,173	£140,712	£259,473	£144,288	£118,596
40%	80%	£435,709	£496,273	£456,841	£444,556	£505,120	£465,687
45%	80%	£592,277	£441,074	£381,925	£363,497	£454,244	£395,185
50%	80%	£784,747	£385,875	£307,009	£282,439	£403,567	£324,702
10%	60%	£179,285	£330,675	£232,094	£201,381	£352,792	£254,209
15%	60%	£93,783	£275,476	£157,179	£120,323	£302,015	£183,718
20%	60%	£9,302	£220,277	£82,262	£39,264	£251,239	£113,225
25%	60%	£77,180	£165,077	£7,347	£41,794	£220,463	£42,732
30%	60%	£248,142	£54,679	£142,485	£203,911	£98,810	£58,252

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£730,733	£730,733	£730,733	£730,733	£730,733	£730,733
10%	70%	£556,425	£627,084	£581,078	£563,060	£633,718	£587,714
15%	70%	£469,271	£575,259	£506,251	£479,224	£585,211	£516,204
20%	70%	£362,117	£431,425	£353,433	£341,425	£448,196	£448,196
25%	70%	£294,964	£471,609	£356,598	£311,550	£488,196	£373,184
30%	70%	£207,810	£419,784	£281,770	£227,714	£439,689	£301,674
35%	70%	£120,656	£367,960	£206,943	£143,878	£391,181	£230,165
40%	70%	£33,502	£316,135	£132,116	£60,041	£342,674	£158,655
45%	70%	£53,652	£284,311	£84,311	£57,289	£294,168	£87,146
50%	70%	£140,806	£212,486	£117,537	£107,831	£245,680	£15,636
100%	70%	£1,024,702	£306,564	£774,135	£957,269	£239,717	£706,702
10%	80%	£553,080	£633,833	£581,256	£557,504	£638,256	£585,679
15%	80%	£464,254	£585,382	£506,517	£470,889	£592,018	£513,152
20%	80%	£358,232	£431,779	£346,275	£346,275	£515,779	£400,626
25%	80%	£20,124	£343,133	£132,626	£37,816	£360,625	£150,518
30%	80%	£68,702	£294,683	£58,087	£48,799	£314,587	£77,592
35%	80%	£157,529	£246,233	£16,651	£135,413	£268,349	£5,464
40%	80%	£559,789	£620,334	£580,901	£568,616	£629,219	£589,747
45%	80%	£474,288	£565,135	£505,986	£487,557	£579,404	£519,255
50%	80%	£388,807	£509,996	£431,069	£406,499	£527,628	£448,763
10%	60%	£303,325	£454,736	£356,154	£325,441	£476,852	£378,270
15%	60%	£217,844	£399,536	£281,239	£244,383	£426,076	£307,778
20%	60%	£132,362	£344,337	£206,323	£163,325	£375,299	£237,285
25%	60%	£46,880	£289,137	£131,407	£82,267	£324,524	£166,792
30%	60%	£124,082	£178,739	£18,424	£79,851	£222,971	£25,808

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£307,885	£307,885	£307,885	£307,885	£307,885	£307,885
10%	70%	£133,577	£204,236	£158,230	£140,212	£210,870	£164,866
15%	70%	£46,423	£152,411	£83,403	£56,376	£162,263	£93,356
20%	70%	£40,731	£100,585	£9,577	£27,462	£113,855	£21,846
25%	70%	£127,884	£48,761	£66,250	£111,298	£65,348	£49,664
30%	70%	£215,038	£3,064	£141,078	£195,134	£16,841	£121,174
35%	70%	£302,192	£54,888	£215,905	£279,971	£31,667	£192,683
40%	70%	£389,346	£106,713	£290,732	£362,807	£80,174	£264,193
45%	70%	£476,500	£158,537	£355,559	£446,643	£128,891	£335,702
50%	70%	£563,654	£210,362	£440,385	£530,479	£177,188	£407,212
100%	70%	£1,447,550	£729,412	£1,196,383	£1,380,117	£662,565	£1,129,550
10%	80%	£130,232	£210,984	£158,407	£134,656	£215,408	£162,831
15%	80%	£41,406	£162,534	£83,669	£48,041	£169,170	£90,304
20%	80%	£47,420	£114,084	£8,931	£38,573	£122,931	£17,777
25%	80%	£402,724	£70,715	£290,022	£385,032	£82,023	£272,530
30%	80%	£491,551	£128,165	£364,761	£471,647	£108,261	£344,856
35%	80%	£580,377	£176,615	£439,499	£558,261	£154,499	£417,384
40%	80%	£136,921	£197,486	£158,053	£145,768	£206,333	£166,899
45%	80%	£51,440	£142,287	£83,138	£64,709	£155,556	£96,407
50%	80%	£34,041	£87,067	£9,221	£16,349	£104,789	£25,915
10%	60%	£119,523	£31,887	£66,694	£97,407	£54,004	£44,578
15%	60%	£205,004	£23,312	£141,609	£178,465	£3,228	£115,070
20%	60%	£290,486	£78,511	£216,525	£259,523	£47,549	£185,563
25%	60%	£375,968	£133,711	£291,441	£340,581	£98,324	£256,056
30%	60%	£464,930	£244,109	£441,272	£502,699	£199,877	£397,040

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£856,781	£856,781	£856,781	£856,781	£856,781	£856,781
10%	70%	£682,473	£753,132	£707,126	£689,108	£759,786	£713,762
15%	70%	£385,319	£701,307	£632,299	£605,272	£711,359	£642,252
20%	70%	£508,165	£649,482	£557,473	£521,435	£662,751	£570,742
25%	70%	£421,012	£597,657	£482,646	£437,598	£614,244	£499,232
30%	70%	£333,858	£545,832	£407,819	£353,762	£565,737	£427,722
35%	70%	£246,704	£494,008	£332,991	£269,926	£517,229	£356,213
40%	70%	£159,550	£442,183	£258,164	£186,089	£468,722	£284,703
45%	70%	£72,396	£390,359	£183,337	£102,253	£420,216	£213,194
50%	70%	£-14,758	£338,534	£108,511	£18,417	£371,708	£141,684
100%	70%	£-98,654	£-180,516	£-648,087	£-831,221	£-113,669	£-580,654
10%	80%	£679,128	£759,881	£707,304	£683,552	£764,304	£711,727
15%	80%	£580,302	£711,431	£632,565	£596,937	£718,066	£639,200
20%	80%	£501,476	£662,980	£557,827	£510,323	£671,827	£566,673
40%	80%	£146,172	£469,181	£258,874	£163,864	£496,673	£276,566
45%	80%	£57,346	£420,731	£184,135	£77,249	£440,635	£204,040
50%	80%	£-31,481	£372,281	£109,397	£-9,365	£394,397	£131,512
10%	60%	£685,817	£746,382	£706,949	£694,664	£755,229	£715,795
15%	60%	£600,536	£691,183	£632,034	£613,805	£704,452	£645,303
20%	60%	£514,855	£635,984	£557,118	£532,547	£653,676	£574,811
25%	60%	£429,373	£580,784	£482,202	£451,489	£602,900	£504,318
30%	60%	£343,892	£525,585	£407,287	£370,431	£552,124	£433,826
35%	60%	£258,410	£470,385	£332,371	£289,373	£501,347	£363,333
40%	60%	£172,928	£415,185	£257,455	£208,315	£450,572	£292,840
50%	60%	£1,966	£304,787	£107,624	£46,197	£349,019	£151,856

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£894,538	£894,538	£894,538	£894,538	£894,538	£894,538
10%	70%	£720,230	£790,889	£744,883	£726,865	£797,523	£751,519
15%	70%	£633,076	£739,064	£670,056	£643,029	£749,016	£680,009
20%	70%	£545,922	£687,238	£595,230	£569,191	£700,508	£608,499
25%	70%	£458,769	£635,414	£520,403	£475,355	£652,001	£536,989
30%	70%	£371,615	£583,589	£445,575	£391,519	£603,494	£465,479
35%	70%	£284,461	£531,765	£370,748	£307,682	£554,986	£393,970
40%	70%	£197,307	£479,940	£295,921	£223,846	£506,479	£322,460
45%	70%	£110,153	£428,116	£221,094	£140,010	£457,972	£250,951
50%	70%	£22,999	£376,291	£146,268	£56,174	£409,465	£179,441
100%	70%	£-880,897	£-142,759	£-810,330	£-793,464	£-75,912	£-542,897
10%	80%	£716,885	£797,637	£745,060	£721,309	£802,061	£749,484
15%	80%	£628,059	£746,187	£670,322	£634,694	£755,823	£676,957
20%	80%	£539,233	£700,737	£595,584	£548,060	£709,584	£604,430
40%	80%	£183,929	£506,938	£296,631	£201,621	£524,630	£314,323
45%	80%	£95,102	£458,488	£221,892	£115,006	£478,392	£241,797
50%	80%	£6,276	£410,038	£147,154	£28,392	£432,153	£169,269
10%	60%	£723,574	£784,139	£744,706	£732,421	£792,986	£753,552
15%	60%	£636,093	£729,940	£669,791	£651,362	£742,209	£683,060
20%	60%	£552,612	£673,740	£594,874	£570,304	£691,433	£612,568
25%	60%	£467,130	£618,540	£519,959	£489,246	£640,657	£542,075
30%	60%	£381,649	£563,341	£445,044	£408,188	£589,881	£471,583
35%	60%	£296,167	£508,142	£370,127	£327,130	£539,104	£401,090
40%	60%	£210,685	£452,942	£295,212	£246,072	£488,329	£330,597
50%	60%	£39,723	£342,544	£145,381	£83,854	£438,776	£189,613

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	E797,995	E797,995	E797,995	E797,995	E797,995	E797,995
10%	70%	E640,595	E713,169	E666,083	E644,920	E717,493	E670,407
15%	70%	E561,895	E670,756	E600,127	E568,382	E677,242	E606,613
20%	70%	E483,195	E628,343	E534,171	E491,845	E636,992	E542,819
25%	70%	E404,496	E585,931	E468,214	E415,306	E596,741	E479,025
30%	70%	E325,795	E543,517	E402,258	E338,769	E556,490	E415,231
35%	70%	E247,096	E501,104	E336,302	E262,231	E516,240	E351,437
40%	70%	E168,396	E458,691	E270,346	E185,694	E475,989	E287,643
45%	70%	E89,695	E416,278	E204,390	E109,156	E435,738	E223,849
50%	70%	E10,996	E373,866	E138,433	E32,619	E395,487	E160,055
100%	70%	E788,694	-451,087	-529,652	-E744,743	-E7,135	-E485,700
10%	80%	E837,016	E719,957	E666,145	E639,900	E722,941	E689,028
15%	80%	E556,527	E680,940	E600,220	E560,852	E685,264	E604,545
20%	80%	E476,038	E641,921	E534,295	E481,804	E647,687	E540,061
25%	80%	E395,549	E602,903	E468,370	E402,756	E610,110	E475,577
30%	80%	E315,059	E563,884	E402,444	E323,708	E572,533	E411,094
35%	80%	E234,569	E524,865	E336,519	E244,660	E534,956	E346,610
40%	80%	E154,080	E485,847	E270,594	E165,612	E497,379	E282,126
45%	80%	E73,591	E446,828	E204,669	E86,564	E459,801	E217,643
50%	80%	-E7,011	E407,810	E138,744	E7,517	E422,225	E153,159
10%	60%	E644,173	E706,380	E666,020	E649,939	E712,146	E671,786
15%	60%	E567,263	E660,573	E600,033	E575,912	E669,221	E608,682
20%	60%	E480,353	E614,765	E534,045	E491,804	E628,377	E549,577
25%	60%	E413,443	E568,958	E468,058	E427,857	E583,573	E482,474
30%	60%	E336,532	E523,151	E402,071	E353,829	E540,448	E419,369
35%	60%	E259,622	E477,343	E336,084	E279,802	E497,524	E356,264
40%	60%	E182,711	E431,536	E270,096	E205,775	E454,600	E293,160
45%	60%	E105,801	E385,728	E204,109	E131,747	E411,675	E230,056
50%	60%	E29,890	E339,921	E138,122	E57,720	E368,751	E166,952

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

E82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-E4,506,252	-E4,506,252	-E4,506,252	-E4,506,252	-E4,506,252	-E4,506,252
10%	70%	-E4,863,652	-E4,591,079	-E4,638,165	-E4,659,328	-E4,586,754	-E4,633,841
15%	70%	-E4,742,353	-E4,633,491	-E4,704,121	-E4,735,866	-E4,627,005	-E4,697,635
20%	70%	-E4,821,052	-E4,675,806	-E4,770,077	-E4,812,403	-E4,667,255	-E4,761,428
25%	70%	-E4,899,752	-E4,718,317	-E4,836,033	-E4,888,941	-E4,707,506	-E4,825,222
30%	70%	-E4,978,452	-E4,760,730	-E4,901,989	-E4,965,478	-E4,747,757	-E4,889,016
35%	70%	-E5,057,152	-E4,803,144	-E4,967,945	-E5,042,016	-E4,788,007	-E4,952,810
40%	70%	-E5,135,851	-E4,845,556	-E5,033,902	-E5,118,554	-E4,828,258	-E5,016,605
45%	70%	-E5,214,551	-E4,887,968	-E5,100,858	-E5,195,092	-E4,868,509	-E5,080,399
50%	70%	-E5,293,252	-E4,930,382	-E5,165,814	-E5,271,629	-E4,908,760	-E5,144,192
100%	70%	-E6,092,942	-E5,355,334	-E5,833,900	-E6,048,990	-E5,311,382	-E5,789,948
10%	80%	-E4,667,231	-E4,584,290	-E4,638,102	-E4,664,348	-E4,581,407	-E4,635,220
15%	80%	-E4,747,721	-E4,623,308	-E4,704,028	-E4,743,396	-E4,618,983	-E4,699,703
20%	80%	-E4,828,210	-E4,662,327	-E4,769,953	-E4,822,444	-E4,656,561	-E4,764,187
25%	80%	-E4,908,700	-E4,701,346	-E4,835,878	-E4,895,491	-E4,696,139	-E4,828,171
30%	80%	-E4,989,190	-E4,740,365	-E4,900,803	-E4,968,438	-E4,735,717	-E4,892,155
35%	80%	-E5,069,680	-E4,779,384	-E4,965,728	-E5,041,385	-E4,775,295	-E4,956,139
40%	80%	-E5,150,170	-E4,818,403	-E5,030,653	-E5,114,332	-E4,814,873	-E5,020,123
45%	80%	-E5,230,660	-E4,857,422	-E5,095,578	-E5,187,279	-E4,854,351	-E5,084,107
50%	80%	-E5,311,150	-E4,896,441	-E5,160,503	-E5,260,226	-E4,893,829	-E5,148,091
10%	60%	-E4,660,074	-E4,597,868	-E4,638,228	-E4,654,308	-E4,582,102	-E4,632,462
15%	60%	-E4,739,984	-E4,643,675	-E4,704,215	-E4,729,336	-E4,635,026	-E4,695,565
20%	60%	-E4,819,894	-E4,689,482	-E4,770,202	-E4,802,363	-E4,677,950	-E4,758,670
25%	60%	-E4,899,804	-E4,735,289	-E4,836,189	-E4,875,391	-E4,720,874	-E4,821,774
30%	60%	-E4,979,714	-E4,781,097	-E4,902,177	-E4,950,418	-E4,763,798	-E4,884,879
35%	60%	-E5,059,624	-E4,826,905	-E4,968,164	-E5,024,445	-E4,806,722	-E4,947,983
40%	60%	-E5,139,534	-E4,872,712	-E5,034,151	-E5,098,473	-E4,849,646	-E5,011,087
50%	60%	-E5,219,444	-E4,918,520	-E5,100,138	-E5,172,500	-E4,892,570	-E5,074,191

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

E64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-E3,329,664	-E3,329,664	-E3,329,664	-E3,329,664	-E3,329,664	-E3,329,664
10%	70%	-E3,487,064	-E3,414,491	-E3,461,576	-E3,482,739	-E3,410,166	-E3,457,253
15%	70%	-E3,565,764	-E3,456,903	-E3,527,532	-E3,559,277	-E3,450,417	-E3,521,046
20%	70%	-E3,644,464	-E3,499,316	-E3,593,488	-E3,631,022	-E3,492,668	-E3,584,840
25%	70%	-E3,723,164	-E3,541,729	-E3,659,444	-E3,712,353	-E3,530,918	-E3,648,634
30%	70%	-E3,801,864	-E3,584,142	-E3,725,401	-E3,793,684	-E3,571,169	-E3,712,428
35%	70%	-E3,880,564	-E3,626,555	-E3,791,357	-E3,875,015	-E3,611,419	-E3,776,222
40%	70%	-E3,959,264	-E3,668,968	-E3,857,313	-E3,961,965	-E3,651,670	-E3,840,017
45%	70%	-E4,037,964	-E3,711,381	-E3,923,270	-E4,050,915	-E3,691,921	-E3,903,810
50%	70%	-E4,116,664	-E3,753,793	-E3,989,226	-E4,142,865	-E3,732,172	-E3,967,604
100%	70%	-E4,916,354	-E4,178,746	-E4,657,212	-E4,872,402	-E4,134,794	-E4,613,360
10%	80%	-E3,490,643	-E3,407,702	-E3,461,514	-E3,487,760	-E3,404,818	-E3,458,632
15%	80%	-E3,571,132	-E3,446,720	-E3,527,439	-E3,560,807	-E3,442,395	-E3,523,115
20%	80%	-E3,651,621	-E3,485,738	-E3,593,364	-E3,645,855	-E3,479,973	-E3,587,599
25%	80%	-E3,732,110	-E3,524,756	-E3,659,289	-E3,731,903	-E3,517,551	-E3,652,083
30%	80%	-E3,812,600	-E3,563,774	-E3,725,214	-E3,816,951	-E3,555,129	-E3,716,567
35%	80%	-E3,893,090	-E3,602,792	-E3,791,139	-E3,901,000	-E3,592,707	-E3,781,051
40%	80%	-E3,973,580	-E3,641,810	-E3,857,064	-E3,986,048	-E3,630,285	-E3,845,535
45%	80%	-E4,054,070	-E3,680,828	-E3,922,989	-E4,071,096	-E3,667,863	-E3,910,019
50%	80%	-E4,134,560	-E3,719,846	-E3,988,914	-E4,156,144	-E3,705,441	-E3,974,503
10%	60%	-E3,483,486	-E3,421,279	-E3,461,639	-E3,477,720	-E3,415,513	-E3,450,873
15%	60%	-E3,563,976	-E3,460,297	-E3,527,627	-E3,551,747	-E3,454,538	-E3,518,977
20%	60%	-E3,644,466	-E3,499,316	-E3,593,552	-E3,631,774	-E3,493,563	-E3,583,081
25%	60%	-E3,724,956	-E3,538,334	-E3,659,477	-E3,711,801	-E3,532,588	-E3,647,165
30%	60%	-E3,805,446	-E3,577,352	-E3,725,402	-E3,791,828	-E3,571,613	-E3,711,249
35%	60%	-E3,885,936	-E3,616,370	-E3,791,327	-E3,871,855	-E3,610,638	-E3,775,333
40%	60%	-E3,966,426	-E3,655,388	-E3,857,252	-E3,951,882	-E3,649,663	-E3,839,417
45%	60%	-E4,046,916	-E3,694,406	-E3,923,177	-E4,031,909	-E3,688,688	-E3,903,501
50%	60%	-E4,127,406	-E3,733,424	-E3,989,102	-E4,111,936	-E3,727,713	-E3,967,585

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

E29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-E1,089,244	-E1,089,244	-E1,089,244	-E1,089,244	-E1,089,244	-E1,089,244
10%	70%	-E1,246,644	-E1,174,071	-E1,221,156	-E1,242,319	-E1,169,746	-E1,216,833
15%	70%	-E1,325,344	-E1,212,483	-E1,287,112	-E1,318,857	-E1,208,997	-E1,280,626
20%	70%	-E1,404,044	-E1,250,895	-E1,353,068	-E1,395,395	-E1,250,247	-E1,344,420
25%	70%	-E1,482,744	-E1,301,309	-E1,419,024	-E1,471,933	-E1,290,498	-E1,408,214
30%	70%	-E1,561,444	-E1,343,722	-E1,484,981	-E1,548,470	-E1,330,749	-E1,472,008
35%	70%	-E1,640,144	-E1,386,135	-E1,550,937	-E1,625,008	-E1,370,999	-E1,535,802
40%	70%	-E1,718,844	-E1,428,548	-E1,616,893	-E1,701,545	-E1,411,250	-E1,599,597
45%	70%	-E1,797,544	-E1,470,961	-E1,682,849	-E1,778,083	-E1,451,501	-E1,663,391
50%	70%	-E1,876,244	-E1,513,373	-E1,748,806	-E1,854,621	-E1,491,752	-E1,727,184
100%	70%	-E2,676,934	-E1,938,326	-E2,416,882	-E2,631,982	-E1,894,374	-E2,372,940
10%	80%	-E1,250,223	-E1,167,282	-E1,221,094	-E1,247,340	-E1,164,398	-E1,218,212
15%	80%	-E1,330,712	-E1,206,300	-E1,287,019	-E1,326,388	-E1,201,675	-E1,282,695
20%	80%	-E1,411,201	-E1,245,318	-E1,352,944	-E1,405,435	-E1,239,926	-E1,347,179
25%	80%	-E1,491,690	-E1,284,336	-E1,418,869	-E1,484,482	-E1,278,177	-E1,411,663
30%	80%	-E1,572,179	-E1,323,354	-E1,484,794	-E1,563,529	-E1,316,428	-E1,476,147
35%	80%	-E1,652,668	-E1,362,372	-E1,550,719	-E1,642,576	-E1,354,679	-E1,540,631
40%	80%	-E1,733,157	-E1,401,390	-E1,616,644	-E1,721,623	-E1,392,930	-E1,605,115
45%	80%	-E1,813,646	-E1,440,408	-E1,682,569	-E1,800,670	-E1,431,181	-E1,669,599
50%	80%	-E1,894,135	-E1,479,426	-E1,748,494	-E1,879,717	-E1,469,432	-E1,734,083

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£136,203	£136,203	£136,203	£136,203	£136,203	£136,203
10%	70%	-£21,187	£31,376	£4,221	-£16,872	£5,701	£8,814
15%	70%	-£93,888	£8,964	-£61,666	-£93,410	£15,450	-£55,179
20%	70%	-£178,597	-£33,449	-£127,622	-£169,948	-£24,800	-£118,973
25%	70%	-£257,297	-£75,862	-£193,578	-£246,486	-£65,051	-£182,767
30%	70%	-£335,997	-£118,275	-£259,534	-£323,023	-£105,302	-£246,561
35%	70%	-£414,697	-£160,888	-£325,490	-£399,561	-£145,552	-£310,355
40%	70%	-£493,396	-£203,101	-£391,446	-£476,098	-£185,803	-£374,150
45%	70%	-£572,097	-£245,514	-£457,403	-£552,637	-£226,054	-£437,943
50%	70%	-£650,796	-£287,927	-£523,359	-£629,174	-£266,305	-£501,737
100%	70%	-£1,450,487	-£712,879	-£1,191,445	-£1,408,535	-£668,927	-£1,147,483
10%	80%	-£24,776	£58,165	£4,353	-£21,893	£61,049	£7,235
15%	80%	-£105,265	£19,147	-£81,572	-£100,941	£23,472	-£57,248
20%	80%	-£185,754	-£19,872	-£127,498	-£179,988	-£14,106	-£121,732
40%	80%	-£507,712	-£175,945	-£391,198	-£496,180	-£164,413	-£379,666
45%	80%	-£588,201	-£214,964	-£457,123	-£575,228	-£201,991	-£444,149
50%	80%	-£668,803	-£253,982	-£523,048	-£654,276	-£239,568	-£508,633
10%	60%	-£17,819	£44,557	£4,228	-£11,853	£50,253	£5,994
15%	60%	-£34,529	£77,219	-£1,219	-£31,785	-£85,890	-£53,110
20%	60%	-£171,440	-£47,027	-£127,747	-£159,908	-£35,495	-£116,215
25%	60%	-£248,350	-£92,834	-£193,734	-£233,935	-£78,420	-£179,319
30%	60%	-£325,261	-£138,642	-£259,721	-£307,963	-£121,344	-£242,423
35%	60%	-£402,171	-£184,450	-£325,709	-£381,990	-£164,268	-£305,528
40%	60%	-£479,082	-£230,256	-£391,696	-£456,018	-£207,193	-£368,832
50%	60%	-£556,993	-£271,871	-£452,670	-£524,073	-£253,041	-£434,840

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£417,254	£417,254	£417,254	£417,254	£417,254	£417,254
10%	70%	£259,854	£332,427	£295,341	£264,176	£336,752	£289,685
15%	70%	£181,153	£290,015	£219,385	£187,840	£256,511	£225,871
20%	70%	£102,454	£247,501	£153,429	£111,103	£256,251	£162,077
25%	70%	£23,754	£205,189	£87,473	£34,565	£216,000	£96,284
30%	70%	-£54,946	£162,776	£21,517	-£41,972	£175,749	£34,490
35%	70%	-£133,646	£120,362	-£44,440	-£118,510	£136,499	-£29,304
40%	70%	-£212,346	£77,950	-£110,386	-£195,048	£95,248	-£125,099
45%	70%	-£291,046	£35,537	-£176,352	-£271,586	£54,597	-£156,893
50%	70%	-£369,746	-£6,876	-£242,308	-£348,123	£14,746	-£220,687
100%	70%	-£1,169,436	-£431,828	-£910,394	-£1,125,484	-£387,876	-£866,442
10%	80%	£256,275	£339,216	£285,403	£259,158	£342,099	£288,286
15%	80%	£175,785	£309,158	£219,478	£180,110	£304,523	£223,593
20%	80%	£85,286	£261,179	£153,553	£101,962	£286,945	£153,919
40%	80%	-£226,661	£105,105	-£110,147	-£215,129	£116,637	-£38,616
45%	80%	-£307,150	£66,086	-£176,073	-£294,177	£79,060	-£163,098
50%	80%	-£387,752	£27,069	-£241,998	-£373,225	£41,483	-£227,582
10%	60%	£263,432	£325,638	£285,278	£269,198	£331,404	£291,044
15%	60%	£186,822	£279,831	£219,231	£195,170	£288,480	£227,941
20%	60%	£109,611	£234,024	£153,304	£121,143	£245,555	£164,836
25%	60%	£32,701	£188,217	£87,317	£47,115	£202,631	£101,732
30%	60%	-£44,210	£142,409	£21,329	-£26,912	£159,707	£38,627
35%	60%	-£121,120	£96,601	-£44,658	-£100,940	£116,782	-£24,477
40%	60%	-£198,031	£50,794	-£110,645	-£174,967	£73,859	-£87,581
50%	60%	-£281,852	-£40,820	-£242,620	-£323,022	-£11,991	-£219,790

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£541,314	£541,314	£541,314	£541,314	£541,314	£541,314
10%	70%	£383,914	£456,487	£409,402	£388,239	£460,812	£413,725
15%	70%	£305,214	£414,075	£343,446	£311,701	£420,351	£349,832
20%	70%	£226,514	£371,862	£273,489	£235,163	£380,911	£286,138
25%	70%	£147,814	£329,249	£211,533	£158,625	£340,060	£222,344
30%	70%	£69,114	£286,836	£145,577	£82,088	£299,809	£158,550
35%	70%	-£9,586	£244,423	£79,621	£5,550	£259,559	£94,756
40%	70%	-£88,285	£202,010	£13,685	-£70,987	£219,308	£30,981
45%	70%	-£168,986	£159,597	-£52,292	-£147,525	£179,057	-£32,852
50%	70%	-£245,685	£117,184	-£118,248	-£224,063	£138,806	-£96,626
100%	70%	-£1,045,376	-£307,768	-£786,334	-£1,001,424	-£263,816	-£742,382
10%	80%	£380,335	£463,276	£409,464	£383,218	£466,160	£412,346
15%	80%	£299,846	£424,258	£343,539	£304,170	£428,593	£347,863
20%	80%	£219,357	£386,239	£273,614	£227,814	£387,026	£285,979
40%	80%	-£102,601	£223,166	-£13,913	-£91,065	£240,698	£25,445
45%	80%	-£183,090	£190,147	-£52,012	-£170,117	£203,120	-£39,038
50%	80%	-£263,692	£151,129	-£117,937	-£249,165	£165,543	-£103,522
10%	60%	£387,492	£449,699	£409,339	£393,258	£455,464	£415,105
15%	60%	£310,592	£403,892	£343,351	£319,231	£412,940	£352,001
20%	60%	£231,711	£369,094	£273,364	£245,203	£369,616	£288,696
25%	60%	£156,761	£312,277	£211,377	£171,176	£326,691	£225,792
30%	60%	£79,850	£266,489	£145,390	£97,148	£283,767	£162,688
35%	60%	£2,940	£220,661	£79,403	£23,121	£240,843	£39,583
40%	60%	-£73,971	£174,855	£13,415	-£50,907	£197,918	£36,479
50%	60%	-£127,791	£83,240	-£118,559	-£188,862	£112,070	-£89,729

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£118,466	£118,466	£118,466	£118,466	£118,466	£118,466
10%	70%	-£38,934	£33,639	-£13,446	-£34,609	£37,964	-£9,123
15%	70%	-£117,635	-£8,773	-£97,403	-£111,147	-£22,287	-£72,916
20%	70%	-£196,334	-£51,186	-£145,359	-£187,686	-£42,537	-£136,710
25%	70%	-£275,034	-£93,599	-£211,315	-£264,223	-£82,788	-£200,504
30%	70%	-£353,734	-£136,012	-£277,271	-£340,760	-£123,039	-£264,298
35%	70%	-£432,434	-£178,425	-£343,227	-£417,298	-£163,289	-£328,092
40%	70%	-£511,133	-£220,838	-£409,183	-£493,835	-£203,540	-£391,887
45%	70%	-£589,834	-£263,251	-£475,140	-£570,374	-£243,791	-£465,680
50%	70%	-£668,533	-£305,664	-£541,096	-£646,911	-£284,042	-£519,474
100%	70%	-£1,468,224	-£730,616	-£1,209,162	-£1,424,272	-£686,664	-£1,165,290
10%	80%	-£42,513	£40,428	-£13,384	-£39,630	£43,312	-£10,502
15%	80%	-£123,002	£1,410	-£79,309	-£118,678	£5,735	-£74,985
20%	80%	-£203,491	-£37,609	-£145,235	-£197,725	£31,843	-£139,469
40%	80%	-£525,449	-£103,692	-£408,935	-£513,917	-£182,150	-£397,403
45%	80%	-£605,938	-£132,701	-£474,860	-£592,965	-£219,728	-£461,886
50%	80%	-£686,540	-£171,719	-£540,785	-£672,013	-£257,305	-£526,370
10%	60%	£35,356	£26,850	-£13,509	-£29,590	£32,616	-£7,743
15%	60%	-£112,266	£18,956	-£79,497	-£103,617	£10,308	-£70,847
20%	60%	-£199,177	£64,784	-£145,484	-£177,646	£53,232	-£139,862
25%	60%	-£286,087	-£110,571	-£211,471	-£251,672	-£96,157	-£197,056
30%	60%	-£342,998	-£156,379	-£277,458	-£325,700	-£139,081	-£260,160
35%	60%	-£419,908	-£202,187	-£343,446	-£399,727	-£182,005	-£323,265
40%	60%	-£496,819	-£247,993	-£409,433	-£473,755	-£224,930	-£386,369
50%	60%	-£573,839	-£293,608	-£481,407	-£561,810	-£270,778	-£452,577

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£667,362	£667,362	£667,362	£667,362	£667,362	£667,362
10%	70%	£509,962	£582,535	£535,450	£514,297	£596,860	£539,773
15%	70%	£431,262	£540,133	£469,494	£437,745	£546,605	£475,980
20%	70%	£352,562	£497,710	£403,537	£361,211	£506,359	£412,186
25%	70%	£273,862	£455,297	£337,581	£284,673	£466,108	£348,392
30%	70%	£195,162	£412,884	£271,625	£208,136	£425,857	£284,598
35%	70%	£116,462	£370,471	£205,669	£131,598	£385,607	£220,804
40%	70%	£37,762	£328,058	£139,713	£55,061	£345,356	£157,009
45%	70%	£-40,938	£285,645	£73,756	£-21,477	£305,105	£93,216
50%	70%	£-119,637	£243,233	£7,800	£-98,015	£264,854	£29,422
100%	70%	£-919,328	£-181,720	£-660,286	£-675,376	£-137,768	£-616,334
10%	80%	£506,383	£589,324	£535,512	£509,266	£592,208	£538,394
15%	80%	£425,894	£550,309	£469,587	£430,218	£554,631	£473,911
20%	80%	£345,405	£511,297	£403,662	£351,171	£517,053	£409,427
40%	80%	£23,447	£355,214	£139,961	£34,979	£366,746	£151,493
45%	80%	£-57,042	£316,195	£74,036	£-44,069	£329,168	£87,010
50%	80%	£-137,644	£277,177	£8,111	£-123,117	£291,591	£22,526
10%	60%	£513,540	£575,747	£535,387	£519,306	£581,512	£541,153
15%	60%	£436,630	£529,940	£469,399	£445,279	£538,588	£478,049
20%	60%	£359,719	£484,132	£403,412	£371,251	£495,664	£414,944
25%	60%	£282,809	£438,325	£337,425	£297,224	£452,739	£351,840
30%	60%	£205,898	£392,517	£271,438	£223,196	£409,815	£288,736
35%	60%	£128,988	£346,710	£205,451	£149,169	£366,891	£225,631
40%	60%	£52,077	£300,903	£139,463	£75,141	£323,967	£162,527
50%	60%	£-101,743	£209,288	£7,489	£-72,914	£238,118	£36,319

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£705,119	£705,119	£705,119	£705,119	£705,119	£705,119
10%	70%	£547,719	£620,292	£573,207	£552,044	£624,617	£577,530
15%	70%	£469,019	£577,880	£507,250	£475,905	£584,366	£513,737
20%	70%	£390,319	£535,467	£441,294	£398,958	£544,116	£449,943
25%	70%	£311,619	£493,054	£375,338	£322,430	£503,865	£386,149
30%	70%	£232,919	£450,641	£309,382	£245,893	£463,614	£322,355
35%	70%	£154,219	£408,227	£243,426	£169,355	£423,364	£258,561
40%	70%	£75,520	£365,815	£177,469	£92,818	£383,113	£194,786
45%	70%	£-3,181	£323,402	£111,513	£16,279	£342,862	£130,973
50%	70%	£-81,880	£280,989	£45,557	£-60,258	£302,611	£87,179
100%	70%	£-881,571	£-143,963	£-622,529	£-637,619	£-100,011	£-578,577
10%	80%	£544,140	£627,081	£573,269	£547,023	£629,965	£576,151
15%	80%	£463,651	£588,063	£507,344	£467,975	£592,388	£511,668
20%	80%	£383,162	£549,044	£441,418	£398,925	£554,910	£447,184
40%	80%	£61,204	£392,971	£177,718	£72,736	£404,503	£189,250
45%	80%	£-19,285	£353,952	£111,793	£-26,312	£366,925	£124,767
50%	80%	£-99,887	£314,934	£45,867	£-85,360	£329,348	£60,283
10%	60%	£551,297	£613,503	£573,144	£557,063	£619,269	£578,910
15%	60%	£474,387	£567,697	£507,156	£483,036	£576,345	£515,806
20%	60%	£397,476	£521,889	£441,169	£409,008	£533,421	£452,701
25%	60%	£320,566	£476,082	£375,182	£334,981	£490,496	£389,597
30%	60%	£243,655	£430,274	£309,195	£260,953	£447,572	£326,493
35%	60%	£166,745	£384,466	£243,207	£186,926	£404,648	£263,388
40%	60%	£89,834	£338,660	£177,220	£112,898	£361,723	£200,284
50%	60%	£-69,987	£247,045	£45,246	£-35,157	£275,875	£74,075

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£608,576	£608,576	£608,576	£608,576	£608,576	£608,576
10%	70%	£467,329	£539,213	£493,454	£466,766	£535,649	£492,920
15%	70%	£396,705	£500,031	£435,937	£395,861	£499,187	£435,093
20%	70%	£326,082	£463,849	£378,390	£324,956	£462,724	£377,264
25%	70%	£255,458	£427,668	£320,844	£254,051	£426,261	£319,437
30%	70%	£184,835	£391,486	£263,297	£183,146	£389,798	£261,609
35%	70%	£114,211	£355,305	£205,752	£112,241	£353,335	£203,792
40%	70%	£43,587	£319,122	£148,205	£41,336	£316,871	£145,353
45%	70%	£27,479	£282,941	£90,658	£26,053	£280,408	£88,126
50%	70%	£9,258	£246,759	£33,112	£102,118	£243,945	£30,299
100%	70%	£817,045	£116,940	£551,223	£822,764	£122,660	£556,942
10%	80%	£463,718	£242,442	£493,609	£463,343	£242,067	£493,234
15%	80%	£391,289	£509,376	£436,125	£390,727	£508,813	£435,563
20%	80%	£318,860	£476,309	£378,642	£318,110	£475,559	£377,892
25%	80%	£246,431	£443,242	£321,159	£245,494	£442,305	£320,221
30%	80%	£174,002	£410,176	£263,675	£172,877	£409,050	£262,550
35%	80%	£101,573	£377,109	£206,192	£100,260	£375,796	£204,878
40%	80%	£29,145	£344,042	£148,708	£27,844	£342,541	£147,207
45%	80%	£43,992	£310,976	£91,224	£45,709	£309,288	£89,536
50%	80%	£117,806	£277,909	£33,741	£119,512	£276,033	£31,865
10%	60%	£470,940	£529,982	£493,357	£470,189	£529,233	£492,607
15%	60%	£402,121	£490,686	£435,748	£400,995	£489,560	£434,623
20%	60%	£333,302	£451,389	£378,139	£331,802	£449,899	£376,638
25%	60%	£264,484	£412,093	£320,530	£262,606	£410,216	£318,654
30%	60%	£195,666	£372,796	£262,921	£193,415	£370,545	£260,669
35%	60%	£126,848	£333,499	£205,311	£124,222	£330,873	£202,684
40%	60%	£58,029	£294,203	£147,702	£55,028	£291,201	£144,701
45%	60%	£10,966	£254,906	£90,092	£14,398	£251,529	£86,716
50%	60%	£80,909	£215,609	£32,483	£84,723	£211,858	£28,731

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,695,672	£4,695,672	£4,695,672	£4,695,672	£4,695,672	£4,695,672
10%	70%	£4,836,919	£4,768,035	£4,810,764	£4,837,481	£4,768,598	£4,811,327
15%	70%	£4,907,543	£4,804,216	£4,888,311	£4,908,387	£4,805,050	£4,889,155
20%	70%	£4,978,168	£4,840,399	£4,958,857	£4,979,292	£4,841,523	£4,959,983
25%	70%	£5,048,792	£4,876,580	£4,983,404	£5,050,198	£4,877,987	£4,984,814
30%	70%	£5,119,417	£4,912,761	£5,040,950	£5,121,101	£4,914,450	£5,042,639
35%	70%	£5,190,041	£4,948,943	£5,098,496	£5,192,007	£4,950,913	£5,100,466
40%	70%	£5,260,666	£4,985,125	£5,156,043	£5,262,912	£4,987,376	£5,158,294
45%	70%	£5,331,290	£5,017,307	£5,213,589	£5,332,817	£5,023,839	£5,211,121
50%	70%	£5,401,915	£5,053,489	£5,271,136	£5,402,722	£5,060,302	£5,273,948
100%	70%	£6,121,293	£5,421,187	£5,855,470	£6,127,012	£5,426,907	£5,861,189
10%	80%	£4,840,530	£4,761,805	£4,810,638	£4,840,905	£4,762,180	£4,811,014
15%	80%	£4,912,958	£4,794,872	£4,888,122	£4,913,521	£4,795,434	£4,888,685
20%	80%	£4,985,386	£4,827,939	£4,955,605	£4,986,137	£4,828,699	£4,956,356
25%	80%	£5,057,814	£4,860,259	£5,023,088	£5,057,651	£4,863,704	£5,024,027
30%	80%	£5,130,242	£4,893,272	£5,090,571	£5,131,564	£4,894,960	£5,094,798
35%	80%	£5,202,670	£4,926,285	£5,158,054	£5,205,477	£4,926,215	£5,156,569
40%	80%	£5,275,100	£4,959,298	£5,225,537	£5,278,390	£4,957,470	£5,228,340
45%	80%	£5,347,528	£4,992,311	£5,293,020	£5,351,303	£4,988,483	£5,290,111
50%	80%	£5,420,000	£5,025,324	£5,360,503	£5,424,216	£5,019,496	£5,351,882
10%	60%	£4,833,308	£4,774,265	£4,810,890	£4,834,058	£4,775,015	£4,811,640
15%	60%	£4,902,126	£4,813,961	£4,888,500	£4,903,252	£4,814,697	£4,889,625
20%	60%	£4,970,945	£4,853,658	£4,956,108	£4,971,485	£4,854,359	£4,957,609
25%	60%	£5,039,764	£4,893,155	£4,983,718	£5,041,638	£4,894,031	£4,985,594
30%	60%	£5,108,583	£4,931,451	£5,041,327	£5,110,833	£4,933,703	£5,043,579
35%	60%	£5,177,402	£4,970,748	£5,098,936	£5,180,028	£4,973,374	£5,101,563
40%	60%	£5,246,221	£5,010,045	£5,156,546	£5,249,220	£5,013,047	£5,159,547
50%	60%	£5,385,157	£5,088,638	£5,271,789	£5,388,971	£5,082,390	£5,275,516

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,519,083	£3,519,083	£3,519,083	£3,519,083	£3,519,083	£3,519,083
10%	70%	£3,660,330	£3,591,446	£3,634,176	£3,660,893	£3,592,010	£3,634,739
15%	70%	£3,790,955	£3,627,928	£3,691,722	£3,791,799	£3,628,472	£3,692,566
20%	70%	£3,921,580	£3,663,810	£3,748,568	£3,922,704	£3,664,031	£3,749,393
25%	70%	£4,052,205	£3,699,992	£3,805,414	£4,053,619	£3,701,398	£3,806,222
30%	70%	£4,182,830	£3,736,173	£3,862,260	£4,184,534	£3,737,861	£3,863,051
35%	70%	£4,313,455	£3,772,355	£3,919,106	£4,315,449	£3,774,325	£3,919,880
40%	70%	£4,444,080	£3,808,537	£3,975,952	£4,446,364	£3,810,788	£3,976,709
45%	70%	£4,574,705	£3,844,719	£4,032,798	£4,577,279	£3,847,251	£4,033,538
50%	70%	£4,705,330	£3,880,900	£4,089,644	£4,708,194	£3,883,714	£4,084,367
100%	70%	£4,944,704	£4,244,599	£4,678,882	£4,950,423	£4,250,319	£4,684,601
10%	80%	£3,663,941	£3,585,217	£3,634,050	£3,664,317	£3,585,592	£3,634,425
15%	80%	£3,736,370	£3,618,293	£3,691,534	£3,736,932	£3,618,846	£3,692,096
20%	80%	£3,808,799	£3,651,369	£3,748,017	£3,809,494	£3,652,101	£3,748,667
25%	80%	£3,881,228	£3,684,445	£3,804,500	£3,882,056	£3,683,617	£3,805,238
30%	80%	£3,953,657	£3,717,521	£3,860,083	£3,954,618	£3,715,132	£3,861,809
35%	80%	£4,026,086	£3,750,597	£3,915,666	£4,026,180	£3,747,208	£3,912,380
40%	80%	£4,098,515	£3,783,673	£3,971,249	£4,098,742	£3,779,284	£3,967,951
45%	80%	£4,170,944	£3,816,749	£4,026,832	£4,173,304	£3,811,359	£4,023,522
50%	80%	£4,243,373	£3,849,825	£4,082,415	£4,245,866	£3,843,435	£4,079,093
10%	60%	£3,666,720	£3,597,877	£3,634,302	£3,667,470	£3,598,428	£3,635,052
15%	60%	£3,735,538	£3,636,973	£3,691,912	£3,736,664	£3,639,099	£3,692,623
20%	60%	£3,804,356	£3,676,070	£3,749,526	£3,805,850	£3,679,857	£3,749,194
25%	60%	£3,873,174	£3,715,167	£3,807,139	£3,875,042	£3,717,443	£3,806,765
30%	60%	£3,941,992	£3,754,263	£3,864,752	£3,946,234	£3,749,029	£3,863,336
35%	60%	£4,010,810	£3,793,359	£3,922,366	£4,011,426	£3,790,615	£3,919,907
40%	60%	£4,079,628	£3,832,455	£3,979,979	£4,072,618	£3,832,201	£3,976,478
50%	60%	£4,208,468	£3,912,050	£4,065,176	£4,212,382	£3,915,802	£4,082,628

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,278,663	£1,278,663	£1,278,663	£1,278,663	£1,278,663	£1,278,663
10%	70%	£1,419,911	£1,351,026	£1,393,756	£1,420,473	£1,351,590	£1,394,319
15%	70%	£1,490,535	£1,387,208	£1,451,302	£1,491,378	£1,388,952	£1,452,146
20%	70%	£1,561,159	£1,423,390	£1,508,848	£1,562,283	£1,424,515	£1,509,973
25%	70%	£1,631,782	£1,459,572	£1,566,394	£1,633,188	£1,460,678	£1,567,800
30%	70%	£1,702,405	£1,495,754	£1,623,940	£1,704,093	£1,497,441	£1,625,627
35%	70%	£1,773,029	£1,531,935	£1,681,486	£1,774,998	£1,533,905	£1,683,454
40%	70%	£1,843,653	£1,568,117	£1,739,032	£1,845,903	£1,570,368	£1,741,281
45%	70%	£1,914,277	£1,604,299	£1,796,578	£1,917,808	£1,606,832	£1,799,108
50%	70%	£1,984,901	£1,640,480	£1,854,124	£1,989,713	£1,643,296	£1,856,935
100%	70%	£2,704,284	£2,004,179	£2,438,462	£2,710,003	£2,006,899	£2,444,181
10%	80%	£1,423,521	£1,344,797	£1,393,630	£1,423,897	£1,345,172	£1,394,005
15%	80%	£1,495,950	£1,377,863	£1,451,114	£1,496,512	£1,378,426	£1,451,676
20%	80%	£1,568,379	£1,410,930	£1,508,597	£1,569,128	£1,411,681	£1,509,347
25%	80%	£1,640,808	£1,444,000	£1,566,080	£1,641,743	£1,443,235	£1,567,918
30%	80%	£1,713,237	£1,477,066	£1,623,562	£1,714,358	£1,474,789	£1,625,489
35%	80%	£1,785,666	£1,510,132	£1,681,044	£1,785,973	£1,511,343	£1,683,060
40%	80%	£1,858,095	£1,543,200	£1,738,526	£1,859,588	£1,542,897	£1,740,631
45%	80%	£1,930,524	£1,576,266	£1,796,008	£1,932,200	£1,574,451	£1,798,202
50%	80%	£2,002,953	£1,609,332	£1,853,490			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£53,217	-£53,217	-£53,217	-£53,217	-£53,217	-£53,217
10%	70%	-£104,464	-£125,579	-£168,309	-£195,026	-£126,143	-£168,972
15%	70%	-£285,098	-£161,761	-£225,855	-£265,932	-£162,605	-£226,699
20%	70%	-£335,711	-£197,943	-£283,402	-£336,836	-£199,068	-£284,528
25%	70%	-£406,335	-£234,125	-£340,949	-£407,741	-£235,531	-£342,355
30%	70%	-£476,958	-£270,306	-£398,495	-£478,646	-£271,994	-£400,183
35%	70%	-£547,582	-£306,488	-£456,041	-£549,552	-£308,458	-£458,011
40%	70%	-£618,206	-£342,670	-£513,587	-£620,456	-£344,921	-£515,839
45%	70%	-£688,821	-£378,852	-£571,134	-£681,346	-£381,384	-£573,666
50%	70%	-£761,050	-£415,033	-£628,681	-£763,910	-£417,847	-£631,494
100%	70%	-£1,478,837	-£778,732	-£1,213,015	-£1,484,556	-£784,452	-£1,216,734
10%	80%	-£198,074	-£119,350	-£168,183	-£198,450	-£119,725	-£168,559
15%	80%	-£270,303	-£152,417	-£225,667	-£271,065	-£152,979	-£226,229
20%	80%	-£342,532	-£185,483	-£283,150	-£343,682	-£186,234	-£283,900
25%	80%	-£414,761	-£218,549	-£340,633	-£415,286	-£219,500	-£341,159
30%	80%	-£486,990	-£251,615	-£398,086	-£487,605	-£252,761	-£398,412
35%	80%	-£559,219	-£284,681	-£455,539	-£560,130	-£284,022	-£455,681
40%	80%	-£631,448	-£317,747	-£512,992	-£632,681	-£317,283	-£513,135
45%	80%	-£703,677	-£350,813	-£570,445	-£705,134	-£352,538	-£570,588
50%	80%	-£775,906	-£383,879	-£627,898	-£777,587	-£385,393	-£628,041
10%	60%	-£190,353	-£131,810	-£168,435	-£191,603	-£132,560	-£169,185
15%	60%	-£259,871	-£171,106	-£226,045	-£260,737	-£172,232	-£227,169
20%	60%	-£328,490	-£210,403	-£283,653	-£329,990	-£211,904	-£285,154
25%	60%	-£397,108	-£249,700	-£341,262	-£398,184	-£251,576	-£343,139
30%	60%	-£466,726	-£288,996	-£398,531	-£468,378	-£291,248	-£401,123
35%	60%	-£535,344	-£328,293	-£455,800	-£537,571	-£330,919	-£459,108
40%	60%	-£603,962	-£367,589	-£513,070	-£606,764	-£370,592	-£517,092
50%	60%	-£742,702	-£446,183	-£628,309	-£746,515	-£449,935	-£633,061

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£227,834	£227,834	£227,834	£227,834	£227,834	£227,834
10%	70%	£89,687	£155,471	£112,742	£86,026	£154,968	£112,779
15%	70%	£15,963	£119,290	£55,195	£15,119	£119,446	£55,363
20%	70%	£54,660	£83,107	£2,351	£55,786	£81,963	£3,477
25%	70%	£125,284	£46,926	£59,898	£126,690	£45,519	£61,304
30%	70%	£195,907	£10,745	£117,444	£197,595	£9,056	£119,133
35%	70%	£266,531	£25,437	£174,990	£268,501	£27,407	£176,960
40%	70%	£337,155	£11,619	£232,537	£339,406	£10,670	£234,769
45%	70%	£407,779	£97,801	£290,083	£410,795	£100,333	£292,616
50%	70%	£480,000	£133,982	£347,630	£482,860	£136,796	£350,443
100%	70%	£1,197,787	£497,681	£891,964	£1,203,506	£503,401	£897,683
10%	80%	£82,976	£161,701	£112,868	£82,601	£161,326	£112,492
15%	80%	£101,640	£129,034	£55,396	£93,685	£129,072	£55,321
20%	80%	£51,882	£96,568	£2,095	£52,631	£94,817	£2,850
25%	80%	£351,597	£36,699	£232,034	£353,098	£38,200	£233,535
30%	80%	£424,734	£69,766	£289,517	£426,450	£71,454	£291,206
35%	80%	£498,348	£102,832	£347,000	£500,254	£104,709	£348,877
40%	80%	£56,198	£149,241	£112,615	£59,447	£148,491	£111,866
45%	80%	£21,379	£109,945	£35,096	£20,254	£109,819	£35,881
50%	80%	£47,439	£70,647	£2,602	£48,939	£69,147	£4,103
10%	60%	£116,258	£31,351	£60,212	£118,133	£29,475	£62,088
15%	60%	£185,075	£7,945	£117,821	£187,327	£10,197	£120,073
20%	60%	£253,894	£47,242	£175,430	£256,520	£49,869	£178,057
25%	60%	£322,712	£86,539	£233,040	£325,714	£89,541	£236,041
30%	60%	£461,651	£165,132	£348,258	£465,465	£168,884	£352,010

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£351,895	£351,895	£351,895	£351,895	£351,895	£351,895
10%	70%	£210,647	£279,532	£236,802	£210,085	£278,968	£236,239
15%	70%	£140,023	£243,350	£179,256	£139,179	£242,306	£178,412
20%	70%	£68,409	£207,168	£121,709	£68,775	£206,043	£120,583
25%	70%	£1,224	£170,986	£64,163	£2,630	£169,580	£62,756
30%	70%	£71,847	£134,805	£6,616	£73,535	£133,117	£4,928
35%	70%	£142,471	£98,623	£50,930	£144,441	£96,653	£52,900
40%	70%	£213,095	£62,441	£108,476	£215,345	£60,190	£110,728
45%	70%	£284,160	£26,260	£166,023	£286,734	£23,727	£168,655
50%	70%	£355,939	£9,922	£223,569	£358,799	£12,736	£226,383
100%	70%	£1,073,726	£373,621	£807,904	£1,079,445	£379,341	£813,623
10%	80%	£207,037	£285,761	£236,928	£206,661	£285,386	£236,553
15%	80%	£134,608	£252,695	£179,444	£134,046	£252,132	£178,882
20%	80%	£63,179	£219,628	£121,361	£63,628	£218,977	£121,211
25%	80%	£227,536	£87,361	£107,973	£229,037	£85,860	£109,474
30%	80%	£300,673	£54,235	£165,457	£302,390	£52,606	£167,145
35%	80%	£374,287	£21,228	£222,940	£376,193	£19,351	£224,816
40%	80%	£214,258	£273,301	£236,676	£213,508	£272,552	£235,926
45%	80%	£145,440	£234,005	£179,066	£144,314	£232,979	£177,942
50%	80%	£76,621	£194,708	£121,459	£76,121	£193,207	£121,957
10%	60%	£7,803	£155,411	£63,849	£5,927	£153,535	£61,972
15%	60%	£61,015	£116,115	£6,239	£63,267	£113,863	£3,988
20%	60%	£129,834	£76,818	£51,370	£132,460	£74,192	£53,997
25%	60%	£198,652	£37,522	£108,979	£201,653	£34,519	£111,981
30%	60%	£337,590	£41,072	£224,188	£341,404	£44,824	£227,850

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£70,954	-£70,954	-£70,954	-£70,954	-£70,954	-£70,954
10%	70%	-£121,201	-£143,316	-£186,046	-£212,763	-£143,880	-£186,609
15%	70%	-£282,925	-£179,498	-£243,592	-£283,699	-£180,342	-£244,436
20%	70%	-£353,448	-£215,680	-£301,139	-£354,573	-£216,805	-£302,205
25%	70%	-£424,072	-£251,862	-£358,686	-£425,478	-£253,268	-£360,092
30%	70%	-£494,695	-£288,043	-£416,232	-£496,383	-£289,731	-£417,920
35%	70%	-£565,319	-£324,225	-£473,778	-£567,289	-£326,195	-£475,748
40%	70%	-£635,943	-£360,407	-£531,324	-£638,193	-£362,658	-£533,576
45%	70%	-£706,567	-£396,589	-£588,871	-£709,098	-£399,121	-£591,403
50%	70%	-£777,191	-£432,770	-£646,418	-£780,003	-£435,584	-£649,231
100%	70%	-£1,496,574	-£796,469	-£1,230,752	-£1,502,293	-£802,189	-£1,236,471
10%	80%	-£215,811	-£137,087	-£185,920	-£216,187	-£137,462	-£186,296
15%	80%	-£288,240	-£170,154	-£243,404	-£288,802	-£170,716	-£243,966
20%	80%	-£360,669	-£203,220	-£300,887	-£361,419	-£203,971	-£301,637
25%	80%	-£433,098	-£235,487	-£358,911	-£434,621	-£237,023	-£359,859
30%	80%	-£505,527	-£267,753	-£416,935	-£507,223	-£268,075	-£418,081
35%	80%	-£577,956	-£299,019	-£474,959	-£578,825	-£299,127	-£476,303
40%	80%	-£650,385	-£330,285	-£532,983	-£651,427	-£330,179	-£534,525
45%	80%	-£722,814	-£361,551	-£591,007	-£724,029	-£361,231	-£592,747
50%	80%	-£795,243	-£392,817	-£649,031	-£796,631	-£392,283	-£650,969
10%	60%	-£208,590	-£149,547	-£186,172	-£209,340	-£150,297	-£186,922
15%	60%	-£277,408	-£188,843	-£243,782	-£278,534	-£189,969	-£244,906
20%	60%	-£346,226	-£228,140	-£301,390	-£347,727	-£229,841	-£302,891
25%	60%	-£415,044	-£267,437	-£358,999	-£416,921	-£269,913	-£360,876
30%	60%	-£483,862	-£306,733	-£416,609	-£485,115	-£308,985	-£418,860
35%	60%	-£552,680	-£346,030	-£474,218	-£553,308	-£348,056	-£476,845
40%	60%	-£621,498	-£385,326	-£531,827	-£622,501	-£388,329	-£534,829
50%	60%	-£760,439	-£463,920	-£647,046	-£764,252	-£467,872	-£650,798

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£477,943	£477,943	£477,943	£477,943	£477,943	£477,943
10%	70%	£336,699	£405,590	£362,850	£336,133	£405,516	£362,287
15%	70%	£286,071	£365,398	£305,304	£265,227	£369,554	£304,460
20%	70%	£195,448	£333,216	£247,757	£194,323	£332,091	£246,631
25%	70%	£134,824	£297,034	£190,211	£123,418	£295,628	£188,804
30%	70%	£54,201	£260,853	£132,664	£52,513	£259,165	£130,976
35%	70%	£-16,423	£224,671	£75,118	£-18,393	£222,701	£73,148
40%	70%	£-97,047	£188,489	£17,572	£-99,297	£186,238	£15,320
45%	70%	£-158,112	£152,308	£-33,975	£-160,686	£149,775	£-42,507
50%	70%	£-229,891	£116,126	£-97,521	£-232,751	£113,312	£-100,335
100%	70%	£-947,678	£-247,573	£-681,856	£-983,397	£-253,233	£-687,575
10%	80%	£333,085	£411,809	£362,976	£332,709	£411,434	£362,601
15%	80%	£260,656	£379,743	£305,492	£260,094	£378,180	£304,930
20%	80%	£188,227	£346,676	£248,009	£187,477	£344,925	£247,259
40%	80%	£-101,488	£213,409	£18,075	£-102,989	£211,908	£16,574
45%	80%	£-174,625	£180,343	£-33,409	£-176,342	£178,654	£-41,097
50%	80%	£-248,239	£147,276	£-96,892	£-250,145	£145,400	£-98,768
10%	60%	£340,308	£399,349	£362,724	£339,556	£398,600	£361,974
15%	60%	£271,488	£360,053	£305,114	£270,362	£358,927	£303,980
20%	60%	£202,689	£320,756	£247,506	£201,169	£319,256	£246,005
25%	60%	£133,851	£281,459	£189,897	£131,975	£279,583	£188,020
30%	60%	£65,033	£242,163	£132,287	£62,781	£239,911	£130,036
35%	60%	£-3,786	£202,866	£74,678	£-6,411	£200,240	£72,051
40%	60%	£-72,604	£163,570	£17,069	£-75,605	£160,567	£14,067
50%	60%	£-211,542	£94,978	£-98,150	£-215,356	£91,224	£-101,962

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£515,699	£515,699	£515,699	£515,699	£515,699	£515,699
10%	70%	£374,452	£443,337	£400,607	£373,890	£442,773	£400,044
15%	70%	£303,828	£407,155	£343,061	£302,984	£406,311	£342,216
20%	70%	£233,205	£370,973	£285,514	£232,079	£369,848	£284,388
25%	70%	£162,581	£334,791	£227,967	£161,175	£333,385	£226,561
30%	70%	£91,958	£298,610	£170,421	£90,270	£296,921	£168,733
35%	70%	£21,334	£262,428	£112,875	£19,364	£260,458	£110,905
40%	70%	£-49,280	£226,246	£55,325	£-51,940	£223,985	£53,077
45%	70%	£-120,355	£190,064	£-22,215	£-122,930	£187,532	£-24,750
50%	70%	£-192,134	£153,883	£-59,765	£-194,094	£151,069	£-62,578
100%	70%	£-909,921	£-208,816	£-644,099	£-915,640	£-215,536	£-649,818
10%	80%	£370,841	£449,566	£400,733	£370,466	£449,191	£400,357
15%	80%	£298,413	£416,499	£343,249	£297,851	£415,937	£342,686
20%	80%	£225,984	£383,333	£285,786	£225,234	£382,882	£285,016
40%	80%	£-63,731	£251,166	£55,832	£-65,232	£249,685	£54,331
45%	80%	£-136,868	£218,099	£-1,652	£-138,585	£216,411	£-3,340
50%	80%	£-210,482	£185,033	£-59,135	£-212,388	£183,156	£-61,011
10%	60%	£378,063	£437,106	£400,481	£377,313	£436,356	£399,731
15%	60%	£309,246	£397,810	£342,871	£308,119	£396,884	£341,747
20%	60%	£240,426	£359,513	£285,263	£239,926	£357,012	£283,762
25%	60%	£171,608	£319,216	£227,654	£169,732	£317,340	£225,777
30%	60%	£102,790	£279,920	£170,044	£100,538	£277,668	£167,793
35%	60%	£33,971	£240,623	£112,435	£31,345	£237,997	£109,808
40%	60%	£-34,847	£201,327	£54,826	£-37,848	£198,324	£51,824
50%	60%	£-173,786	£122,733	£-60,393	£-177,599	£118,881	£-64,145

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2	
No Units	30
Site Area	0.47 Ha

CIL Zone	1
Value Area	High
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,942,812	£10,942,812	£10,942,812	£10,942,812	£10,942,812	£10,942,812
10%	70%	£9,686,237	£9,835,989	£9,724,873	£9,704,721	£9,853,814	£9,743,237
15%	70%	£9,058,039	£9,281,678	£9,115,904	£9,085,676	£9,309,314	£9,143,541
20%	70%	£8,428,782	£8,727,966	£8,506,834	£8,466,630	£8,764,815	£8,543,784
25%	70%	£7,801,524	£8,174,256	£7,897,965	£7,847,585	£8,220,317	£7,944,026
30%	70%	£7,173,267	£7,620,545	£7,288,996	£7,228,540	£7,675,817	£7,344,269
35%	70%	£6,545,009	£7,066,833	£6,680,028	£6,609,494	£7,131,319	£6,744,512
40%	70%	£5,916,751	£6,513,122	£6,071,057	£5,990,449	£6,586,819	£6,144,756
45%	70%	£5,288,493	£5,959,410	£5,462,088	£5,371,404	£6,042,321	£5,544,998
50%	70%	£4,660,236	£5,405,699	£4,853,119	£4,752,359	£5,497,821	£4,945,241
100%	70%	£1,648,872	£1,133,562	£1,256,799	£1,161,615	£1,583	£1,069,540
10%	80%	£9,682,891	£9,853,283	£9,726,979	£9,695,174	£9,865,586	£9,739,262
15%	80%	£9,052,931	£9,308,519	£9,119,062	£9,071,355	£9,326,943	£9,137,487
20%	80%	£8,422,971	£8,763,754	£8,511,146	£8,447,537	£8,788,320	£8,536,712
25%	80%	£7,793,012	£8,218,990	£7,903,229	£7,823,719	£8,249,697	£7,933,937
30%	80%	£7,163,051	£7,674,225	£7,295,313	£7,199,900	£7,711,074	£7,332,163
35%	80%	£6,533,091	£7,129,461	£6,687,396	£6,576,081	£7,172,451	£6,730,387
40%	80%	£5,903,131	£6,584,697	£6,079,481	£5,952,282	£6,633,829	£6,128,612
45%	80%	£5,273,171	£6,039,933	£5,471,564	£5,328,444	£6,095,205	£5,526,837
50%	80%	£4,643,210	£5,495,168	£4,863,648	£4,704,625	£5,556,583	£4,925,062
10%	60%	£9,689,702	£9,817,496	£9,722,767	£9,714,288	£9,842,061	£9,747,333
15%	60%	£9,063,147	£9,254,837	£9,112,745	£9,099,996	£9,291,686	£9,149,594
20%	60%	£8,436,592	£8,692,179	£8,502,723	£8,485,723	£8,741,311	£8,591,865
25%	60%	£7,810,037	£8,129,521	£7,892,701	£7,871,452	£8,190,936	£7,864,115
30%	60%	£7,183,482	£7,566,863	£7,282,678	£7,257,179	£7,640,560	£7,356,377
35%	60%	£6,556,927	£7,004,204	£6,672,656	£6,642,908	£7,090,185	£6,758,637
40%	60%	£5,930,372	£6,441,547	£6,062,635	£6,028,636	£6,539,811	£6,160,898
45%	60%	£5,303,817	£5,878,888	£5,452,613	£5,414,364	£5,989,435	£5,563,159
50%	60%	£4,677,262	£5,316,231	£4,842,590	£4,800,092	£5,439,060	£4,965,420

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,908,273	£27,908,273	£27,908,273	£27,908,273	£27,908,273	£27,908,273
10%	70%	£29,165,788	£29,016,696	£29,127,211	£29,147,364	£28,998,271	£29,108,788
15%	70%	£29,794,046	£29,570,407	£29,736,181	£29,766,409	£29,542,770	£29,708,544
20%	70%	£30,422,303	£30,174,119	£30,345,151	£30,385,455	£30,187,270	£30,338,301
25%	70%	£31,050,561	£30,677,829	£30,954,120	£30,904,500	£30,531,768	£30,808,059
30%	70%	£31,678,818	£31,231,540	£31,563,089	£31,623,545	£31,176,268	£31,507,816
35%	70%	£32,307,076	£31,785,252	£32,172,058	£32,242,590	£31,720,766	£32,107,573
40%	70%	£32,935,333	£32,338,963	£32,781,028	£32,861,636	£32,265,266	£32,707,329
45%	70%	£33,563,591	£32,892,675	£33,389,997	£33,480,681	£32,889,764	£33,307,087
50%	70%	£34,191,849	£33,446,386	£33,998,966	£34,099,726	£33,584,254	£33,906,844
100%	70%	£40,500,367	£38,985,647	£40,108,884	£40,313,700	£38,800,502	£39,921,625
10%	80%	£29,169,194	£28,998,802	£29,125,106	£29,156,911	£28,986,519	£29,112,823
15%	80%	£29,799,153	£29,543,566	£29,733,023	£29,780,730	£29,525,142	£29,714,598
20%	80%	£30,429,114	£30,089,331	£30,340,939	£30,404,547	£30,083,765	£30,316,373
25%	80%	£31,059,075	£30,281,368	£30,772,634	£30,849,824	£30,212,659	£30,722,473
30%	80%	£31,689,036	£30,473,405	£31,204,329	£31,290,914	£30,341,551	£31,133,573
35%	80%	£32,318,997	£30,665,442	£31,630,024	£31,727,000	£30,470,443	£31,544,673
40%	80%	£32,948,958	£30,857,479	£32,054,719	£32,153,086	£30,601,335	£32,055,773
45%	80%	£33,578,919	£31,049,516	£32,479,414	£32,548,172	£30,732,227	£32,566,873
50%	80%	£34,208,880	£31,241,553	£32,904,109	£32,973,258	£30,863,119	£33,077,973
10%	60%	£29,162,383	£29,034,589	£29,129,318	£29,137,817	£29,010,024	£29,104,751
15%	60%	£29,788,938	£29,597,248	£29,739,340	£29,752,089	£29,500,399	£29,702,491
20%	60%	£30,415,493	£30,199,966	£30,349,362	£30,366,362	£30,110,774	£30,300,230
25%	60%	£31,042,048	£30,722,584	£30,959,384	£30,980,633	£30,661,149	£30,891,989
30%	60%	£31,668,603	£31,255,222	£31,569,407	£31,594,906	£31,211,524	£31,496,706
35%	60%	£32,295,158	£31,847,880	£32,179,428	£32,209,177	£31,761,500	£32,093,448
40%	60%	£32,921,713	£32,410,538	£32,789,450	£32,823,449	£32,312,274	£32,691,187
50%	60%	£34,174,822	£33,535,854	£34,009,495	£34,051,993	£33,473,025	£33,886,965

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,291,103	£19,291,103	£19,291,103	£19,291,103	£19,291,103	£19,291,103
10%	70%	£20,547,618	£20,398,525	£20,509,041	£20,529,194	£20,380,101	£20,490,617
15%	70%	£21,175,876	£20,852,236	£21,118,010	£21,148,239	£20,994,600	£21,090,374
20%	70%	£21,804,133	£21,505,948	£21,726,984	£21,757,213	£21,561,089	£21,702,131
25%	70%	£22,432,390	£22,059,659	£22,355,950	£22,386,300	£22,191,598	£22,289,889
30%	70%	£23,060,648	£22,613,370	£22,944,919	£23,005,374	£22,558,097	£22,889,645
35%	70%	£23,688,906	£23,167,082	£23,533,888	£23,624,420	£23,102,596	£23,489,402
40%	70%	£24,317,163	£23,720,793	£24,162,857	£24,243,468	£23,647,095	£24,094,159
45%	70%	£24,945,421	£24,274,504	£24,717,826	£24,802,510	£24,191,594	£24,698,917
50%	70%	£25,573,678	£24,828,215	£25,300,796	£25,481,556	£24,736,093	£25,288,673
100%	70%	£31,882,787	£30,367,477	£31,490,713	£31,695,530	£30,182,331	£31,303,455
10%	80%	£20,551,024	£20,380,632	£20,506,936	£20,538,740	£20,368,349	£20,494,652
15%	80%	£21,180,983	£20,925,396	£21,114,852	£21,162,559	£20,906,971	£21,096,427
20%	80%	£21,810,943	£21,470,160	£21,722,769	£21,769,977	£21,445,985	£21,688,292
25%	80%	£22,432,903	£22,021,968	£22,355,950	£22,386,300	£22,191,598	£22,289,889
30%	80%	£23,060,648	£22,613,370	£22,944,919	£23,005,374	£22,558,097	£22,889,645
35%	80%	£23,688,906	£23,167,082	£23,533,888	£23,624,420	£23,102,596	£23,489,402
40%	80%	£24,317,163	£23,720,793	£24,162,857	£24,243,468	£23,647,095	£24,094,159
45%	80%	£24,945,421	£24,274,504	£24,717,826	£24,802,510	£24,191,594	£24,698,917
50%	80%	£25,573,678	£24,828,215	£25,300,796	£25,481,556	£24,736,093	£25,288,673
100%	70%	£31,882,787	£30,367,477	£31,490,713	£31,695,530	£30,182,331	£31,303,455
10%	60%	£20,551,024	£20,380,632	£20,506,936	£20,538,740	£20,368,349	£20,494,652
15%	60%	£21,180,983	£20,925,396	£21,114,852	£21,162,559	£20,906,971	£21,096,427
20%	60%	£21,810,943	£21,470,160	£21,722,769	£21,769,977	£21,445,985	£21,688,292
25%	60%	£22,432,903	£22,021,968	£22,355,950	£22,386,300	£22,191,598	£22,289,889
30%	60%	£23,060,648	£22,613,370	£22,944,919	£23,005,374	£22,558,097	£22,889,645
35%	60%	£23,688,906	£23,167,082	£23,533,888	£23,624,420	£23,102,596	£23,489,402
40%	60%	£24,317,163	£23,720,793	£24,162,857	£24,243,468	£23,647,095	£24,094,159
45%	60%	£24,945,421	£24,274,504	£24,717,826	£24,802,510	£24,191,594	£24,698,917
50%	60%	£25,573,678	£24,828,215	£25,300,796	£25,481,556	£24,736,093	£25,288,673
100%	70%	£31,882,787	£30,367,477	£31,490,713	£31,695,530	£30,182,331	£31,303,455
10%	80%	£20,551,024	£20,380,632	£20,506,936	£20,538,740	£20,368,349	£20,494,652
15%	80%	£21,180,983	£20,925,396	£21,114,852	£21,162,559	£20,906,971	£21,096,427
20%	80%	£21,810,943	£21,470,160	£21,722,769	£21,769,977	£21,445,985	£21,688,292
25%	80%	£22,432,903	£22,021,968	£22,355,950	£22,386,300	£22,191,598	£22,289,889
30%	80%	£23,060,648	£22,613,370	£22,944,919	£23,005,374	£22,558,097	£22,889,645
35%	80%	£23,688,906	£23,167,082	£23,533,888	£23,624,420	£23,102,596	£23,489,402
40%	80%	£24,317,163	£23,720,793	£24,162,857	£24,243,468	£23,647,095	£24,094,159
45%	80%	£24,945,421	£24,274,504	£24,717,826	£24,802,510	£24,191,594	£24,698,917
50%	80%	£25,573,678	£24,828,215	£25,300,796	£25,481,556	£24,736,093	£25,288,673
100%	70%	£31,882,787	£30,367,477	£31,490,713	£31,695,530	£30,182,331	£31,303,455
10%	60%	£20,551,024	£20,380,632	£20,506,936	£20,538,740	£20,368,349	£20,494,652
15%	60%	£21,180,983	£20,925,396	£21,114,852	£21,162,559	£20,906,971	£21,096,427
20%	60%	£21,81					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£6,095,374	£6,095,374	£6,095,374	£6,095,374	£6,095,374	£6,095,374
10%	70%	£4,838,859	£4,387,951	£4,877,436	£4,857,283	£5,008,376	£4,895,859
15%	70%	£4,210,601	£4,434,240	£4,288,466	£4,238,238	£4,461,877	£4,296,103
20%	70%	£3,582,344	£3,880,529	£3,659,496	£3,619,192	£3,917,377	£3,696,346
25%	70%	£2,954,086	£3,326,818	£3,050,527	£3,000,147	£3,372,879	£3,096,588
30%	70%	£2,325,829	£2,773,107	£2,441,558	£2,381,102	£2,828,379	£2,496,831
35%	70%	£1,697,571	£2,219,395	£1,832,589	£1,762,057	£2,283,881	£1,897,074
40%	70%	£1,069,314	£1,665,684	£1,223,819	£1,143,011	£1,739,381	£1,297,318
45%	70%	£441,056	£1,111,972	£614,650	£523,966	£1,194,883	£697,560
50%	70%	£-187,202	£558,261	£5,681	£-95,079	£650,383	£97,803
100%	70%	£-6,496,310	£-4,981,000	£-6,104,237	£-6,309,053	£-4,795,855	£-5,816,978
10%	80%	£4,835,453	£5,005,845	£4,879,541	£4,847,736	£5,018,128	£4,891,824
15%	80%	£4,205,494	£4,461,081	£4,271,824	£4,223,917	£4,479,505	£4,290,049
20%	80%	£3,575,533	£3,916,317	£3,663,708	£3,600,100	£3,940,582	£3,685,274
40%	80%	£1,055,693	£1,737,259	£1,232,043	£1,104,824	£1,786,391	£1,281,174
45%	80%	£425,733	£1,192,495	£624,127	£481,006	£1,247,767	£679,399
50%	80%	£-204,228	£647,730	£16,210	£-142,813	£709,145	£77,624
10%	60%	£4,842,254	£4,970,058	£4,875,329	£4,866,830	£4,994,623	£4,899,896
15%	60%	£4,215,739	£4,407,399	£4,282,307	£4,252,858	£4,444,248	£4,303,156
20%	60%	£3,589,154	£3,844,741	£3,655,285	£3,638,285	£3,893,873	£3,704,417
25%	60%	£2,962,599	£3,282,083	£3,045,263	£3,024,014	£3,343,498	£3,106,678
30%	60%	£2,336,044	£2,719,425	£2,435,241	£2,409,741	£2,793,123	£2,508,939
35%	60%	£1,709,490	£2,156,767	£1,825,219	£1,795,470	£2,242,747	£1,911,199
40%	60%	£1,082,934	£1,594,109	£1,215,197	£1,181,589	£1,692,373	£1,315,460
50%	60%	£-170,175	£468,793	£-4,848	£-47,346	£591,622	£117,962

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,153,990	£8,153,990	£8,153,990	£8,153,990	£8,153,990	£8,153,990
10%	70%	£6,897,475	£7,946,567	£6,939,951	£6,915,898	£7,064,992	£6,924,475
15%	70%	£6,269,217	£6,492,856	£6,327,082	£6,302,854	£6,451,986	£6,354,218
20%	70%	£5,640,959	£5,939,144	£5,718,112	£5,677,808	£5,975,593	£5,754,962
25%	70%	£5,012,701	£5,385,433	£5,109,143	£5,058,763	£5,431,494	£5,155,204
30%	70%	£4,384,444	£4,831,722	£4,500,173	£4,439,718	£4,886,995	£4,555,447
35%	70%	£3,756,186	£4,278,011	£3,891,204	£3,820,672	£4,342,497	£3,955,690
40%	70%	£3,127,929	£3,724,300	£3,282,236	£3,201,699	£3,797,997	£3,354,933
45%	70%	£2,499,671	£3,170,588	£2,673,266	£2,582,582	£3,253,499	£2,756,176
50%	70%	£1,871,414	£2,616,877	£2,064,297	£1,963,536	£2,708,999	£2,156,419
100%	70%	£-4,437,695	£-2,922,384	£-4,045,621	£-4,250,437	£-2,737,239	£-3,858,363
10%	80%	£6,894,069	£7,064,460	£6,938,157	£6,906,352	£7,076,744	£6,950,440
15%	80%	£6,264,109	£6,519,696	£6,230,240	£6,202,333	£6,338,121	£6,348,665
20%	80%	£5,634,149	£5,974,932	£5,722,324	£5,658,715	£5,999,498	£5,746,890
40%	80%	£3,114,309	£3,795,875	£3,290,659	£3,163,440	£3,845,007	£3,339,790
45%	80%	£2,484,349	£3,251,111	£2,682,742	£2,539,622	£3,306,383	£2,738,015
50%	80%	£1,854,388	£2,706,346	£2,074,826	£1,915,803	£2,767,761	£2,136,240
10%	60%	£6,900,879	£7,028,673	£6,933,945	£6,925,446	£7,053,239	£6,958,511
15%	60%	£6,274,325	£6,468,015	£6,323,323	£6,311,173	£6,502,863	£6,389,772
20%	60%	£5,647,770	£5,903,357	£5,713,901	£5,696,901	£5,952,488	£5,763,033
25%	60%	£5,021,214	£5,340,699	£5,103,879	£5,082,630	£5,402,114	£5,165,293
30%	60%	£4,394,660	£4,779,041	£4,493,856	£4,468,357	£4,851,738	£4,567,555
35%	60%	£3,768,105	£4,215,382	£3,883,834	£3,854,086	£4,301,363	£3,969,815
40%	60%	£3,141,550	£3,652,725	£3,273,812	£3,239,813	£3,750,988	£3,372,078
50%	60%	£1,889,440	£2,827,408	£2,063,768	£2,011,270	£2,650,238	£2,176,598

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,062,696	£9,062,696	£9,062,696	£9,062,696	£9,062,696	£9,062,696
10%	70%	£7,806,181	£7,955,273	£7,844,758	£7,824,605	£7,973,698	£7,863,181
15%	70%	£7,177,923	£7,401,562	£7,235,788	£7,205,560	£7,429,199	£7,293,425
20%	70%	£6,549,665	£6,847,850	£6,607,550	£6,577,322	£6,894,699	£6,863,668
25%	70%	£5,921,408	£6,294,140	£6,017,849	£5,967,469	£6,340,201	£6,063,910
30%	70%	£5,293,151	£5,740,429	£5,408,880	£5,348,424	£5,795,701	£5,464,153
35%	70%	£4,664,893	£5,186,717	£4,799,911	£4,729,379	£5,251,203	£4,864,396
40%	70%	£4,036,636	£4,633,006	£4,190,941	£4,110,333	£4,705,703	£4,294,640
45%	70%	£3,408,377	£4,079,294	£3,581,972	£3,491,288	£4,162,205	£3,684,882
50%	70%	£2,780,120	£3,525,583	£2,973,003	£2,872,243	£3,617,705	£3,065,125
100%	70%	£-3,528,988	£-2,013,678	£-3,136,915	£-3,341,731	£-1,828,533	£-2,949,656
10%	80%	£7,802,775	£7,973,167	£7,846,863	£7,815,058	£7,985,450	£7,859,146
15%	80%	£7,172,816	£7,428,403	£7,238,946	£7,191,239	£7,446,827	£7,257,371
20%	80%	£6,542,855	£6,893,693	£6,601,030	£6,571,222	£6,902,994	£6,865,596
40%	80%	£4,023,015	£4,704,581	£4,199,365	£4,072,146	£4,753,713	£4,248,496
45%	80%	£3,393,055	£4,159,817	£3,591,449	£3,448,328	£4,215,089	£3,646,721
50%	80%	£2,763,094	£3,615,052	£2,983,532	£2,824,509	£3,676,467	£3,044,946
10%	60%	£7,809,586	£7,937,380	£7,842,651	£7,834,152	£7,961,945	£7,867,218
15%	60%	£7,183,031	£7,374,721	£7,232,629	£7,219,880	£7,411,570	£7,269,478
20%	60%	£6,556,476	£6,812,063	£6,622,807	£6,605,607	£6,961,195	£6,871,729
25%	60%	£5,929,921	£6,249,405	£6,012,585	£5,991,336	£6,310,820	£6,073,999
30%	60%	£5,303,366	£5,696,747	£5,402,562	£5,377,063	£5,760,465	£5,476,261
35%	60%	£4,676,811	£5,124,089	£4,792,541	£4,762,792	£5,210,069	£4,878,521
40%	60%	£4,050,256	£4,561,431	£4,162,519	£4,148,520	£4,659,695	£4,280,782
50%	60%	£3,423,701	£4,049,773	£3,534,987	£3,521,521	£4,150,820	£3,673,999

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,965,456	£5,965,456	£5,965,456	£5,965,456	£5,965,456	£5,965,456
10%	70%	£4,708,940	£4,858,033	£4,747,517	£4,727,364	£4,876,458	£4,765,941
15%	70%	£4,080,682	£4,304,322	£4,138,548	£4,108,320	£4,331,958	£4,166,184
20%	70%	£3,452,425	£3,750,610	£3,529,578	£3,499,350	£3,787,459	£3,596,427
25%	70%	£2,824,167	£3,196,899	£2,920,609	£2,870,228	£3,242,360	£2,966,670
30%	70%	£2,195,910	£2,643,188	£2,311,639	£2,251,184	£2,698,461	£2,366,913
35%	70%	£1,567,652	£2,089,477	£1,702,670	£1,632,138	£2,153,962	£1,767,156
40%	70%	£939,395	£1,535,766	£1,083,701	£1,013,093	£1,609,463	£1,167,399
45%	70%	£311,137	£982,054	£494,232	£394,040	£1,064,985	£587,842
50%	70%	£-317,120	£428,343	£-124,237	£-224,598	£520,465	£-32,115
100%	70%	£-6,626,229	£-5,110,918	£-6,234,155	£-6,438,971	£-4,925,773	£-6,046,897
10%	80%	£4,705,535	£4,875,926	£4,749,623	£4,717,818	£4,888,210	£4,761,906
15%	80%	£4,075,575	£4,311,162	£4,141,706	£4,093,999	£4,349,587	£4,160,131
20%	80%	£3,445,615	£3,786,398	£3,533,790	£3,470,181	£3,810,964	£3,558,358
40%	80%	£925,775	£1,607,341	£1,102,125	£974,906	£1,656,473	£1,151,256
45%	80%	£295,814	£1,062,577	£494,208	£351,088	£1,117,849	£549,481
50%	80%	£-334,146	£517,811	£-113,708	£-272,731	£579,227	£-52,294
10%	60%	£4,712,345	£4,840,139	£4,745,411	£4,736,912	£4,864,705	£4,769,977
15%	60%	£4,085,791	£4,277,481	£4,135,389	£4,122,639	£4,314,329	£4,172,238
20%	60%	£3,459,236	£3,714,823	£3,525,367	£3,508,367	£3,763,855	£3,674,489
25%	60%	£2,832,680	£3,152,164	£2,915,345	£2,894,096	£3,213,580	£2,976,759
30%	60%	£2,206,126	£2,589,507	£2,305,322	£2,279,823	£2,663,204	£2,379,020
35%	60%	£1,579,571	£2,026,848	£1,695,300	£1,665,552	£2,112,829	£1,781,281
40%	60%	£953,016	£1,464,191	£1,085,278	£1,051,279	£1,562,454	£1,183,542
50%	60%	£-300,094	£338,874	£-134,766	£-177,265	£461,704	£-11,836

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,985,961	£9,985,961	£9,985,961	£9,985,961	£9,985,961	£9,985,961
10%	70%	£8,729,446	£9,878,539	£8,788,023	£8,747,870	£8,899,963	£8,786,447
15%	70%	£8,101,189	£9,324,826	£8,159,054	£8,128,825	£8,352,464	£8,186,650
20%	70%	£7,472,931	£7,771,116	£7,550,084	£7,509,780	£7,807,565	£7,586,933
25%	70%	£6,844,673	£7,217,405	£6,941,114	£6,890,734	£7,263,466	£6,987,175
30%	70%	£6,216,416	£6,663,694	£6,332,145	£6,271,690	£6,718,967	£6,387,419
35%	70%	£5,588,158	£6,109,982	£5,723,176	£5,652,644	£6,174,468	£5,787,662
40%	70%	£4,959,901	£5,556,271	£5,114,207	£5,033,598	£5,629,969	£5,187,905
45%	70%	£4,331,643	£5,002,560	£4,505,238	£4,414,554	£5,085,470	£4,586,147
50%	70%	£3,703,386	£4,448,849	£3,896,268	£3,795,508	£4,540,971	£3,988,390
100%	70%	£2,605,723	£1,090,413	£2,213,649	£2,418,466	£3,052,268	£2,026,391
10%	80%	£8,726,040	£8,898,432	£8,770,128	£8,738,324	£8,908,715	£8,782,412
15%	80%	£8,098,051	£8,351,668	£8,162,212	£8,114,505	£8,370,093	£8,180,637
20%	80%	£7,468,120	£7,806,904	£7,554,295	£7,490,887	£7,831,469	£7,578,862
40%	80%	£4,948,281	£5,627,846	£5,122,630	£4,985,412	£5,676,978	£5,171,761
45%	80%	£4,318,320	£5,083,082	£4,514,714	£4,371,594	£5,136,355	£4,569,986
50%	80%	£3,688,360	£4,538,317	£3,906,797	£3,747,775	£4,599,732	£3,968,212
10%	60%	£8,732,851	£8,860,645	£8,765,916	£8,757,417	£8,885,211	£8,790,483
15%	60%	£8,106,296	£8,297,986	£8,155,895	£8,143,145	£8,338,835	£8,192,743
20%	60%	£7,479,742	£7,735,329	£7,545,873	£7,528,873	£7,784,461	£7,595,005
25%	60%	£6,853,186	£7,172,670	£6,935,851	£6,914,601	£7,234,085	£6,997,265
30%	60%	£6,226,631	£6,610,013	£6,325,828	£6,300,329	£6,683,710	£6,399,526
35%	60%	£5,600,077	£6,047,354	£5,715,806	£5,686,057	£6,133,335	£5,801,787
40%	60%	£4,973,521	£5,484,696	£5,105,784	£5,071,785	£5,582,960	£5,204,048
50%	60%	£3,720,412	£4,359,990	£3,885,739	£3,943,241	£4,482,209	£4,008,569

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,262,520	£10,262,520	£10,262,520	£10,262,520	£10,262,520	£10,262,520
10%	70%	£9,006,005	£9,155,097	£9,044,581	£9,024,428	£9,173,522	£9,063,005
15%	70%	£8,377,747	£8,801,386	£8,435,812	£8,405,384	£8,629,022	£8,493,248
20%	70%	£7,749,489	£8,047,674	£7,826,642	£7,786,338	£8,064,523	£7,893,492
25%	70%	£7,121,231	£7,493,963	£7,217,673	£7,167,293	£7,540,024	£7,263,734
30%	70%	£6,492,973	£6,940,252	£6,608,703	£6,548,248	£6,995,525	£6,663,977
35%	70%	£5,864,716	£6,386,541	£5,989,734	£5,929,202	£6,451,027	£6,064,220
40%	70%	£5,236,459	£5,832,830	£5,380,765	£5,310,187	£5,906,527	£5,464,463
45%	70%	£4,608,201	£5,279,119	£4,781,796	£4,691,112	£5,362,029	£4,864,706
50%	70%	£3,979,944	£4,725,407	£4,172,827	£4,072,066	£4,817,529	£4,264,949
100%	70%	£2,329,165	£813,854	£1,937,091	£2,141,907	£3,028,709	£1,749,833
10%	80%	£9,002,599	£9,172,990	£9,046,687	£9,014,882	£9,185,274	£9,058,970
15%	80%	£8,372,639	£8,628,226	£8,438,770	£8,391,063	£8,646,651	£8,457,195
20%	80%	£7,742,679	£8,083,462	£7,830,854	£7,787,245	£8,108,038	£7,855,420
40%	80%	£5,222,839	£5,904,406	£5,399,189	£5,271,970	£5,953,537	£5,448,320
45%	80%	£4,592,879	£5,359,641	£4,791,272	£4,648,152	£5,414,913	£4,846,545
50%	80%	£3,962,918	£4,814,876	£4,183,356	£4,024,333	£4,876,291	£4,244,770
10%	60%	£9,009,409	£9,137,203	£9,042,475	£9,033,976	£9,161,769	£9,067,041
15%	60%	£8,382,855	£8,574,545	£8,432,453	£8,419,703	£8,611,393	£8,493,302
20%	60%	£7,756,300	£8,011,887	£7,822,431	£7,805,431	£8,061,019	£7,871,563
25%	60%	£7,129,744	£7,449,229	£7,212,409	£7,191,160	£7,510,644	£7,273,823
30%	60%	£6,503,190	£6,886,571	£6,602,386	£6,576,887	£6,960,268	£6,676,085
35%	60%	£5,876,635	£6,323,912	£5,992,364	£5,962,616	£6,409,893	£6,078,345
40%	60%	£5,250,080	£5,761,255	£5,382,342	£5,348,343	£5,859,518	£5,480,606
50%	60%	£3,996,970	£4,635,938	£4,182,296	£4,119,600	£4,758,768	£4,285,128

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	1
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,827,058	£7,827,058	£7,827,058	£7,827,058	£7,827,058	£7,827,058
0%	70%	£6,876,980	£7,031,211	£6,920,489	£6,985,072	£7,049,323	£6,938,601
15%	70%	£6,401,910	£6,633,288	£6,467,203	£6,429,078	£6,660,456	£6,494,371
20%	70%	£5,926,861	£6,235,365	£6,013,918	£5,963,085	£6,271,588	£6,050,143
25%	70%	£5,451,811	£5,837,440	£5,560,634	£5,497,091	£5,882,721	£5,605,914
30%	70%	£4,976,761	£5,439,517	£5,107,348	£5,031,098	£5,493,853	£5,161,684
35%	70%	£4,501,712	£5,041,593	£4,654,083	£4,585,104	£5,104,986	£4,717,455
40%	70%	£4,026,662	£4,643,670	£4,200,777	£4,099,111	£4,716,118	£4,273,227
45%	70%	£3,551,612	£4,245,747	£3,747,493	£3,633,117	£4,327,251	£3,828,997
50%	70%	£3,076,564	£3,847,822	£3,294,208	£3,167,124	£3,938,383	£3,384,768
100%	70%	£1,701,309	£1,333,562	£1,258,902	£1,517,226	£48,585	£1,074,818
10%	80%	£6,872,817	£7,049,106	£6,922,565	£6,984,892	£7,061,190	£6,934,639
15%	80%	£6,397,697	£6,660,128	£6,470,317	£6,413,809	£6,678,240	£6,488,430
20%	80%	£5,918,576	£6,271,152	£6,018,071	£5,942,726	£6,295,301	£6,042,220
25%	80%	£5,441,455	£5,882,175	£5,565,824	£5,471,642	£5,912,362	£5,596,010
30%	80%	£4,964,334	£5,493,199	£5,113,576	£5,000,559	£5,529,422	£5,149,801
35%	80%	£4,487,214	£5,104,221	£4,661,330	£4,529,476	£5,146,483	£4,703,592
40%	80%	£4,010,093	£4,715,245	£4,209,082	£4,058,392	£4,763,544	£4,267,381
45%	80%	£3,532,973	£4,326,268	£3,756,835	£3,587,309	£4,380,604	£3,811,172
50%	80%	£3,055,852	£3,937,292	£3,304,589	£3,116,225	£3,997,665	£3,364,982
10%	60%	£6,881,102	£7,013,317	£6,918,413	£6,905,251	£7,037,467	£6,942,562
15%	60%	£6,406,124	£6,608,448	£6,464,089	£6,444,347	£6,642,671	£6,500,313
20%	60%	£5,931,144	£6,199,577	£6,199,577	£6,199,577	£6,393,444	£6,251,965
25%	60%	£5,456,166	£5,792,707	£5,555,442	£5,522,540	£5,853,080	£5,615,817
30%	60%	£4,981,188	£5,385,836	£5,101,119	£5,061,636	£5,458,244	£5,173,568
35%	60%	£4,516,210	£4,978,966	£4,646,797	£4,600,733	£5,063,488	£4,731,319
40%	60%	£4,043,231	£4,572,095	£4,192,473	£4,139,829	£4,668,693	£4,289,071
45%	60%	£3,570,253	£4,165,224	£3,738,150	£3,678,925	£4,273,897	£3,846,823
50%	60%	£3,097,274	£3,758,354	£3,283,826	£3,218,022	£3,879,101	£3,404,575

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£31,025,027	£31,025,027	£31,025,027	£31,025,027	£31,025,027	£31,025,027
0%	70%	£31,075,125	£31,820,874	£31,931,596	£31,957,013	£31,802,762	£31,913,484
15%	70%	£32,450,175	£32,216,797	£32,384,882	£32,423,007	£32,191,629	£32,357,714
20%	70%	£33,825,224	£33,618,720	£33,838,167	£33,889,020	£33,580,497	£33,801,942
25%	70%	£35,200,274	£35,014,644	£35,291,451	£35,354,994	£35,069,364	£35,246,171
30%	70%	£36,575,324	£36,412,568	£36,744,737	£36,820,987	£36,538,232	£36,690,401
35%	70%	£37,950,373	£37,810,492	£38,198,022	£38,286,981	£37,947,099	£38,134,630
40%	70%	£39,325,423	£39,208,415	£39,651,308	£39,752,974	£39,435,967	£39,478,858
45%	70%	£40,700,472	£40,606,338	£41,104,593	£41,198,967	£40,824,834	£40,823,088
50%	70%	£42,075,521	£42,004,262	£42,557,877	£42,654,961	£42,313,702	£42,467,317
100%	70%	£40,553,394	£38,985,647	£40,110,987	£40,369,311	£38,803,500	£39,526,903
10%	80%	£31,979,268	£31,802,979	£31,929,520	£31,967,193	£31,790,905	£31,917,446
15%	80%	£32,456,388	£32,191,957	£32,361,788	£32,438,278	£32,173,844	£32,363,655
20%	80%	£32,933,509	£32,580,933	£32,854,014	£32,909,359	£32,556,794	£32,899,865
25%	80%	£33,410,629	£33,136,857	£33,343,002	£33,404,693	£33,089,541	£33,343,704
30%	80%	£33,887,749	£33,625,816	£33,756,250	£33,824,778	£33,471,480	£33,840,913
35%	80%	£34,364,869	£34,114,793	£34,547,496	£34,626,860	£34,264,420	£34,487,123
40%	80%	£34,841,989	£34,603,767	£35,342,742	£35,428,944	£34,952,360	£35,193,336
45%	80%	£35,319,112	£35,092,740	£35,838,988	£35,925,026	£35,619,300	£35,700,549
50%	80%	£35,796,235	£35,581,718	£36,334,234	£36,421,068	£36,110,240	£36,287,782
10%	60%	£31,970,383	£31,838,767	£31,933,672	£31,946,834	£31,814,618	£31,908,523
15%	60%	£32,443,961	£32,245,637	£32,387,998	£32,407,738	£32,209,414	£32,351,772
20%	60%	£32,918,539	£32,652,598	£32,842,319	£32,868,641	£32,664,208	£32,794,020
25%	60%	£33,393,117	£33,092,557	£33,286,642	£33,328,545	£33,123,780	£33,256,268
30%	60%	£33,867,697	£33,466,249	£33,750,966	£33,790,449	£33,593,801	£33,678,517
35%	60%	£34,342,277	£33,873,119	£34,205,288	£34,251,352	£33,988,597	£34,120,766
40%	60%	£34,816,857	£34,279,990	£34,659,612	£34,712,258	£34,483,392	£34,583,014
50%	60%	£35,291,437	£35,093,731	£35,568,258	£35,634,063	£35,372,984	£35,447,510

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£22,406,856	£22,406,856	£22,406,856	£22,406,856	£22,406,856	£22,406,856
0%	70%	£23,356,955	£23,202,703	£23,313,426	£23,338,842	£23,184,591	£23,295,313
15%	70%	£23,832,055	£23,600,627	£23,795,711	£23,804,837	£23,573,459	£23,739,543
20%	70%	£24,782,154	£24,569,500	£24,719,997	£24,749,997	£24,518,074	£24,634,724
25%	70%	£25,732,253	£25,396,474	£25,673,281	£25,706,823	£25,451,164	£25,628,001
30%	70%	£26,682,352	£26,244,397	£26,126,566	£26,202,816	£26,000,000	£26,123,220
35%	70%	£27,632,451	£27,192,321	£27,579,852	£27,654,811	£27,392,923	£27,516,459
40%	70%	£28,582,550	£28,140,245	£28,033,137	£28,104,804	£27,847,796	£28,000,688
45%	70%	£29,532,649	£29,088,168	£29,486,421	£29,557,797	£29,296,684	£29,454,917
50%	70%	£30,482,748	£30,036,092	£30,939,705	£31,008,797	£30,745,571	£30,903,146
100%	70%	£31,953,224	£30,367,477	£31,492,616	£31,751,141	£30,185,329	£31,308,732
10%	80%	£23,361,097	£23,184,809	£23,311,350	£23,349,023	£23,172,735	£23,299,276
15%	80%	£23,838,218	£23,573,786	£23,763,597	£23,820,105	£23,565,874	£23,745,485
20%	80%	£24,315,338	£23,992,763	£24,213,584	£24,291,189	£23,938,813	£24,191,684
25%	80%	£24,792,458	£24,411,737	£24,624,569	£24,702,371	£24,451,752	£24,613,877
30%	80%	£25,269,578	£24,830,710	£25,133,550	£25,203,552	£24,962,823	£25,036,066
35%	80%	£25,746,698	£25,249,683	£25,644,531	£25,714,734	£25,473,894	£25,558,255
40%	80%	£26,223,818	£25,668,656	£26,155,512	£26,225,915	£26,084,965	£26,170,446
45%	80%	£26,700,938	£26,087,629	£26,666,493	£26,737,096	£26,596,036	£26,682,635
50%	80%	£27,178,058	£26,506,602	£27,177,474	£27,248,277	£27,107,107	£27,194,824
10%	60%	£23,352,813	£23,220,597	£23,315,502	£23,328,663	£23,196,448	£23,291,352
15%	60%	£23,829,791	£23,627,467	£23,769,825	£23,789,567	£23,581,243	£23,733,602
20%	60%	£24,306,770	£24,036,338	£24,224,149	£24,250,470	£24,038,099	£24,195,860
25%	60%	£24,783,748	£24,441,208	£24,678,472	£24,711,374	£24,500,835	£24,618,098
30%	60%	£25,260,727	£24,848,079	£25,132,795	£25,172,278	£24,915,600	£25,030,346
35%	60%	£25,737,705	£25,254,949	£25,587,118	£25,633,181	£25,420,422	£25,502,595
40%	60%	£26,214,684	£25,663,820	£26,041,441	£26,094,085	£25,865,226	£26,044,843
50%	60%	£26,691,662	£26,072,691	£26,495,764	£26,547,928	£26,394,913	£26,497,090

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,996,425	£5,996,425	£5,996,425	£5,996,425	£5,996,425	£5,996,425
0%	70%	£6,946,524	£6,792,272	£6,902,995	£6,928,412	£6,774,160	£6,884,893
15%	70%	£7,421,574	£7,169,196	£7,378,260	£7,393,406	£7,153,020	£7,329,192
20%	70%	£7,896,623	£7,588,118	£7,809,566	£7,860,399	£7,551,895	£7,773,341
25%	70%	£8,371,672	£7,986,043	£8,262,850	£8,326,992	£7,940,763	£8,217,570
30%	70%	£8,846,722	£8,383,966	£8,716,135	£8,792,385	£8,329,630	£8,661,799
35%	70%	£9,321,771	£8,781,890	£9,169,421	£9,250,380	£8,718,498	£9,106,028
40%	70%	£9,796,821	£9,179,814	£9,622,706	£9,724,973	£9,197,365	£9,550,257
45%	70%	£10,271,870	£9,577,738	£10,075,990	£10,190,386	£9,582,328	£10,003,777
50%	70%	£10,746,920	£9,975,661	£10,529,276	£10,656,359	£9,985,100	£10,438,715
100%	70%	£15,524,793	£13,957,046	£15,082,385	£15,340,710	£13,774,898	£14,898,301
10%	80%	£6,950,666	£6,774,378	£6,900,919	£6,938,592	£6,762,304	£6,888,845
15%	80%	£7,427,787	£7,163,355	£7,353,166	£7,409,674	£7,145,243	£7,335,054

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,979,621	£2,979,621	£2,979,621	£2,979,621	£2,979,621	£2,979,621
10%	70%	£2,029,552	£2,183,773	£2,073,061	£2,947,834	£2,201,885	£2,091,163
15%	70%	£1,554,472	£1,795,850	£1,619,765	£1,581,640	£1,813,018	£1,646,933
20%	70%	£1,079,423	£1,387,927	£1,166,480	£1,115,647	£1,424,150	£1,202,705
25%	70%	£604,373	£980,003	£713,196	£649,653	£1,036,283	£758,476
30%	70%	£129,323	£592,079	£259,910	£183,660	£646,415	£314,246
35%	70%	£-345,726	£194,155	£-193,375	£-282,334	£267,548	£-129,982
40%	70%	£-820,776	£-203,768	£-646,861	£-478,327	£-131,320	£-574,211
45%	70%	£-1,295,826	£-601,691	£-1,099,945	£-1,214,320	£-520,187	£-1,018,441
50%	70%	£-1,770,874	£-999,615	£-1,553,230	£-1,680,314	£-909,055	£-1,462,670
100%	70%	£-6,648,747	£-4,981,000	£-6,106,340	£-6,364,664	£-4,798,852	£-5,922,256
10%	80%	£2,025,390	£2,201,668	£2,075,127	£2,037,454	£2,213,742	£2,087,201
15%	80%	£1,549,259	£1,812,890	£1,622,879	£1,596,371	£1,830,803	£1,640,992
20%	80%	£1,071,138	£1,423,714	£1,170,633	£1,095,288	£1,447,863	£1,194,783
40%	80%	£-837,345	£-132,193	£-638,355	£-789,046	£-83,894	£-590,057
45%	80%	£-1,314,465	£-521,169	£-1,090,603	£-1,260,129	£-466,833	£-1,036,266
50%	80%	£-1,791,586	£-910,146	£-1,542,849	£-1,731,212	£-849,773	£-1,482,476
10%	60%	£2,033,664	£2,165,880	£2,079,975	£2,057,813	£2,190,029	£2,095,124
15%	60%	£1,560,686	£1,759,010	£1,616,851	£1,596,809	£1,735,233	£1,652,875
20%	60%	£1,087,707	£1,352,139	£1,162,328	£1,136,006	£1,400,438	£1,210,627
25%	60%	£614,728	£945,269	£708,005	£675,102	£1,005,642	£768,379
30%	60%	£141,750	£538,358	£253,681	£214,198	£810,846	£326,130
35%	60%	£-331,228	£131,525	£-200,641	£-246,705	£216,500	£-116,119
40%	60%	£-806,207	£-275,343	£-654,965	£-707,609	£-178,745	£-658,367
50%	60%	£-1,750,164	£-1,089,084	£-1,663,611	£-1,629,416	£-968,337	£-1,442,863

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,038,236	£5,038,236	£5,038,236	£5,038,236	£5,038,236	£5,038,236
10%	70%	£4,089,137	£4,242,389	£4,151,666	£4,106,250	£4,260,601	£4,149,779
15%	70%	£3,613,989	£3,844,468	£3,681,381	£3,640,256	£3,871,634	£3,765,549
20%	70%	£3,138,039	£3,446,542	£3,225,096	£3,174,262	£3,482,766	£3,261,320
25%	70%	£2,662,989	£3,048,618	£2,771,811	£2,708,269	£3,093,899	£2,817,092
30%	70%	£2,187,939	£2,650,695	£2,318,526	£2,242,276	£2,705,031	£2,372,862
35%	70%	£1,712,890	£2,252,771	£1,865,241	£1,776,282	£2,316,164	£1,926,633
40%	70%	£1,237,840	£1,854,846	£1,411,955	£1,310,298	£1,927,296	£1,484,406
45%	70%	£762,790	£1,456,924	£958,671	£844,295	£1,538,428	£1,040,175
50%	70%	£287,741	£1,059,000	£505,385	£378,302	£1,149,561	£595,946
100%	70%	£-4,490,131	£-2,922,384	£-4,047,724	£-4,306,049	£-2,740,237	£-3,863,640
10%	80%	£4,083,995	£4,260,283	£4,133,742	£4,096,069	£4,272,358	£4,145,817
15%	80%	£3,608,975	£3,871,306	£3,681,406	£3,624,307	£3,869,418	£3,699,697
20%	80%	£3,129,954	£3,482,329	£3,229,249	£3,153,804	£3,480,478	£3,265,398
40%	80%	£1,221,271	£1,926,423	£1,420,260	£1,269,570	£1,974,722	£1,464,559
45%	80%	£744,151	£1,537,446	£968,013	£798,487	£1,591,782	£1,022,350
50%	80%	£267,030	£1,148,470	£515,767	£327,403	£1,208,843	£576,140
10%	60%	£4,092,280	£4,224,495	£4,129,590	£4,116,429	£4,248,645	£4,153,740
15%	60%	£3,619,301	£3,817,625	£3,675,267	£3,655,325	£3,853,849	£3,711,491
20%	60%	£3,146,322	£3,410,754	£3,220,944	£3,194,622	£3,459,053	£3,269,243
25%	60%	£2,673,344	£3,003,884	£2,766,620	£2,733,718	£3,064,288	£2,826,994
30%	60%	£2,200,366	£2,597,014	£2,312,297	£2,272,814	£2,669,462	£2,384,746
35%	60%	£1,727,387	£2,190,144	£1,857,974	£1,811,911	£2,274,666	£1,942,497
40%	60%	£1,254,409	£1,783,273	£1,403,651	£1,351,507	£1,879,870	£1,500,249
50%	60%	£398,452	£969,932	£495,004	£429,200	£1,090,279	£615,752

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,946,942	£5,946,942	£5,946,942	£5,946,942	£5,946,942	£5,946,942
10%	70%	£4,996,844	£5,151,095	£5,040,373	£5,014,958	£5,169,207	£5,058,485
15%	70%	£4,521,794	£4,753,172	£4,587,087	£4,548,362	£4,780,340	£4,614,255
20%	70%	£4,046,745	£4,355,249	£4,112,000	£4,072,636	£4,381,412	£4,192,869
25%	70%	£3,571,695	£3,957,324	£3,680,518	£3,616,975	£4,002,605	£3,725,798
30%	70%	£3,096,645	£3,559,401	£3,227,232	£3,160,982	£3,613,737	£3,281,568
35%	70%	£2,621,595	£3,161,477	£2,773,947	£2,684,988	£3,224,870	£2,837,339
40%	70%	£2,146,546	£2,763,554	£2,320,661	£2,218,995	£2,836,002	£2,393,111
45%	70%	£1,671,497	£2,365,631	£1,867,377	£1,753,002	£2,447,135	£1,946,861
50%	70%	£1,196,448	£1,967,707	£1,414,092	£1,287,008	£2,058,267	£1,504,652
100%	70%	£-3,581,425	£-2,013,678	£-3,139,018	£-3,397,342	£-1,831,531	£-2,954,934
10%	80%	£4,992,701	£5,168,990	£5,042,449	£5,004,776	£5,181,064	£5,054,523
15%	80%	£4,515,581	£4,780,012	£4,590,201	£4,533,693	£4,798,124	£4,608,314
20%	80%	£4,039,460	£4,391,036	£4,129,650	£4,072,610	£4,418,185	£4,162,194
40%	80%	£2,129,977	£2,835,129	£2,328,967	£2,176,276	£2,883,428	£2,377,265
45%	80%	£1,652,857	£2,446,153	£1,876,719	£1,707,193	£2,500,489	£1,931,056
50%	80%	£1,175,736	£2,057,176	£1,424,473	£1,236,109	£2,117,549	£1,484,846
10%	60%	£5,000,986	£5,133,202	£5,038,297	£5,025,135	£5,157,351	£5,062,446
15%	60%	£4,528,008	£4,726,332	£4,583,973	£4,564,231	£4,762,555	£4,620,197
20%	60%	£4,053,028	£4,319,461	£4,129,650	£4,103,328	£4,367,760	£4,177,949
25%	60%	£3,582,050	£3,912,591	£3,675,326	£3,642,424	£3,972,964	£3,735,701
30%	60%	£3,109,072	£3,505,720	£3,221,003	£3,181,520	£3,578,188	£3,293,452
35%	60%	£2,636,094	£3,098,850	£2,766,681	£2,720,617	£3,183,372	£2,851,203
40%	60%	£2,163,115	£2,691,979	£2,312,357	£2,259,713	£2,798,577	£2,408,955
50%	60%	£1,217,158	£1,878,238	£1,403,711	£1,337,306	£1,998,085	£1,524,459

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,849,702	£2,849,702	£2,849,702	£2,849,702	£2,849,702	£2,849,702
10%	70%	£1,899,603	£2,053,855	£1,943,132	£1,917,716	£2,071,967	£1,961,245
15%	70%	£1,424,553	£1,655,932	£1,489,847	£1,451,721	£1,683,100	£1,517,015
20%	70%	£949,505	£1,258,008	£1,038,562	£985,728	£1,234,232	£1,072,786
25%	70%	£474,455	£860,084	£583,277	£519,735	£905,364	£628,558
30%	70%	£-595	£462,161	£129,992	£53,742	£516,497	£184,328
35%	70%	£-5475,644	£64,237	£-323,294	£-412,252	£127,629	£-259,901
40%	70%	£-990,694	£-333,686	£-776,579	£-878,246	£-281,238	£-704,130
45%	70%	£-1,425,744	£-731,610	£-1,229,863	£-1,344,239	£-650,106	£-1,148,359
50%	70%	£-1,900,793	£-1,29,534	£-1,683,149	£-1,810,232	£-1,036,973	£-1,592,588
100%	70%	£-6,678,666	£-5,110,918	£-6,236,258	£-6,494,583	£-4,928,771	£-6,052,174
10%	80%	£1,895,461	£2,071,749	£1,945,208	£1,907,535	£2,083,823	£1,957,283
15%	80%	£1,418,341	£1,682,772	£1,492,961	£1,436,453	£1,700,884	£1,511,073
20%	80%	£941,220	£1,293,795	£1,040,715	£965,370	£1,317,845	£1,064,894
40%	80%	£-687,263	£-262,111	£-478,274	£-519,964	£-213,812	£-479,975
45%	80%	£-1,444,383	£-651,088	£-1,220,521	£-1,390,047	£-596,752	£-1,166,184
50%	80%	£-1,921,504	£-1,040,064	£-1,672,767	£-1,861,131	£-979,691	£-1,612,394
10%	60%	£1,903,746	£2,035,961	£1,941,056	£1,927,895	£2,060,111	£1,965,206
15%	60%	£1,430,767	£1,629,091	£1,486,733	£1,466,991	£1,665,315	£1,522,957
20%	60%	£957,788	£1,222,220	£1,032,410	£1,006,988	£1,270,519	£1,080,798
25%	60%	£484,810	£815,350	£578,086	£545,184	£876,723	£638,460
30%	60%	£11,832	£408,479	£123,763	£84,280	£480,928	£196,212
35%	60%	£-461,147	£1,609	£-330,560	£-376,623	£86,132	£-246,037
40%	60%	£-934,125	£-405,261	£-784,883	£-837,527	£-308,664	£-688,285
50%	60%	£-1,880,082	£-1,219,002	£-1,693,530	£-1,759,394	£-1,098,255	£-1,572,782

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£6,870,208	£6,870,208	£6,870,208	£6,870,208	£6,870,208	£6,870,208
10%	70%	£5,920,109	£6,074,360	£5,963,638	£5,938,221	£6,002,473	£5,981,750
15%	70%	£5,445,059	£5,676,437	£5,510,353	£5,472,227	£5,703,605	£5,537,521
20%	70%	£4,970,010	£5,278,514	£5,057,067	£5,006,234	£5,314,738	£5,093,292
25%	70%	£4,494,960	£4,880,590	£4,603,783	£4,540,241	£4,925,870	£4,649,063
30%	70%	£4,019,911	£4,482,667	£4,150,498	£4,074,248	£4,537,003	£4,204,834
35%	70%	£3,544,862	£4,084,743	£3,697,212	£3,608,253	£4,148,135	£3,760,605
40%	70%	£3,069,812	£3,686,819	£3,243,927	£3,142,260	£3,759,268	£3,316,376
45%	70%	£2,594,762	£3,288,896	£2,790,642	£2,676,267	£3,370,400	£2,872,146
50%	70%	£2,119,713	£2,890,972	£2,337,357	£2,210,274	£2,981,533	£2,427,918
100%	70%	£2,658,160	£1,090,413	£2,215,752	£2,474,077	£3,908,265	£2,031,668
10%	80%	£5,915,967	£6,092,255	£5,965,714	£5,928,041	£6,104,329	£5,977,788
15%	80%	£5,439,846	£5,703,278	£5,313,467	£5,456,958	£5,721,390	£5,531,579
20%	80%	£4,961,726	£5,314,301	£5,061,220	£4,985,875	£5,338,451	£5,085,370
40%	80%	£3,053,243	£3,758,394	£3,252,232	£3,101,542	£3,806,693	£3,300,531
45%	80%	£2,576,122	£3,369,418	£2,799,985	£2,630,458	£3,423,754	£2,854,322
50%	80%	£2,099,002	£2,980,441	£2,347,738	£2,159,375	£3,040,815	£2,408,111
10%	60%	£5,924,251	£6,056,467	£5,961,562	£5,948,401	£6,080,616	£5,985,712
15%	60%	£5,451,273	£5,649,597	£5,307,238	£5,487,497	£5,685,821	£5,540,462
20%	60%	£4,978,294	£5,242,726	£5,052,915	£5,026,594	£5,291,025	£5,101,214
25%	60%	£4,505,316	£4,835,856	£4,598,592	£4,565,890	£4,896,229	£4,658,966
30%	60%	£4,032,337	£4,428,985	£4,144,268	£4,104,786	£4,501,433	£4,216,718
35%	60%	£3,559,359	£4,022,115	£3,689,946	£3,643,883	£4,106,638	£3,774,469
40%	60%	£3,086,381	£3,615,244	£3,235,623	£3,182,979	£3,711,842	£3,332,220
50%	60%	£2,140,423	£2,807,593	£2,326,976	£2,281,172	£2,922,251	£2,447,724

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,146,766	£7,146,766	£7,146,766	£7,146,766	£7,146,766	£7,146,766
10%	70%	£6,196,667	£6,350,919	£6,240,196	£6,214,780	£6,369,031	£6,258,309
15%	70%	£5,721,618	£5,952,986	£5,786,911	£5,748,786	£5,980,184	£5,814,079
20%	70%	£5,246,569	£5,555,072	£5,333,626	£5,289,752	£5,591,296	£5,369,850
25%	70%	£4,771,519	£5,157,148	£4,880,341	£4,816,799	£5,202,429	£4,925,622
30%	70%	£4,296,469	£4,759,225	£4,427,056	£4,360,806	£4,813,561	£4,481,392
35%	70%	£3,821,420	£4,361,301	£3,973,771	£3,884,812	£4,424,694	£4,037,163
40%	70%	£3,346,370	£3,963,378	£3,520,485	£3,418,818	£4,035,826	£3,592,934
45%	70%	£2,871,320	£3,565,454	£3,067,201	£2,952,825	£3,646,958	£3,148,705
50%	70%	£2,396,271	£3,167,530	£2,613,915	£2,486,832	£3,258,091	£2,704,476
100%	70%	£2,381,601	£813,854	£1,939,194	£2,197,519	£3,631,707	£1,755,110
10%	80%	£6,192,525	£6,368,813	£6,242,272	£6,204,599	£6,380,888	£6,254,347
15%	80%	£5,715,405	£5,979,836	£5,790,025	£5,733,517	£5,997,948	£5,808,137
20%	80%	£5,238,284	£5,580,859	£5,337,779	£5,262,434	£5,615,009	£5,361,928
40%	80%	£3,329,801	£4,034,953	£3,528,750	£3,378,100	£4,083,252	£3,577,089
45%	80%	£2,852,681	£3,645,976	£3,076,543	£2,907,017	£3,700,312	£3,130,880
50%	80%	£2,375,560	£3,257,000	£2,624,297	£2,435,933	£3,317,373	£2,684,670
10%	60%	£6,200,810	£6,333,025	£6,238,120	£6,224,959	£6,357,175	£6,262,270
15%	60%	£5,727,831	£5,926,155	£5,783,797	£5,764,955	£5,962,279	£5,820,021
20%	60%	£5,254,852	£5,519,284	£5,329,474	£5,303,152	£5,567,593	£5,377,773
25%	60%	£4,781,874	£5,112,414	£4,875,150	£4,842,248	£5,172,788	£4,935,524
30%	60%	£4,308,896	£4,705,544	£4,420,827	£4,381,344	£4,777,992	£4,493,276
35%	60%	£3,835,917	£4,298,674	£3,966,504	£3,920,441	£4,383,196	£4,051,027
40%	60%	£3,362,939	£3,891,803	£3,512,181	£3,459,537	£3,988,400	£3,608,779
50%	60%	£2,418,982	£3,078,962	£2,603,534	£2,537,730	£3,198,809	£2,724,282

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	1
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£4,711,306	£4,711,306	£4,711,306	£4,711,306	£4,711,306	£4,711,306
10%	70%	£4,082,935	£4,226,331	£4,115,608	£4,080,969	£4,244,365	£4,133,642
15%	70%	£3,738,750	£3,983,844	£3,817,759	£3,765,801	£4,010,895	£3,844,811
20%	70%	£3,414,565	£3,741,356	£3,519,910	£3,450,634	£3,777,425	£3,555,978
25%	70%	£3,090,380	£3,498,870	£3,222,062	£3,135,465	£3,543,955	£3,267,147
30%	70%	£2,766,195	£3,256,382	£2,924,213	£2,820,297	£3,310,485	£2,978,315
35%	70%	£2,442,010	£3,013,895	£2,626,364	£2,505,129	£3,077,014	£2,689,483
40%	70%	£2,117,825	£2,771,407	£2,328,516	£2,189,962	£2,843,544	£2,400,652
45%	70%	£1,793,640	£2,528,921	£2,030,667	£1,874,793	£2,610,074	£2,112,820
50%	70%	£1,469,455	£2,286,433	£1,732,817	£1,559,625	£2,376,604	£1,822,989
100%	70%	-£1,801,384	-£140,704	-£1,266,043	-£1,618,094	£41,090	-£1,082,753
10%	80%	£4,087,722	£4,244,459	£4,117,918	£4,069,744	£4,256,482	£4,129,941
15%	80%	£3,730,929	£4,011,036	£3,821,225	£3,748,963	£4,029,070	£3,839,259
20%	80%	£3,404,136	£3,777,612	£3,524,532	£3,428,182	£3,801,658	£3,548,577
25%	80%	£3,077,344	£3,544,189	£3,227,837	£3,107,401	£3,574,246	£3,257,895
30%	80%	£2,750,552	£3,310,766	£2,931,144	£2,786,621	£3,346,834	£2,967,212
35%	80%	£2,423,760	£3,077,343	£2,634,451	£2,465,839	£3,119,423	£2,676,530
40%	80%	£2,096,968	£2,843,920	£2,337,757	£2,145,058	£2,892,011	£2,385,848
45%	80%	£1,770,175	£2,610,496	£2,041,063	£1,824,278	£2,664,599	£2,095,165
50%	80%	£1,443,383	£2,377,073	£1,744,370	£1,503,497	£2,437,187	£1,804,484
10%	60%	£4,068,149	£4,208,203	£4,113,298	£4,092,195	£4,232,249	£4,137,343
15%	60%	£3,746,571	£3,956,651	£3,814,294	£3,782,640	£3,992,720	£3,850,362
20%	60%	£3,424,989	£3,705,101	£3,515,290	£3,473,086	£3,739,192	£3,583,381
25%	60%	£3,103,416	£3,453,549	£3,216,286	£3,163,529	£3,513,663	£3,276,399
30%	60%	£2,781,838	£3,201,998	£2,917,282	£2,853,975	£3,274,135	£2,989,418
35%	60%	£2,460,260	£2,950,447	£2,618,278	£2,544,419	£3,034,606	£2,702,437
40%	60%	£2,138,682	£2,698,896	£2,319,274	£2,234,864	£2,795,077	£2,415,456
45%	60%	£1,817,104	£2,447,344	£2,020,270	£1,925,309	£2,555,548	£2,128,474
50%	60%	£1,495,526	£2,195,794	£1,721,266	£1,615,753	£2,316,020	£1,841,493

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£34,140,779	£34,140,779	£34,140,779	£34,140,779	£34,140,779	£34,140,779
10%	70%	£34,789,150	£34,625,754	£34,736,477	£34,771,116	£34,607,719	£34,718,443
15%	70%	£35,113,335	£34,868,241	£35,034,326	£35,095,294	£34,841,190	£35,007,274
20%	70%	£35,437,520	£35,110,728	£35,352,175	£35,401,461	£35,074,660	£35,295,107
25%	70%	£35,761,705	£35,353,215	£35,630,023	£35,716,519	£35,305,130	£35,584,938
30%	70%	£36,085,890	£35,595,703	£35,927,872	£36,031,798	£35,541,600	£35,873,770
35%	70%	£36,410,075	£35,838,190	£36,225,721	£36,346,956	£35,775,071	£36,162,602
40%	70%	£36,734,260	£36,080,678	£36,523,569	£36,662,123	£36,009,541	£36,451,433
45%	70%	£37,058,445	£36,323,164	£36,821,418	£36,977,292	£36,242,011	£36,740,265
50%	70%	£37,382,630	£36,565,652	£37,119,267	£37,292,460	£36,475,481	£37,029,096
100%	70%	£40,653,469	£38,992,789	£40,118,127	£40,470,178	£38,610,895	£39,834,838
10%	80%	£34,794,363	£34,607,626	£34,734,167	£34,782,341	£34,595,603	£34,722,144
15%	80%	£35,121,155	£34,841,049	£35,030,860	£35,103,122	£34,823,015	£35,012,825
20%	80%	£35,447,949	£35,074,473	£35,327,553	£35,423,903	£35,050,427	£35,303,508
25%	80%	£35,773,117	£35,308,897	£35,614,229	£35,743,087	£35,285,074	£35,592,237
30%	80%	£36,098,285	£35,543,321	£35,900,904	£36,057,271	£35,515,545	£35,881,006
35%	80%	£36,423,453	£35,777,745	£36,187,576	£36,371,454	£35,746,016	£36,169,775
40%	80%	£36,748,621	£36,012,169	£36,474,851	£36,685,637	£35,976,486	£36,458,544
45%	80%	£37,073,789	£36,246,593	£36,762,126	£36,999,820	£36,206,956	£36,747,313
50%	80%	£37,398,957	£36,481,017	£37,049,401	£37,314,003	£36,437,426	£37,036,082

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£25,522,609	£25,522,609	£25,522,609	£25,522,609	£25,522,609	£25,522,609
10%	70%	£26,170,980	£26,007,583	£26,118,307	£26,152,945	£25,989,549	£26,102,272
15%	70%	£26,819,351	£26,250,071	£26,415,155	£26,489,133	£26,225,019	£26,389,104
20%	70%	£27,467,722	£26,492,559	£26,714,004	£26,788,311	£26,459,087	£26,677,936
25%	70%	£27,113,534	£26,735,045	£27,011,853	£27,088,449	£26,689,960	£26,966,768
30%	70%	£27,467,722	£26,977,532	£27,309,701	£27,413,617	£26,923,430	£27,255,599
35%	70%	£27,791,904	£27,220,020	£27,607,550	£27,728,786	£27,156,900	£27,544,431
40%	70%	£28,116,090	£27,462,507	£27,905,399	£28,043,953	£27,390,370	£27,833,263
45%	70%	£28,440,276	£27,704,994	£28,203,247	£28,359,121	£27,623,841	£28,122,094
50%	70%	£28,764,462	£27,947,481	£28,501,097	£28,674,290	£27,857,311	£28,410,926
100%	70%	£32,035,299	£30,374,618	£31,499,957	£31,852,008	£30,192,825	£31,316,667
10%	80%	£26,176,193	£25,989,455	£26,115,996	£26,164,171	£25,977,432	£26,103,973
15%	80%	£26,500,985	£26,222,879	£26,412,689	£26,484,982	£26,204,844	£26,394,655
20%	80%	£26,825,778	£26,465,802	£26,709,383	£26,855,732	£26,432,256	£26,685,338
25%	80%	£27,150,569	£26,708,725	£27,006,157	£27,098,486	£26,664,904	£26,974,069
30%	80%	£27,475,360	£26,947,648	£27,303,006	£27,395,235	£26,896,476	£27,262,800
35%	80%	£27,800,151	£27,186,571	£27,600,855	£27,692,984	£27,128,048	£27,551,531
40%	80%	£28,124,942	£27,425,494	£27,900,704	£28,000,733	£27,359,620	£27,840,262
45%	80%	£28,449,733	£27,664,417	£28,198,553	£28,308,482	£27,591,192	£28,129,003
50%	80%	£28,774,524	£27,903,340	£28,496,402	£28,616,231	£27,822,764	£28,417,744
100%	80%	£32,046,131	£30,385,227	£31,511,806	£31,863,857	£30,204,441	£31,330,508
10%	60%	£26,808,921	£26,625,814	£26,719,624	£26,760,630	£26,659,723	£26,670,534
15%	60%	£27,133,712	£26,865,302	£27,017,628	£27,070,385	£26,720,251	£26,957,516
20%	60%	£27,458,503	£27,104,795	£27,315,632	£27,379,940	£26,958,780	£27,244,497
25%	60%	£27,783,294	£27,344,282	£27,616,636	£27,680,496	£27,199,308	£27,531,478
30%	60%	£28,108,085	£27,583,769	£27,913,640	£27,999,051	£27,438,837	£27,818,459
35%	60%	£28,432,876	£27,823,256	£28,210,644	£28,295,602	£27,678,366	£28,105,440
40%	60%	£28,757,667	£28,062,743	£28,507,648	£28,594,153	£27,917,894	£28,392,422
45%	60%	£29,082,458	£28,302,230	£28,804,652	£28,891,644	£28,157,422	£28,679,403
50%	60%	£29,407,249	£28,541,717	£29,101,656	£29,189,135	£28,396,951	£28,966,384

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£9,112,178	£9,112,178	£9,112,178	£9,112,178	£9,112,178	£9,112,178
10%	70%	£9,760,549	£9,597,152	£9,707,876	£9,742,514	£9,579,118	£9,689,641
15%	70%	£10,408,919	£10,243,745	£10,355,224	£10,390,862	£10,226,426	£10,317,973
20%	70%	£11,057,289	£10,892,122	£10,939,593	£10,975,230	£10,810,790	£10,902,317
25%	70%	£11,705,659	£11,540,500	£11,631,962	£11,667,599	£11,503,150	£11,593,684
30%	70%	£12,354,029	£12,188,877	£12,283,331	£12,318,968	£12,154,701	£12,244,111
35%	70%	£13,002,399	£12,837,254	£12,927,694	£12,963,131	£12,800,252	£12,890,540
40%	70%	£13,650,769	£13,485,631	£13,572,057	£13,607,564	£13,442,873	£13,530,928
45%	70%	£14,299,139	£14,134,008	£14,216,420	£14,250,957	£14,085,202	£14,176,317
50%	70%	£14,947,509	£14,782,385	£14,864,781	£14,900,394	£14,730,527	£14,821,702
100%	70%	£18,216,346	£17,058,761	£17,927,122	£18,075,583	£17,920,902	£17,920,902
10%	80%	£9,765,762	£9,579,024	£9,705,565	£9,753,740	£9,567,001	£9,693,542
15%	80%	£10,414,132	£10,228,401	£10,353,266	£10,391,441	£10,226,905	£10,318,446
20%	80%	£11,062,502	£10,876,778	£10,937,631	£10,974,706	£10,811,260	£10,903,797
25%	80%	£11,710,872	£11,526,155	£11,641,984	£11,678,159	£11,513,714	£11,604,251
30%	80%	£12,359,242	£12,175,532	£12,297,337	£12,333,512	£12,168,269	£12,253,756
35%	80%	£13,007,612	£12,824,909	£12,937,740	£12,973,915	£12,809,324	£12,894,761
40%	80%	£13,655,982	£13,474,286	£13,582,101	£13,618,286	£13,453,735	£13,544,198
45%	80%	£14,304,352	£14,123,663	£14,236,456</			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£136,132	-£136,132	-£136,132	-£136,132	-£136,132	-£136,132
10%	70%	-£784,503	-£821,107	-£731,830	-£766,469	-£803,072	-£713,786
15%	70%	-£1,108,888	-£863,594	-£1,029,679	-£1,081,637	-£836,543	-£1,002,627
20%	70%	-£1,432,873	-£1,106,082	-£1,327,528	-£1,396,804	-£1,070,013	-£1,291,460
25%	70%	-£1,757,058	-£1,348,568	-£1,625,376	-£1,711,972	-£1,303,483	-£1,580,291
30%	70%	-£2,081,243	-£1,591,056	-£1,923,225	-£2,027,141	-£1,536,953	-£1,869,122
35%	70%	-£2,405,428	-£1,833,543	-£2,221,073	-£2,342,309	-£1,770,424	-£2,157,955
40%	70%	-£2,729,613	-£2,076,031	-£2,518,922	-£2,657,476	-£2,003,904	-£2,446,786
45%	70%	-£3,053,798	-£2,318,517	-£2,816,771	-£2,972,645	-£2,237,384	-£2,735,618
50%	70%	-£3,377,983	-£2,561,005	-£3,114,620	-£3,287,813	-£2,470,834	-£3,024,449
100%	70%	-£6,646,822	-£4,988,142	-£6,113,480	-£6,465,531	-£4,806,348	-£5,930,191
10%	80%	-£789,716	-£802,979	-£729,520	-£777,694	-£830,956	-£717,497
15%	80%	-£1,116,508	-£836,402	-£1,026,213	-£1,098,475	-£816,368	-£1,008,178
20%	80%	-£1,443,302	-£1,069,826	-£1,322,306	-£1,418,256	-£1,045,780	-£1,298,861
40%	80%	-£2,750,470	-£2,003,518	-£2,509,680	-£2,702,379	-£1,955,427	-£2,461,590
45%	80%	-£3,077,263	-£2,236,941	-£2,806,375	-£3,023,160	-£2,182,839	-£2,752,272
50%	80%	-£3,404,055	-£2,470,365	-£3,103,068	-£3,343,941	-£2,410,251	-£3,042,954
10%	60%	-£779,289	-£839,235	-£734,140	-£785,243	-£815,189	-£710,095
15%	60%	-£1,100,987	-£890,787	-£1,033,144	-£1,084,738	-£854,718	-£997,076
20%	60%	-£1,422,444	-£1,142,337	-£1,332,148	-£1,374,354	-£1,094,246	-£1,284,057
25%	60%	-£1,744,022	-£1,393,889	-£1,631,152	-£1,683,908	-£1,333,775	-£1,571,039
30%	60%	-£2,065,600	-£1,645,440	-£1,930,156	-£1,993,463	-£1,573,303	-£1,858,020
35%	60%	-£2,387,178	-£1,896,991	-£2,229,160	-£2,303,019	-£1,812,832	-£2,145,001
40%	60%	-£2,708,756	-£2,148,542	-£2,528,164	-£2,612,574	-£2,052,369	-£2,431,982
50%	60%	-£3,030,334	-£2,400,093	-£2,827,168	-£2,917,133	-£2,291,902	-£2,718,963

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,922,484	£1,922,484	£1,922,484	£1,922,484	£1,922,484	£1,922,484
10%	70%	£1,274,713	£1,437,599	£1,326,785	£1,292,147	£1,455,543	£1,344,520
15%	70%	£949,928	£1,185,021	£1,028,937	£976,976	£1,222,511	£1,065,988
20%	70%	£625,743	£952,534	£731,088	£661,812	£988,603	£767,156
25%	70%	£301,558	£719,047	£433,240	£346,643	£755,133	£476,325
30%	70%	£22,627	£467,560	£135,981	£31,475	£189,493	£19,403
35%	70%	£346,812	£225,073	-£162,458	-£283,693	£298,192	£49,339
40%	70%	£670,987	£124,415	-£480,306	-£598,861	£54,722	£34,771
45%	70%	£995,162	£259,301	-£758,155	-£914,029	£178,748	£677,002
50%	70%	£1,319,368	£502,389	-£1,056,005	-£1,229,197	£412,219	£965,833
100%	70%	£4,590,206	£2,929,526	-£4,054,865	-£4,406,916	£2,747,732	£3,871,575
10%	80%	£1,268,899	£1,455,637	£1,329,096	£1,280,921	£1,467,660	£1,341,119
15%	80%	£842,197	£1,222,214	£1,032,493	£880,141	£1,240,248	£1,050,437
20%	80%	£515,314	£989,780	£735,709	£639,360	£1,012,854	£759,754
40%	80%	£691,855	£55,998	-£451,065	-£643,764	£103,188	£402,974
45%	80%	£1,018,647	£178,326	-£747,759	-£964,544	£124,223	£693,657
50%	80%	£1,345,439	£411,749	-£1,044,452	-£1,285,325	£351,635	£984,339
10%	60%	£1,279,327	£1,419,281	£1,324,476	£1,303,373	£1,443,427	£1,348,521
15%	60%	£957,749	£1,187,829	£1,025,472	£993,818	£1,203,898	£1,081,640
20%	60%	£636,171	£916,279	£726,466	£684,262	£984,369	£774,559
25%	60%	£314,593	£664,727	£427,464	£374,707	£724,841	£487,577
30%	60%	£6,984	£413,176	£128,460	£65,152	£485,312	£200,596
35%	60%	£328,562	£161,625	-£170,544	-£244,404	£245,784	£86,385
40%	60%	£650,140	£28,927	-£469,548	-£553,959	£3,255	£373,366
50%	60%	£1,293,296	£593,029	-£1,067,556	-£1,173,069	£472,802	£347,329

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,831,190	£2,831,190	£2,831,190	£2,831,190	£2,831,190	£2,831,190
10%	70%	£2,182,819	£2,346,215	£2,235,492	£2,200,853	£2,364,250	£2,253,526
15%	70%	£1,859,834	£2,103,728	£1,937,993	£1,895,885	£2,130,779	£1,984,695
20%	70%	£1,534,449	£1,861,240	£1,639,750	£1,570,518	£1,897,305	£1,765,862
25%	70%	£1,210,264	£1,618,754	£1,341,946	£1,255,350	£1,663,839	£1,387,031
30%	70%	£886,079	£1,376,266	£1,044,097	£940,181	£1,430,369	£1,098,199
35%	70%	£561,894	£1,133,779	£746,248	£625,013	£1,196,898	£809,367
40%	70%	£237,709	£891,291	£448,400	£309,846	£993,428	£520,536
45%	70%	£86,476	£648,805	£150,561	£5,323	£729,868	£231,704
50%	70%	£410,661	£408,317	-£147,298	-£320,491	£496,488	£57,127
100%	70%	£3,681,500	£2,020,820	-£3,146,158	-£3,498,210	£1,839,026	£2,962,869
10%	80%	£2,177,806	£2,364,343	£2,237,802	£2,189,628	£2,376,366	£2,249,825
15%	80%	£1,850,813	£2,130,920	£1,941,109	£1,868,847	£2,148,954	£1,959,144
20%	80%	£1,524,020	£1,897,496	£1,644,416	£1,548,066	£1,868,461	£1,688,461
40%	80%	£216,852	£983,804	£457,641	£264,942	£1,011,895	£205,732
45%	80%	£1,099,941	£730,380	£160,947	£55,838	£784,483	£215,049
50%	80%	£436,733	£496,957	-£135,746	-£376,619	£557,071	£75,632
10%	60%	£2,188,033	£2,308,087	£2,233,182	£2,212,079	£2,352,133	£2,267,227
15%	60%	£1,868,455	£2,076,535	£1,834,178	£1,902,524	£2,112,604	£1,970,246
20%	60%	£1,544,978	£1,834,885	£1,436,174	£1,592,969	£1,873,076	£1,683,855
25%	60%	£1,223,300	£1,573,433	£1,336,170	£1,283,413	£1,633,547	£1,396,283
30%	60%	£901,722	£1,321,882	£1,037,166	£973,859	£1,394,019	£1,109,302
35%	60%	£580,144	£1,070,331	£738,162	£664,303	£1,154,490	£822,321
40%	60%	£258,566	£818,780	£439,458	£354,748	£914,961	£535,340
50%	60%	£384,690	£315,678	-£158,850	-£264,363	£435,804	£38,623

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£266,050	-£266,050	-£266,050	-£266,050	-£266,050	-£266,050
10%	70%	-£914,421	-£751,025	-£861,749	-£896,387	-£732,991	-£843,714
15%	70%	-£1,238,605	-£993,513	-£1,159,597	-£1,211,555	-£896,461	-£1,132,546
20%	70%	-£1,562,791	-£1,236,000	-£1,457,446	-£1,526,723	-£1,199,931	-£1,412,378
25%	70%	-£1,886,976	-£1,478,487	-£1,755,295	-£1,841,891	-£1,433,402	-£1,710,209
30%	70%	-£2,211,161	-£1,720,974	-£2,053,143	-£2,157,059	-£1,666,872	-£1,999,041
35%	70%	-£2,535,346	-£1,963,462	-£2,350,992	-£2,472,227	-£1,900,342	-£2,287,873
40%	70%	-£2,859,532	-£2,205,949	-£2,648,841	-£2,787,395	-£2,133,812	-£2,576,705
45%	70%	-£3,183,716	-£2,448,435	-£2,946,690	-£3,102,563	-£2,367,292	-£2,865,536
50%	70%	-£3,507,902	-£2,690,923	-£3,244,539	-£3,417,731	-£2,600,753	-£3,154,368
100%	70%	-£6,778,740	-£5,118,060	-£6,243,399	-£6,595,450	-£4,936,266	-£6,060,109
10%	80%	-£919,635	-£732,897	-£859,438	-£907,613	-£720,874	-£847,415
15%	80%	-£1,246,427	-£966,320	-£1,156,131	-£1,228,393	-£948,286	-£1,138,097
20%	80%	-£1,573,220	-£1,199,744	-£1,452,825	-£1,549,174	-£1,175,698	-£1,428,780
40%	80%	-£2,890,389	-£2,133,036	-£2,636,599	-£2,832,298	-£2,085,346	-£2,591,508
45%	80%	-£3,207,181	-£2,366,860	-£2,936,293	-£3,153,079	-£2,312,577	-£2,882,191
50%	80%	-£3,533,973	-£2,600,283	-£3,232,987	-£3,473,859	-£2,540,169	-£3,172,873
10%	60%	-£909,207	-£769,153	-£864,058	-£885,161	-£745,107	-£840,013
15%	60%	-£1,230,785	-£1,020,705	-£1,163,062	-£1,194,716	-£984,636	-£1,126,994
20%	60%	-£1,552,363	-£1,272,285	-£1,462,066	-£1,504,272	-£1,224,165	-£1,413,975
25%	60%	-£1,873,941	-£1,523,867	-£1,761,070	-£1,813,827	-£1,463,693	-£1,700,957
30%	60%	-£2,195,519	-£1,775,359	-£2,060,074	-£2,123,382	-£1,703,222	-£1,987,938
35%	60%	-£2,517,096	-£2,026,309	-£2,359,078	-£2,432,938	-£1,942,750	-£2,274,919
40%	60%	-£2,838,674	-£2,278,461	-£2,658,082	-£2,742,493	-£2,182,279	-£2,561,900
50%	60%	-£3,160,252	-£2,530,513	-£2,957,086	-£3,037,047	-£2,421,807	-£2,848,881

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,754,455	£3,754,455	£3,754,455	£3,754,455	£3,754,455	£3,754,455
10%	70%	£3,106,084	£3,269,480	£3,158,757	£3,124,119	£3,287,515	£3,176,792
15%	70%	£2,781,930	£3,028,993	£2,860,908	£2,808,951	£3,054,045	£2,887,960
20%	70%	£2,457,714	£2,784,506	£2,563,060	£2,493,783	£2,820,574	£2,589,128
25%	70%	£2,133,530	£2,542,019	£2,265,211	£2,178,615	£2,587,104	£2,310,296
30%	70%	£1,809,344	£2,299,532	£1,967,363	£1,863,447	£2,353,634	£2,021,465
35%	70%	£1,485,160	£2,057,044	£1,669,514	£1,548,278	£2,120,164	£1,732,632
40%	70%	£1,160,974	£1,814,557	£1,371,665	£1,233,111	£1,886,693	£1,443,801
45%	70%	£836,790	£1,572,070	£1,073,817	£917,943	£1,653,223	£1,154,970
50%	70%	£512,604	£1,329,583	£775,967	£602,774	£1,419,753	£866,138
100%	70%	£-2,758,235	£-1,097,554	£-2,222,893	£-2,574,944	£-915,761	£-2,038,603
10%	80%	£3,100,871	£3,287,609	£3,161,068	£3,112,893	£3,299,632	£3,173,091
15%	80%	£2,774,078	£3,054,185	£2,864,374	£2,792,112	£3,072,220	£2,882,409
20%	80%	£2,447,286	£2,820,762	£2,567,681	£2,471,332	£2,844,808	£2,591,726
40%	80%	£1,140,117	£1,887,069	£1,380,907	£1,188,208	£1,935,160	£1,428,998
45%	80%	£813,325	£1,653,646	£1,084,213	£867,427	£1,707,748	£1,138,315
50%	80%	£486,533	£1,420,222	£787,519	£546,646	£1,480,336	£847,633
10%	60%	£3,111,299	£3,251,352	£3,156,447	£3,135,345	£3,275,398	£3,180,492
15%	60%	£2,789,721	£2,999,801	£2,867,443	£2,826,780	£3,035,870	£2,893,511
20%	60%	£2,468,143	£2,748,250	£2,558,439	£2,516,234	£2,796,341	£2,606,530
25%	60%	£2,146,565	£2,496,699	£2,259,436	£2,206,679	£2,556,813	£2,319,548
30%	60%	£1,824,987	£2,245,147	£1,960,432	£1,897,124	£2,317,284	£2,032,567
35%	60%	£1,503,409	£1,993,597	£1,661,428	£1,587,568	£2,077,755	£1,745,586
40%	60%	£1,181,831	£1,742,045	£1,362,424	£1,278,013	£1,838,227	£1,458,605
50%	60%	£539,676	£1,238,943	£764,416	£588,902	£1,269,170	£884,642

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,031,014	£4,031,014	£4,031,014	£4,031,014	£4,031,014	£4,031,014
10%	70%	£3,382,643	£3,546,039	£3,435,315	£3,400,677	£3,564,073	£3,453,350
15%	70%	£3,058,458	£3,303,551	£3,137,467	£3,085,509	£3,330,803	£3,184,518
20%	70%	£2,734,273	£3,061,064	£2,839,618	£2,770,342	£3,097,133	£2,875,686
25%	70%	£2,410,088	£2,818,577	£2,541,770	£2,455,173	£2,863,663	£2,586,855
30%	70%	£2,085,903	£2,576,090	£2,243,921	£2,140,006	£2,630,192	£2,286,023
35%	70%	£1,761,718	£2,333,603	£1,946,072	£1,824,837	£2,396,722	£2,009,191
40%	70%	£1,437,533	£2,091,115	£1,648,224	£1,508,669	£2,163,252	£1,720,359
45%	70%	£1,113,348	£1,848,629	£1,350,375	£1,194,501	£1,929,782	£1,431,528
50%	70%	£789,162	£1,606,141	£1,052,525	£879,333	£1,696,311	£1,142,697
100%	70%	£-2,481,676	£-820,996	£-1,946,335	£-2,298,386	£-639,202	£-1,763,045
10%	80%	£3,377,429	£3,564,167	£3,437,626	£3,389,451	£3,576,190	£3,449,649
15%	80%	£3,050,637	£3,330,744	£3,140,933	£3,069,671	£3,348,778	£3,158,967
20%	80%	£2,723,844	£3,097,320	£2,844,239	£2,747,890	£3,121,366	£2,868,294
40%	80%	£1,416,675	£2,163,628	£1,657,465	£1,464,766	£2,211,716	£1,705,556
45%	80%	£1,089,883	£1,930,204	£1,360,771	£1,143,986	£1,984,307	£1,414,873
50%	80%	£763,091	£1,696,781	£1,064,078	£823,205	£1,756,895	£1,124,191
10%	60%	£3,387,857	£3,527,911	£3,433,006	£3,411,903	£3,551,957	£3,457,051
15%	60%	£3,066,279	£3,276,359	£3,134,002	£3,102,348	£3,212,428	£3,170,070
20%	60%	£2,744,701	£3,024,809	£2,834,998	£2,792,792	£3,072,899	£2,883,089
25%	60%	£2,423,123	£2,773,257	£2,535,994	£2,483,237	£2,833,371	£2,596,107
30%	60%	£2,101,546	£2,521,706	£2,236,990	£2,173,682	£2,593,842	£2,309,126
35%	60%	£1,779,968	£2,270,155	£1,937,986	£1,864,126	£2,354,314	£2,022,145
40%	60%	£1,458,390	£2,018,603	£1,638,982	£1,554,572	£2,114,785	£1,735,164
50%	60%	£815,234	£1,515,501	£1,040,974	£935,461	£1,635,728	£1,181,201

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,666,968	£3,666,968	£3,666,968	£3,666,968	£3,666,968	£3,666,968
10%	70%	£7,633,830	£7,767,353	£7,676,629	£7,650,459	£7,603,981	£7,693,258
15%	70%	£7,117,310	£7,347,594	£7,181,510	£7,142,253	£7,172,538	£7,206,454
20%	70%	£6,600,790	£6,907,837	£6,666,390	£6,634,048	£6,941,094	£6,719,649
25%	70%	£6,084,271	£6,468,079	£6,191,271	£6,125,843	£6,509,650	£6,232,843
30%	70%	£5,567,751	£5,028,321	£5,696,152	£5,617,638	£6,078,207	£5,746,036
35%	70%	£5,051,231	£4,588,563	£5,201,033	£5,109,433	£5,646,763	£5,259,233
40%	70%	£4,534,712	£4,148,805	£4,705,913	£4,601,227	£5,215,320	£4,772,428
45%	70%	£4,018,192	£3,709,047	£4,210,794	£4,093,022	£4,783,876	£4,285,623
50%	70%	£3,501,673	£3,269,289	£3,715,674	£3,584,817	£4,352,433	£3,798,819
100%	70%	£1,690,730	£130,389	£1,255,727	£1,521,722	£37,343	£1,086,720
10%	80%	£7,629,688	£7,805,143	£7,678,602	£7,640,773	£7,616,228	£7,689,887
15%	80%	£7,111,097	£7,374,279	£7,154,468	£7,127,725	£7,390,908	£7,201,097
20%	80%	£6,592,506	£6,943,416	£6,690,335	£6,614,678	£6,965,588	£6,712,506
25%	80%	£6,073,915	£6,512,553	£6,196,202	£6,101,630	£6,540,267	£6,223,916
30%	80%	£5,555,324	£6,081,690	£5,702,068	£5,598,582	£6,114,948	£5,735,326
35%	80%	£5,036,734	£5,650,827	£5,207,936	£5,075,535	£5,689,627	£5,246,736
40%	80%	£4,518,143	£5,219,964	£4,713,801	£4,562,487	£5,264,308	£4,758,145
45%	80%	£3,999,552	£4,789,101	£4,219,668	£4,049,438	£4,838,987	£4,269,555
50%	80%	£3,480,961	£4,358,237	£3,725,535	£3,536,391	£4,413,667	£3,780,964
10%	60%	£7,637,971	£7,769,563	£7,674,658	£7,660,143	£7,791,735	£7,696,830
15%	60%	£7,123,523	£7,320,910	£7,178,552	£7,156,781	£7,354,168	£7,211,810
20%	60%	£6,609,075	£6,872,257	£6,672,446	£6,663,419	£6,916,601	£6,726,790
25%	60%	£6,094,626	£6,423,604	£6,186,341	£6,150,055	£6,479,034	£6,241,770
30%	60%	£5,580,178	£5,974,951	£5,690,236	£5,646,693	£6,041,467	£5,756,750
35%	60%	£5,065,729	£5,526,299	£5,194,130	£5,143,330	£5,603,901	£5,271,731
40%	60%	£4,551,281	£5,077,647	£4,698,024	£4,639,968	£5,166,333	£4,786,712
45%	60%	£4,036,833	£4,628,994	£4,201,919	£4,136,606	£4,728,767	£4,301,692
50%	60%	£3,522,384	£4,180,341	£3,705,613	£3,633,242	£4,291,199	£3,816,672

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,185,217	£30,185,217	£30,185,217	£30,185,217	£30,185,217	£30,185,217
10%	70%	£31,218,255	£31,064,732	£31,175,456	£31,201,626	£31,048,104	£31,158,827
15%	70%	£31,734,775	£31,504,491	£31,670,975	£31,709,932	£31,479,547	£31,645,631
20%	70%	£32,251,295	£31,944,248	£32,165,695	£32,218,037	£31,910,991	£32,132,436
25%	70%	£32,767,814	£32,384,006	£32,660,814	£32,726,242	£32,342,435	£32,619,241
30%	70%	£33,284,334	£32,823,764	£33,155,933	£33,234,447	£32,773,876	£33,106,047
35%	70%	£33,800,853	£33,263,522	£33,651,052	£33,742,652	£33,205,322	£33,592,852
40%	70%	£34,317,373	£33,703,280	£34,146,172	£34,250,858	£33,636,765	£34,079,657
45%	70%	£34,833,893	£34,143,038	£34,641,291	£34,759,063	£34,069,209	£34,566,462
50%	70%	£35,350,412	£34,582,796	£35,136,411	£35,267,268	£34,499,652	£35,053,266
100%	70%	£40,542,615	£38,982,474	£40,107,812	£40,373,807	£38,614,742	£39,938,804
10%	80%	£31,222,397	£31,046,942	£31,173,483	£31,211,312	£31,035,857	£31,162,398
15%	80%	£31,740,988	£31,477,806	£31,667,817	£31,724,360	£31,461,177	£31,650,988
20%	80%	£32,259,579	£31,908,669	£32,161,750	£32,237,407	£31,896,497	£32,199,579
25%	80%	£32,778,170	£32,339,121	£32,674,884	£32,752,451	£32,324,940	£32,731,170
30%	80%	£33,296,761	£32,769,573	£33,186,017	£33,269,494	£32,757,383	£33,242,761
35%	80%	£33,815,352	£33,200,025	£33,697,150	£33,784,537	£33,182,826	£33,754,352
40%	80%	£34,333,943	£33,630,477	£34,208,283	£34,299,580	£33,607,269	£34,265,943
45%	80%	£34,852,534	£34,060,929	£34,719,416	£34,800,623	£34,032,712	£34,787,534
50%	80%	£35,371,125	£34,491,381	£35,226,549	£35,311,666	£34,457,155	£35,299,125
10%	60%	£31,214,114	£31,082,522	£31,177,427	£31,191,942	£31,060,350	£31,155,255
15%	60%	£31,729,581	£31,531,175	£31,673,533	£31,696,304	£31,497,917	£31,640,275
20%	60%	£32,245,048	£31,979,828	£32,189,939	£32,218,886	£31,835,484	£32,125,295
25%	60%	£32,760,515	£32,428,481	£32,685,144	£32,714,839	£32,373,051	£32,631,515
30%	60%	£33,276,982	£32,877,134	£33,181,649	£33,206,392	£32,810,616	£33,095,335
35%	60%	£33,793,449	£33,325,787	£33,687,956	£33,708,755	£33,248,184	£33,680,353
40%	60%	£34,309,916	£33,774,439	£34,194,061	£34,212,117	£33,685,752	£34,065,373
50%	60%	£34,826,383	£34,223,092	£34,699,174	£34,719,570	£34,169,885	£34,650,393

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,567,046	£21,567,046	£21,567,046	£21,567,046	£21,567,046	£21,567,046
10%	70%	£22,600,985	£22,446,562	£22,557,285	£22,583,456	£22,429,933	£22,540,656
15%	70%	£23,116,895	£22,886,320	£23,052,405	£23,078,576	£22,867,376	£23,027,461
20%	70%	£23,632,805	£23,326,078	£23,567,525	£23,593,706	£23,352,896	£23,614,271
25%	70%	£24,148,715	£23,765,836	£24,092,645	£24,118,827	£23,724,264	£24,001,071
30%	70%	£24,664,625	£24,205,593	£24,532,765	£24,558,946	£24,155,707	£24,487,876
35%	70%	£25,180,535	£24,645,351	£25,032,885	£25,059,127	£24,595,148	£25,074,681
40%	70%	£25,696,445	£25,085,109	£25,533,005	£25,559,308	£25,018,594	£25,461,487
45%	70%	£26,212,355	£25,524,867	£26,033,125	£26,059,489	£25,450,036	£25,948,292
50%	70%	£26,728,265	£25,964,625	£26,533,245	£26,559,670	£25,881,481	£26,435,096
100%	70%	£31,924,645	£30,364,303	£31,489,642	£31,755,637	£30,196,572	£31,320,634
10%	80%	£22,604,227	£22,428,772	£22,555,313	£22,593,141	£22,417,686	£22,544,227
15%	80%	£23,120,818	£22,869,638	£23,049,446	£23,106,189	£22,843,007	£23,032,818
20%	80%	£23,637,409	£23,309,496	£23,545,578	£23,619,297	£23,268,527	£23,591,408
25%	80%	£24,152,000	£23,749,354	£23,691,697	£23,765,406	£23,517,951	£23,683,000
30%	80%	£24,666,591	£24,189,212	£24,617,816	£24,691,615	£24,267,394	£24,604,591
35%	80%	£25,181,182	£24,629,070	£25,117,935	£25,191,814	£24,712,837	£25,091,182
40%	80%	£25,695,773	£25,068,928	£25,613,054	£25,686,933	£25,164,280	£25,577,773
45%	80%	£26,210,364	£25,508,786	£26,113,173	£26,186,012	£25,595,723	£26,064,364
50%	80%	£26,724,955	£25,948,644	£26,613,292	£26,685,851	£26,024,166	£26,550,955
10%	60%	£22,599,943	£22,464,352	£22,558,257	£22,573,771	£22,442,180	£22,537,085
15%	60%	£23,115,410	£22,913,005	£23,059,383	£23,074,134	£22,879,746	£23,022,105
20%	60%	£23,630,877	£23,361,658	£23,574,936	£23,589,486	£23,317,314	£23,607,124
25%	60%	£24,146,344	£23,810,311	£24,047,574	£24,083,859	£23,754,880	£24,092,144
30%	60%	£24,661,811	£24,258,963	£24,543,679	£24,587,221	£24,102,447	£24,477,164
35%	60%	£25,177,278	£24,707,615	£25,038,784	£25,080,584	£24,630,014	£24,962,183
40%	60%	£25,692,745	£25,156,268	£25,533,890	£25,583,947	£25,067,581	£25,447,203
50%	60%	£26,208,212	£25,604,920	£26,028,996	£26,080,672	£25,542,135	£25,932,222

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,156,615	£5,156,615	£5,156,615	£5,156,615	£5,156,615	£5,156,615
10%	70%	£6,189,654	£6,036,131	£6,146,854	£6,173,025	£6,019,502	£6,130,225
15%	70%	£6,704,693	£6,551,989	£6,661,893	£6,688,064	£6,534,945	£6,639,063
20%	70%	£7,219,732	£7,067,847	£7,127,932	£7,154,103	£7,001,026	£7,103,835
25%	70%	£7,734,771	£7,583,705	£7,641,971	£7,668,142	£7,514,169	£7,566,604
30%	70%	£8,249,810	£8,099,563	£8,157,910	£8,184,081	£8,029,212	£8,081,413
35%	70%	£8,764,849	£8,615,421	£8,673,849	£8,700,020	£8,545,253	£8,597,618
40%	70%	£9,279,888	£9,131,279	£9,189,788	£9,215,969	£9,060,386	£9,112,827
45%	70%	£9,794,927	£9,647,137	£9,706,727	£9,732,808	£9,577,509	£9,629,036
50%	70%	£10,309,966	£10,163,021	£10,219,966	£10,246,047	£10,091,612	£10,143,143
100%	70%	£15,514,214	£13,953,872	£15,079,211	£15,345,206	£13,786,141	£14,910,203
10%	80%	£6,193,796	£6,018,341	£6,144,882	£6,171,053	£6,007,255	£6,133,796
15%	80%	£6,718,835	£6,543,379	£6,664,926	£6,691,097	£6,537,299	£6,622,835

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,819,430	£3,819,430	£3,819,430	£3,819,430	£3,819,430	£3,819,430
10%	70%	£2,786,392	£2,359,915	£2,829,181	£2,803,021	£2,366,543	£2,845,320
15%	70%	£2,269,872	£2,500,196	£2,334,072	£2,294,815	£2,525,100	£2,359,016
20%	70%	£1,753,352	£2,060,399	£1,836,952	£1,786,610	£2,093,656	£1,872,211
25%	70%	£1,236,833	£1,620,641	£1,343,833	£1,278,405	£1,662,212	£1,385,406
30%	70%	£720,313	£1,180,883	£848,714	£770,200	£1,230,769	£898,600
35%	70%	£203,794	£741,125	£261,595	£261,595	£799,325	£411,785
40%	70%	£-312,726	£301,367	£-141,535	£-246,211	£367,882	£-75,010
45%	70%	£-829,246	£-138,391	£-636,644	£-754,416	£-83,562	£-561,815
50%	70%	£-1,345,765	£-578,149	£-1,131,764	£-1,262,621	£-495,005	£-1,048,619
100%	70%	£-6,538,168	£-4,977,827	£-6,103,165	£-6,369,160	£-4,810,095	£-5,934,157
10%	80%	£2,782,250	£2,957,705	£2,831,164	£2,793,335	£2,968,790	£2,842,249
15%	80%	£2,263,699	£2,536,841	£2,337,030	£2,280,287	£2,343,479	£2,353,699
20%	80%	£1,745,068	£2,095,978	£1,842,897	£1,767,240	£2,118,150	£1,865,968
40%	80%	£-329,295	£372,526	£-133,637	£-284,951	£416,870	£-88,293
45%	80%	£-847,886	£-58,337	£-627,770	£-798,000	£-8,451	£-577,883
50%	80%	£-1,366,476	£-489,201	£-1,121,903	£-1,311,047	£-433,771	£-1,066,474
10%	60%	£2,790,533	£2,922,125	£2,827,220	£2,812,705	£2,944,297	£2,849,392
15%	60%	£2,276,086	£2,473,372	£2,331,114	£2,309,343	£2,308,730	£2,364,372
20%	60%	£1,761,637	£2,024,819	£1,835,008	£1,805,981	£2,069,163	£1,879,352
25%	60%	£1,247,188	£1,576,166	£1,338,903	£1,302,618	£1,631,597	£1,394,332
30%	60%	£732,740	£1,127,513	£842,798	£799,255	£1,194,029	£908,312
35%	60%	£218,291	£678,862	£346,692	£295,892	£756,463	£424,294
40%	60%	£-296,157	£230,299	£149,414	£-207,470	£319,395	£-60,726
50%	60%	£-1,326,054	£-667,097	£-1,141,624	£-1,214,195	£-556,238	£-1,030,766

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,878,046	£5,878,046	£5,878,046	£5,878,046	£5,878,046	£5,878,046
10%	70%	£4,645,096	£4,989,531	£4,987,897	£4,861,936	£5,015,159	£4,894,436
15%	70%	£4,528,487	£4,558,772	£4,382,889	£4,363,430	£4,417,632	£4,363,430
20%	70%	£3,811,968	£4,119,015	£3,897,568	£3,845,225	£4,152,272	£3,930,826
25%	70%	£3,295,449	£3,679,256	£3,402,449	£3,337,021	£3,720,828	£3,444,021
30%	70%	£2,778,929	£3,239,499	£2,907,330	£2,828,816	£3,289,385	£2,957,216
35%	70%	£2,262,409	£2,799,741	£2,412,211	£2,320,611	£2,867,941	£2,470,411
40%	70%	£1,745,889	£2,359,862	£1,917,691	£1,813,405	£2,403,456	£1,963,456
45%	70%	£1,229,370	£1,920,225	£1,421,971	£1,304,200	£1,995,054	£1,496,801
50%	70%	£712,850	£1,480,467	£926,852	£795,995	£1,563,611	£1,009,996
100%	70%	£-4,479,553	£-2,919,211	£-4,044,550	£-4,310,545	£-2,751,480	£-3,875,542
10%	80%	£4,840,865	£5,016,321	£4,889,780	£4,851,951	£5,027,406	£4,900,865
15%	80%	£4,322,274	£4,585,457	£4,385,646	£4,338,903	£4,602,065	£4,412,274
20%	80%	£3,803,684	£4,154,694	£3,901,513	£3,825,855	£4,176,796	£3,924,684
40%	80%	£1,729,321	£2,431,142	£1,924,979	£1,773,665	£2,475,485	£1,969,323
45%	80%	£1,210,730	£2,000,279	£1,430,845	£1,260,616	£2,050,165	£1,480,732
50%	80%	£692,139	£1,569,415	£936,713	£747,568	£1,624,845	£992,142
10%	60%	£4,849,149	£4,980,740	£4,885,836	£4,871,321	£5,002,912	£4,908,008
15%	60%	£4,334,701	£4,532,088	£4,389,729	£4,367,959	£4,665,346	£4,422,988
20%	60%	£3,820,253	£4,083,435	£3,893,624	£3,864,596	£4,127,779	£3,937,968
25%	60%	£3,305,804	£3,634,782	£3,397,519	£3,361,233	£3,690,212	£3,452,948
30%	60%	£2,791,355	£3,186,129	£2,901,413	£2,857,871	£3,252,645	£2,967,928
35%	60%	£2,276,907	£2,737,477	£2,405,308	£2,354,508	£2,815,078	£2,482,909
40%	60%	£1,762,459	£2,288,924	£1,909,202	£1,851,146	£2,377,511	£1,997,888
50%	60%	£733,662	£1,391,519	£916,991	£844,420	£1,602,977	£1,027,650

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,786,752	£8,786,752	£8,786,752	£8,786,752	£8,786,752	£8,786,752
10%	70%	£5,753,714	£5,907,237	£5,796,513	£5,770,343	£5,923,865	£5,813,142
15%	70%	£5,237,194	£5,467,478	£5,301,394	£5,262,137	£5,492,422	£5,326,338
20%	70%	£4,720,674	£5,027,719	£4,806,274	£4,763,932	£5,060,976	£4,839,533
25%	70%	£4,204,155	£4,587,963	£4,311,155	£4,245,727	£4,629,534	£4,352,728
30%	70%	£3,687,635	£4,148,205	£3,816,036	£3,737,522	£4,198,091	£3,865,922
35%	70%	£3,171,116	£3,708,447	£3,320,917	£3,229,317	£3,766,647	£3,379,117
40%	70%	£2,654,596	£3,268,689	£2,825,797	£2,721,111	£3,335,204	£2,892,312
45%	70%	£2,138,076	£2,828,931	£2,339,678	£2,212,906	£2,903,760	£2,405,507
50%	70%	£1,621,557	£2,389,173	£1,836,558	£1,704,701	£2,472,317	£1,918,703
100%	70%	£-3,570,646	£-2,010,505	£-3,135,843	£-3,401,838	£-1,842,773	£-2,966,835
10%	80%	£5,749,572	£5,925,027	£5,798,486	£5,760,657	£5,936,112	£5,809,571
15%	80%	£5,230,981	£5,494,163	£5,304,352	£5,247,609	£5,510,792	£5,320,981
20%	80%	£4,714,390	£5,063,399	£4,810,719	£4,724,562	£5,085,472	£4,832,390
40%	80%	£2,638,027	£3,339,848	£2,833,685	£2,682,371	£3,384,192	£2,878,027
45%	80%	£2,119,436	£2,908,985	£2,339,552	£2,169,322	£2,958,871	£2,389,433
50%	80%	£1,600,845	£2,478,121	£1,845,419	£1,656,275	£2,533,551	£1,900,848
10%	60%	£5,757,858	£5,889,447	£5,794,542	£5,780,027	£5,911,619	£5,816,714
15%	60%	£5,243,408	£5,440,794	£5,298,436	£5,276,665	£5,474,052	£5,331,694
20%	60%	£4,728,959	£4,992,141	£4,802,230	£4,773,303	£5,036,485	£4,848,974
25%	60%	£4,214,510	£4,543,488	£4,306,225	£4,269,939	£4,598,918	£4,361,654
30%	60%	£3,700,062	£4,094,835	£3,810,120	£3,766,577	£4,161,351	£3,876,634
35%	60%	£3,185,613	£3,646,184	£3,314,014	£3,263,214	£3,723,785	£3,391,616
40%	60%	£2,671,165	£3,197,531	£2,817,908	£2,759,852	£3,286,217	£2,906,596
50%	60%	£1,642,268	£2,300,225	£1,825,698	£1,753,127	£2,411,983	£1,836,556

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,689,512	£3,689,512	£3,689,512	£3,689,512	£3,689,512	£3,689,512
10%	70%	£2,656,474	£2,809,996	£2,699,273	£2,673,102	£2,826,625	£2,715,902
15%	70%	£2,139,953	£2,370,236	£2,204,154	£2,164,896	£2,395,182	£2,229,998
20%	70%	£1,623,434	£1,930,481	£1,709,034	£1,656,681	£1,963,736	£1,742,292
25%	70%	£1,106,915	£1,490,722	£1,213,914	£1,148,486	£1,532,294	£1,255,487
30%	70%	£590,394	£1,050,965	£718,796	£640,262	£1,100,851	£768,682
35%	70%	£73,875	£611,207	£223,676	£132,077	£669,407	£281,877
40%	70%	£-442,644	£171,448	£-271,443	£-376,129	£237,964	£-204,928
45%	70%	£-959,164	£-263,399	£-766,393	£-894,334	£-193,480	£-691,734
50%	70%	£-1,475,684	£-708,067	£-1,261,682	£-1,392,539	£-624,923	£-1,178,538
100%	70%	£-6,668,087	£-5,107,745	£-6,233,084	£-6,499,079	£-4,940,014	£-6,064,076
10%	80%	£2,652,331	£2,827,786	£2,701,246	£2,663,417	£2,838,872	£2,712,331
15%	80%	£2,137,740	£2,396,923	£2,207,112	£2,150,369	£2,413,551	£2,223,741
20%	80%	£1,615,150	£1,996,080	£1,712,979	£1,637,371	£1,988,232	£1,726,150
40%	80%	£-459,213	£-242,607	£-283,655	£-414,869	£-298,951	£-219,211
45%	80%	£-977,804	£-188,255	£-757,689	£-927,918	£-138,369	£-707,802
50%	80%	£-1,496,395	£-619,119	£-1,251,821	£-1,440,966	£-563,689	£-1,196,392
10%	60%	£2,660,615	£2,792,206	£2,697,302	£2,682,787	£2,814,378	£2,719,473
15%	60%	£2,146,167	£2,343,554	£2,201,195	£2,179,425	£2,376,812	£2,234,454
20%	60%	£1,631,718	£1,894,901	£1,705,080	£1,676,082	£1,939,245	£1,749,434
25%	60%	£1,117,270	£1,446,248	£1,208,985	£1,172,699	£1,501,679	£1,264,414
30%	60%	£602,821	£997,595	£712,879	£689,337	£1,064,111	£779,394
35%	60%	£88,373	£548,943	£216,774	£165,974	£626,544	£294,375
40%	60%	£-426,075	£100,290	£-279,332	£-337,388	£188,977	£-180,645
50%	60%	£-1,454,972	£-797,015	£-1,271,543	£-1,344,114	£-686,157	£-1,160,684

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,710,018	£7,710,018	£7,710,018	£7,710,018	£7,710,018	£7,710,018
10%	70%	£6,676,979	£6,630,502	£6,719,779	£6,693,608	£6,947,131	£6,736,407
15%	70%	£8,160,458	£6,380,744	£6,224,659	£6,185,402	£6,415,685	£8,249,603
20%	70%	£5,643,940	£5,950,986	£5,729,540	£5,677,197	£5,984,244	£5,762,798
25%	70%	£5,127,420	£5,511,228	£5,234,420	£5,168,992	£5,552,800	£5,275,993
30%	70%	£4,610,900	£5,071,471	£4,739,302	£4,660,787	£5,121,357	£4,789,188
35%	70%	£4,094,381	£4,631,712	£4,244,182	£4,152,582	£4,689,913	£4,302,383
40%	70%	£3,577,862	£4,191,954	£3,749,063	£3,644,376	£4,258,476	£3,815,577
45%	70%	£3,061,341	£3,752,197	£3,253,943	£3,136,171	£3,827,026	£3,328,772
50%	70%	£2,544,822	£3,312,438	£2,758,824	£2,627,967	£3,395,583	£2,841,968
100%	70%	£2,647,581	£1,067,239	£2,212,578	£2,478,573	£919,508	£2,043,570
10%	80%	£6,672,837	£6,848,292	£6,721,751	£6,683,922	£6,859,378	£6,732,837
15%	80%	£6,154,246	£6,417,426	£6,227,618	£6,170,875	£6,434,057	£6,244,246
20%	80%	£5,635,655	£5,986,565	£5,723,485	£5,657,827	£5,908,737	£5,755,656
40%	80%	£3,561,293	£4,263,113	£3,756,951	£3,605,636	£4,307,457	£3,601,295
45%	80%	£3,042,702	£3,832,250	£3,262,817	£3,092,588	£3,882,136	£3,312,704
50%	80%	£2,524,111	£3,401,386	£2,768,684	£2,579,540	£3,456,817	£2,824,113
10%	60%	£6,681,121	£6,812,712	£6,717,807	£6,703,292	£6,834,884	£6,739,979
15%	60%	£3,186,673	£6,384,059	£6,227,701	£6,199,330	£6,397,318	£3,254,869
20%	60%	£5,652,224	£5,915,406	£5,725,596	£5,686,568	£5,959,750	£5,789,339
25%	60%	£5,137,776	£5,486,754	£5,229,490	£5,193,205	£5,522,184	£5,284,920
30%	60%	£4,623,327	£5,018,101	£4,733,385	£4,689,843	£5,084,616	£4,799,900
35%	60%	£4,108,878	£4,569,449	£4,237,280	£4,186,479	£4,647,050	£4,314,881
40%	60%	£3,594,431	£4,120,796	£3,741,174	£3,683,117	£4,209,483	£3,829,961
50%	60%	£2,965,532	£3,223,490	£2,749,963	£2,676,392	£3,334,349	£2,859,821

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,986,576	£7,986,576	£7,986,576	£7,986,576	£7,986,576	£7,986,576
10%	70%	£6,953,538	£7,107,061	£6,996,337	£6,970,166	£7,123,689	£7,012,966
15%	70%	£8,437,017	£6,667,302	£6,501,218	£6,461,960	£6,892,246	£8,526,162
20%	70%	£5,920,496	£6,227,545	£6,006,098	£5,953,755	£6,260,802	£6,039,356
25%	70%	£5,403,979	£5,787,786	£5,510,979	£5,445,551	£5,829,358	£5,552,551
30%	70%	£4,887,459	£5,348,029	£5,015,860	£4,937,346	£5,397,915	£5,065,746
35%	70%	£4,370,939	£4,908,271	£4,520,741	£4,429,141	£4,966,471	£4,578,941
40%	70%	£3,854,420	£4,468,512	£4,025,621	£3,920,935	£4,535,028	£4,092,136
45%	70%	£3,337,900	£4,028,755	£3,530,501	£3,412,730	£4,103,584	£3,605,331
50%	70%	£2,821,380	£3,588,997	£3,035,382	£2,904,525	£3,672,141	£3,118,526
100%	70%	£2,371,023	£810,681	£1,936,020	£2,202,015	£642,950	£1,767,012
10%	80%	£6,949,395	£7,124,851	£6,998,310	£6,960,481	£7,135,936	£7,009,395
15%	80%	£6,430,804	£6,693,987	£6,504,176	£6,447,433	£6,710,615	£6,520,805
20%	80%	£5,912,214	£6,263,124	£6,010,043	£5,934,386	£6,285,296	£6,032,214
40%	80%	£3,837,851	£4,538,672	£4,033,509	£3,882,195	£4,584,015	£4,077,853
45%	80%	£3,319,260	£4,108,809	£3,538,375	£3,369,146	£4,158,695	£3,589,262
50%	80%	£2,800,669	£3,677,945	£3,045,243	£2,856,098	£3,733,375	£3,100,672
10%	60%	£6,957,679	£7,089,270	£6,994,366	£6,979,851	£7,111,442	£7,016,538
15%	60%	£6,443,231	£6,640,618	£6,488,259	£6,476,489	£6,673,876	£6,521,518
20%	60%	£5,928,783	£6,191,965	£5,802,154	£5,973,126	£6,236,309	£6,046,498
25%	60%	£5,414,334	£5,743,312	£5,506,049	£5,469,763	£5,798,742	£5,561,478
30%	60%	£4,899,885	£5,294,659	£5,009,943	£4,966,401	£5,361,175	£5,076,458
35%	60%	£4,385,437	£4,846,007	£4,513,838	£4,463,038	£4,923,608	£4,591,439
40%	60%	£3,870,989	£4,397,354	£4,017,732	£3,959,676	£4,486,041	£4,106,419
50%	60%	£2,842,892	£3,500,049	£3,029,521	£2,952,950	£3,610,907	£3,136,380

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,154,899	£5,154,899	£5,154,899	£5,154,899	£5,154,899	£5,154,899
10%	70%	£4,482,873	£4,628,288	£4,515,545	£4,480,282	£4,643,678	£4,532,955
15%	70%	£4,116,859	£4,361,953	£4,195,868	£4,142,973	£4,388,067	£4,221,982
20%	70%	£3,770,846	£4,097,637	£3,876,191	£3,805,665	£4,132,456	£3,911,010
25%	70%	£3,424,832	£3,833,321	£3,556,513	£3,468,355	£3,876,845	£3,600,038
30%	70%	£3,078,819	£3,569,005	£3,236,836	£3,131,047	£3,621,235	£3,289,066
35%	70%	£2,732,805	£3,304,690	£2,917,159	£2,793,738	£3,365,624	£2,978,092
40%	70%	£2,386,792	£3,040,375	£2,597,482	£2,456,430	£3,110,012	£2,667,120
45%	70%	£2,040,778	£2,776,059	£2,277,805	£2,119,121	£2,854,401	£2,356,148
50%	70%	£1,694,764	£2,511,743	£1,958,128	£1,781,813	£2,598,791	£2,045,175
100%	70%	£1,794,242	£1,335,562	£1,259,902	£1,617,300	£41,839	£1,681,960
10%	80%	£4,487,424	£4,644,162	£4,517,621	£4,469,031	£4,655,768	£4,529,227
15%	80%	£4,108,687	£4,388,793	£4,196,982	£4,126,096	£4,406,203	£4,216,382
20%	80%	£3,759,949	£4,133,424	£3,880,343	£3,783,162	£4,156,637	£3,903,556
25%	80%	£3,411,211	£3,878,056	£3,561,704	£3,440,226	£3,907,071	£3,590,720
30%	80%	£3,062,473	£3,622,687	£3,243,065	£3,097,292	£3,657,506	£3,277,884
35%	80%	£2,713,735	£3,367,318	£2,924,426	£2,754,358	£3,407,940	£2,965,049
40%	80%	£2,364,997	£3,111,950	£2,605,787	£2,411,423	£3,158,375	£2,652,212
45%	80%	£2,016,261	£2,856,581	£2,287,148	£2,068,489	£2,908,809	£2,339,377
50%	80%	£1,667,523	£2,601,212	£1,968,509	£1,725,554	£2,659,243	£2,026,541
10%	60%	£4,468,621	£4,608,374	£4,513,469	£4,491,533	£4,631,587	£4,536,681
15%	60%	£4,125,032	£4,355,112	£4,192,753	£4,159,850	£4,369,930	£4,227,573
20%	60%	£3,781,743	£4,081,849	£3,872,208	£3,823,169	£4,106,275	£3,918,464
25%	60%	£3,438,454	£3,788,586	£3,551,323	£3,496,484	£3,846,618	£3,609,355
30%	60%	£3,095,164	£3,515,325	£3,230,608	£3,164,803	£3,584,963	£3,300,246
35%	60%	£2,751,875	£3,242,062	£2,909,893	£2,833,120	£3,323,306	£2,991,137
40%	60%	£2,408,586	£2,968,800	£2,589,177	£2,501,437	£3,061,650	£2,682,029
45%	60%	£2,065,296	£2,695,537	£2,268,462	£2,169,754	£2,799,994	£2,372,920
50%	60%	£1,722,007	£2,422,274	£1,947,747	£1,838,071	£2,538,338	£2,063,811

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,697,186	£33,697,186	£33,697,186	£33,697,186	£33,697,186	£33,697,186
10%	70%	£34,389,212	£34,225,817	£34,336,940	£34,371,803	£34,208,407	£34,319,130
15%	70%	£34,735,226	£34,490,132	£34,656,217	£34,708,112	£34,464,018	£34,630,102
20%	70%	£35,081,239	£34,754,448	£34,975,494	£35,046,440	£34,719,529	£34,941,075
25%	70%	£35,427,253	£35,018,764	£35,295,572	£35,383,728	£34,975,240	£35,252,047
30%	70%	£35,773,266	£35,283,080	£35,615,249	£35,721,038	£35,230,850	£35,563,019
35%	70%	£36,119,280	£35,547,394	£35,934,926	£36,058,347	£35,486,461	£35,873,993
40%	70%	£36,465,293	£35,811,710	£36,254,603	£36,395,655	£35,742,073	£36,184,965
45%	70%	£36,811,307	£36,076,026	£36,574,280	£36,732,964	£36,007,684	£36,495,939
50%	70%	£37,157,321	£36,340,342	£36,893,957	£37,070,272	£36,255,294	£36,806,910
100%	70%	£40,646,327	£38,985,647	£40,110,987	£40,469,385	£38,810,245	£39,934,045
10%	80%	£34,394,661	£34,207,923	£34,334,464	£34,383,054	£34,196,317	£34,322,858
15%	80%	£34,743,398	£34,483,292	£34,653,103	£34,725,989	£34,445,882	£34,635,693
20%	80%	£35,092,136	£34,718,661	£34,971,742	£35,068,923	£34,695,448	£34,948,529
25%	80%	£35,440,873	£35,000,136	£35,305,288	£35,446,862	£35,005,467	£35,159,373
30%	80%	£35,789,610	£35,283,560	£35,624,477	£35,783,596	£35,255,276	£35,470,208
35%	80%	£36,138,347	£35,567,033	£35,942,192	£36,116,965	£35,505,779	£35,781,043
40%	80%	£36,487,084	£35,850,506	£36,259,907	£36,446,294	£35,756,252	£36,091,878
45%	80%	£36,835,821	£36,133,979	£36,577,622	£36,775,528	£36,006,725	£36,402,713
50%	80%	£37,184,558	£36,417,452	£36,895,337	£37,104,762	£36,257,198	£36,713,548
10%	60%	£34,383,764	£34,243,711	£34,338,616	£34,360,551	£34,220,498	£34,315,404
15%	60%	£34,727,053	£34,516,973	£34,659,332	£34,692,234	£34,482,154	£34,624,512
20%	60%	£35,070,342	£34,790,238	£34,980,947	£35,023,917	£34,743,910	£34,933,621
25%	60%	£35,413,631	£35,063,499	£35,300,762	£35,355,600	£35,005,467	£35,243,730
30%	60%	£35,756,921	£35,336,760	£35,621,477	£35,687,282	£35,267,122	£35,551,639
35%	60%	£36,100,210	£35,610,023	£35,942,192	£36,018,965	£35,528,779	£35,860,948
40%	60%	£36,443,499	£35,883,285	£36,262,908	£36,350,648	£35,790,435	£36,170,058
50%	60%	£37,130,078	£36,428,911	£36,904,238	£37,014,014	£36,313,747	£36,788,274

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£25,079,015	£25,079,015	£25,079,015	£25,079,015	£25,079,015	£25,079,015
10%	70%	£25,771,042	£25,607,647	£25,716,369	£25,753,632	£25,590,236	£25,700,960
15%	70%	£26,117,056	£25,871,962	£26,039,046	£26,090,942	£25,845,847	£26,011,932
20%	70%	£26,463,070	£26,136,277	£26,360,723	£26,422,220	£26,101,457	£26,312,904
25%	70%	£26,809,083	£26,400,593	£26,677,401	£26,765,558	£26,357,070	£26,633,877
30%	70%	£27,155,096	£26,664,909	£26,997,078	£27,102,867	£26,612,680	£26,944,849
35%	70%	£27,501,109	£26,929,224	£27,316,755	£27,440,176	£26,868,291	£27,255,822
40%	70%	£27,847,122	£27,193,540	£27,636,432	£27,777,485	£27,123,902	£27,566,795
45%	70%	£28,193,136	£27,457,856	£27,956,109	£28,114,794	£27,379,513	£27,877,767
50%	70%	£28,539,150	£27,722,172	£28,275,786	£28,452,102	£27,635,123	£28,188,739
100%	70%	£32,028,152	£30,367,477	£31,492,816	£31,851,215	£30,192,075	£31,315,674
10%	80%	£25,776,491	£25,589,752	£25,716,293	£25,764,984	£25,578,146	£25,704,687
15%	80%	£26,125,228	£25,845,121	£26,034,932	£26,107,818	£25,827,712	£26,017,523
20%	80%	£26,473,966	£26,109,490	£26,353,571	£26,450,793	£26,077,278	£26,330,358
25%	80%	£26,820,703	£26,373,805	£26,672,210	£26,743,769	£26,332,842	£26,641,190
30%	80%	£27,167,440	£26,638,119	£26,988,849	£27,036,740	£26,588,351	£26,952,022
35%	80%	£27,514,177	£26,902,434	£27,303,478	£27,329,711	£26,843,860	£27,262,854
40%	80%	£27,860,914	£27,166,749	£27,618,107	£27,654,684	£27,099,369	£27,573,686
45%	80%	£28,207,651	£27,431,064	£27,932,736	£27,985,657	£27,354,878	£27,884,518
50%	80%	£28,554,388	£27,695,379	£28,247,365	£28,316,530	£27,609,387	£28,195,350
10%	60%	£26,165,540	£26,025,540	£26,120,441	£26,142,381	£26,002,327	£26,097,233
15%	60%	£26,511,277	£26,289,803	£26,441,161	£26,474,064	£26,335,984	£26,426,341
20%	60%	£26,857,014	£26,554,066	£26,755,881	£26,788,767	£26,591,640	£26,737,450
25%	60%	£27,202,751	£26,818,329	£27,066,601	£27,101,650	£26,847,291	£27,048,559
30%	60%	£27,548,488	£27,082,592	£27,375,320	£27,436,539	£27,102,942	£27,359,668
35%	60%	£27,894,225	£27,346,855	£27,684,039	£27,745,428	£27,354,093	£27,670,777
40%	60%	£28,239,962	£27,611,118	£27,992,758	£28,054,317	£27,609,644	£27,981,886
45%	60%	£28,585,699	£27,875,381	£28,301,477	£28,363,206	£27,864,195	£28,292,995
50%	60%	£28,931,436	£28,139,644	£28,608,196	£28,672,095	£28,119,746	£28,604,104

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,668,584	£8,668,584	£8,668,584	£8,668,584	£8,668,584	£8,668,584
10%	70%	£9,360,611	£9,197,216	£9,307,938	£9,343,201	£9,179,805	£9,290,529
15%	70%	£9,706,625	£9,461,531	£9,627,615	£9,662,878	£9,498,410	£9,601,501
20%	70%	£10,052,639	£9,725,846	£9,947,292	£10,017,819	£9,691,028	£9,912,473
25%	70%	£10,398,652	£9,990,162	£10,266,970	£10,355,128	£9,946,639	£10,223,446
30%	70%	£10,744,665	£10,254,478	£10,586,647	£10,692,436	£10,202,249	£10,534,418
35%	70%	£11,090,678	£10,518,793	£10,906,324	£11,029,745	£10,457,860	£10,845,391
40%	70%	£11,436,691	£10,783,109	£11,226,001	£11,367,054	£10,713,471	£11,156,364
45%	70%	£11,782,704	£11,047,425	£11,545,678	£11,704,363	£10,969,082	£11,467,337
50%	70%	£12,128,717	£11,311,741	£11,865,355	£12,041,671	£11,224,692	£11,778,309
100%	70%	£15,617,726	£13,957,046	£15,082,385	£15,440,784	£13,781,644	£14,905,443
10%	80%	£9,366,060	£9,179,321	£9,305,862	£9,3		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£307,462	£307,462	£307,462	£307,462	£307,462	£307,462
10%	70%	£384,565	£221,170	£331,893	£267,156	£203,760	£214,483
15%	70%	£730,579	£485,485	£651,570	£704,465	£459,371	£525,455
20%	70%	£1,076,592	£749,801	£971,247	£1,041,773	£714,982	£836,428
25%	70%	£1,422,606	£1,014,117	£1,290,925	£1,379,082	£970,593	£1,247,400
30%	70%	£1,768,619	£1,278,433	£1,610,602	£1,716,391	£1,226,203	£1,558,372
35%	70%	£2,114,633	£1,542,747	£1,930,279	£2,053,700	£1,481,814	£1,869,346
40%	70%	£2,460,646	£1,807,063	£2,249,956	£2,391,008	£1,737,425	£2,180,318
45%	70%	£2,806,660	£2,071,379	£2,569,633	£2,728,317	£1,993,037	£2,491,290
50%	70%	£3,152,674	£2,335,695	£2,889,310	£3,065,625	£2,248,647	£2,802,263
100%	70%	£6,641,680	£4,981,000	£6,106,340	£6,464,738	£4,805,598	£5,929,388
10%	80%	£390,014	£203,276	£329,817	£378,407	£191,670	£318,211
15%	80%	£738,751	£458,645	£648,456	£721,342	£441,235	£531,046
20%	80%	£1,087,489	£714,014	£967,095	£1,064,276	£690,801	£834,882
40%	80%	£2,482,440	£1,735,488	£2,241,651	£2,436,015	£1,689,063	£2,195,226
45%	80%	£2,831,177	£1,990,857	£2,560,290	£2,778,949	£1,938,629	£2,508,061
50%	80%	£3,179,915	£2,246,226	£2,878,929	£3,121,883	£2,188,195	£2,820,897
10%	60%	£379,117	£239,064	£333,969	£395,904	£215,851	£310,757
15%	60%	£722,408	£512,328	£654,685	£783,587	£471,507	£619,865
20%	60%	£1,065,695	£785,589	£975,400	£1,019,270	£739,163	£928,974
25%	60%	£1,408,984	£1,058,851	£1,296,115	£1,350,953	£1,000,820	£1,238,083
30%	60%	£1,752,274	£1,332,113	£1,616,830	£1,682,635	£1,262,475	£1,547,192
35%	60%	£2,095,563	£1,605,376	£1,937,545	£2,014,318	£1,524,132	£1,856,301
40%	60%	£2,438,852	£1,878,638	£2,258,261	£2,346,001	£1,785,788	£2,165,409
50%	60%	£3,125,431	£2,425,163	£2,699,691	£3,008,367	£2,309,100	£2,783,627

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,366,077	£2,366,077	£2,366,077	£2,366,077	£2,366,077	£2,366,077
10%	70%	£1,674,950	£1,837,446	£1,728,723	£1,691,460	£1,854,856	£1,744,133
15%	70%	£1,328,938	£1,513,131	£1,407,046	£1,384,151	£1,599,245	£1,463,160
20%	70%	£982,024	£1,308,815	£1,087,369	£1,016,842	£1,343,634	£1,122,188
25%	70%	£636,010	£1,044,499	£767,691	£679,533	£1,088,023	£811,216
30%	70%	£289,997	£780,183	£448,014	£342,225	£832,122	£500,243
35%	70%	£56,017	£519,968	£128,337	£316	£576,901	£199,270
40%	70%	£402,030	£291,563	£419,340	£433,392	£331,190	£421,702
45%	70%	£748,044	£12,763	£511,017	£669,701	£55,579	£432,675
50%	70%	£1,094,058	£277,079	£830,694	£1,007,010	£190,031	£743,647
100%	70%	£4,583,065	£2,922,384	£4,047,724	£4,406,122	£2,746,983	£3,870,782
10%	80%	£1,668,601	£1,855,340	£1,728,799	£1,680,208	£1,866,946	£1,740,405
15%	80%	£1,319,865	£1,599,671	£1,410,190	£1,337,274	£1,617,536	£1,427,570
20%	80%	£971,127	£1,344,602	£1,091,521	£984,340	£1,367,184	£1,114,734
40%	80%	£423,825	£323,128	£183,035	£377,399	£369,592	£136,610
45%	80%	£772,562	£67,758	£501,674	£720,333	£119,987	£449,446
50%	80%	£1,121,300	£187,611	£820,313	£1,063,268	£129,579	£762,281
10%	60%	£1,679,498	£1,819,552	£1,724,647	£1,702,711	£1,842,765	£1,747,859
15%	60%	£1,328,298	£1,548,289	£1,403,321	£1,371,028	£1,581,108	£1,438,751
20%	60%	£982,920	£1,273,027	£1,083,216	£1,039,345	£1,319,453	£1,129,642
25%	60%	£649,632	£999,764	£762,501	£707,662	£1,057,796	£820,533
30%	60%	£306,342	£726,503	£441,786	£375,980	£796,140	£511,424
35%	60%	£36,947	£453,240	£121,071	£44,297	£534,484	£202,315
40%	60%	£360,326	£179,777	£169,645	£287,386	£272,328	£106,793
50%	60%	£1,066,815	£366,548	£841,075	£950,752	£250,484	£725,012

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,274,783	£3,274,783	£3,274,783	£3,274,783	£3,274,783	£3,274,783
10%	70%	£2,582,757	£2,746,152	£2,635,429	£2,600,166	£2,763,562	£2,652,639
15%	70%	£2,236,743	£2,481,837	£2,315,752	£2,282,857	£2,507,851	£2,341,867
20%	70%	£1,890,730	£2,217,521	£1,969,075	£1,925,549	£2,352,340	£2,039,894
25%	70%	£1,544,716	£1,953,205	£1,676,397	£1,588,240	£1,996,729	£1,719,922
30%	70%	£1,198,703	£1,688,889	£1,356,720	£1,250,931	£1,741,119	£1,408,950
35%	70%	£852,689	£1,424,575	£1,037,043	£913,622	£1,485,508	£1,097,976
40%	70%	£506,676	£1,160,259	£717,366	£576,314	£1,229,896	£787,004
45%	70%	£160,662	£896,943	£397,689	£239,095	£974,285	£478,032
50%	70%	£185,352	£631,627	£78,012	£98,303	£718,675	£165,058
100%	70%	£3,674,358	£2,013,678	£3,139,018	£3,497,416	£1,838,276	£2,962,076
10%	80%	£2,577,308	£2,784,046	£2,637,505	£2,588,915	£2,775,652	£2,649,111
15%	80%	£2,228,571	£2,506,677	£2,318,886	£2,245,980	£2,526,087	£2,366,276
20%	80%	£1,879,833	£2,233,306	£2,003,227	£1,903,046	£2,276,321	£2,033,440
40%	80%	£484,881	£1,231,834	£725,671	£531,307	£1,278,259	£772,096
45%	80%	£136,145	£976,465	£407,032	£198,373	£1,029,693	£459,261
50%	80%	£212,593	£721,096	£88,393	£154,561	£779,127	£146,425
10%	60%	£2,588,205	£2,728,258	£2,633,353	£2,611,417	£2,751,471	£2,656,565
15%	60%	£2,244,916	£2,454,996	£2,312,637	£2,279,735	£2,489,815	£2,347,457
40%	60%	£1,801,627	£2,181,733	£1,991,922	£1,948,052	£2,228,159	£2,039,348
25%	60%	£1,558,338	£1,308,470	£1,671,207	£1,616,369	£1,966,502	£1,729,239
30%	60%	£1,215,048	£1,035,209	£1,350,492	£1,284,687	£1,704,847	£1,420,130
35%	60%	£871,759	£1,361,946	£1,029,777	£953,004	£1,443,190	£1,111,021
40%	60%	£528,470	£1,088,684	£709,061	£621,321	£1,181,534	£801,913
50%	60%	£158,109	£542,158	£87,631	£42,045	£658,222	£183,695

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£177,543	£177,543	£177,543	£177,543	£177,543	£177,543
10%	70%	£514,484	£351,089	£461,811	£497,074	£333,678	£444,401
15%	70%	£860,498	£615,403	£781,488	£834,393	£589,289	£755,374
20%	70%	£1,206,510	£879,719	£1,101,165	£1,171,692	£844,900	£1,066,346
25%	70%	£1,552,524	£1,144,035	£1,420,843	£1,509,001	£1,100,511	£1,377,318
30%	70%	£1,898,537	£1,408,351	£1,740,520	£1,846,309	£1,356,122	£1,688,291
35%	70%	£2,244,551	£1,672,666	£2,060,197	£2,183,618	£1,611,733	£1,999,264
40%	70%	£2,590,564	£1,936,982	£2,378,874	£2,520,926	£1,867,344	£2,310,236
45%	70%	£2,936,578	£2,201,297	£2,699,551	£2,859,236	£2,122,955	£2,621,209
50%	70%	£3,282,592	£2,465,613	£3,019,228	£3,195,544	£2,378,565	£2,932,181
100%	70%	£6,771,589	£5,110,918	£6,236,258	£6,594,657	£4,935,517	£6,059,316
10%	80%	£519,933	£333,194	£459,735	£508,326	£321,588	£448,129
15%	80%	£868,689	£588,563	£778,374	£851,260	£571,154	£760,964
20%	80%	£1,217,407	£843,932	£1,097,013	£1,194,194	£820,719	£1,073,800
40%	80%	£2,612,359	£1,865,407	£2,371,569	£2,565,993	£1,818,982	£2,325,144
45%	80%	£2,961,096	£2,120,776	£2,690,208	£2,908,867	£2,068,547	£2,637,980
50%	80%	£3,309,834	£2,376,145	£3,008,847	£3,251,802	£2,318,113	£2,950,815
10%	60%	£509,036	£368,982	£463,887	£485,823	£345,769	£440,675
15%	60%	£862,325	£642,245	£784,603	£817,506	£607,425	£749,783
20%	60%	£1,216,814	£915,507	£1,105,318	£1,149,189	£869,061	£1,058,892
25%	60%	£1,568,903	£1,188,770	£1,426,033	£1,480,872	£1,130,738	£1,388,001
30%	60%	£1,882,193	£1,462,031	£1,746,748	£1,812,554	£1,392,394	£1,677,110
35%	60%	£2,225,481	£1,735,294	£2,067,463	£2,144,237	£1,654,050	£1,986,219
40%	60%	£2,568,770	£2,008,557	£2,388,179	£2,475,920	£1,915,706	£2,295,328
50%	60%	£3,255,349	£2,555,082	£3,029,609	£3,139,288	£2,439,018	£2,913,546

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,198,049	£4,198,049	£4,198,049	£4,198,049	£4,198,049	£4,198,049
10%	70%	£3,506,022	£3,069,417	£3,559,695	£3,523,431	£3,686,628	£3,576,104
15%	70%	£3,160,008	£3,405,102	£3,235,018	£3,185,122	£3,431,216	£3,265,132
20%	70%	£2,813,995	£3,140,786	£2,919,341	£2,848,814	£3,175,605	£2,954,160
25%	70%	£2,467,981	£2,876,471	£2,599,663	£2,511,505	£2,919,994	£2,643,187
30%	70%	£2,121,968	£2,612,155	£2,279,986	£2,174,197	£2,664,384	£2,332,215
35%	70%	£1,775,955	£2,347,840	£1,960,309	£1,836,888	£2,408,773	£2,021,242
40%	70%	£1,429,942	£2,083,524	£1,640,632	£1,499,579	£2,153,162	£1,710,269
45%	70%	£1,083,928	£1,819,208	£1,320,955	£1,162,270	£1,897,551	£1,399,297
50%	70%	£737,914	£1,554,892	£1,001,278	£824,962	£1,641,941	£1,088,325
100%	70%	£-2,751,093	£-1,090,413	£-2,215,752	£-2,574,151	£-915,011	£-2,038,810
10%	80%	£3,500,573	£3,687,312	£3,560,771	£3,512,180	£3,698,918	£3,572,377
15%	80%	£3,151,836	£3,431,943	£3,242,132	£3,169,246	£3,449,352	£3,259,541
20%	80%	£2,803,098	£3,176,573	£2,923,493	£2,826,311	£3,199,785	£2,946,706
40%	80%	£1,408,147	£2,155,099	£1,648,937	£1,454,573	£2,201,524	£1,595,362
45%	80%	£1,059,410	£1,899,730	£1,330,298	£1,111,638	£1,951,958	£1,382,526
50%	80%	£710,672	£1,644,361	£1,011,659	£788,704	£1,702,393	£1,069,691
10%	60%	£3,511,470	£3,651,524	£3,556,619	£3,534,683	£3,674,737	£3,579,831
15%	60%	£3,166,181	£3,379,261	£3,235,963	£3,203,000	£3,413,080	£3,270,723
20%	60%	£2,824,892	£3,104,998	£2,915,188	£2,871,317	£3,151,424	£2,961,614
25%	60%	£2,481,603	£2,831,736	£2,594,473	£2,539,634	£2,889,768	£2,652,504
30%	60%	£2,138,313	£2,558,474	£2,273,758	£2,207,952	£2,628,112	£2,343,395
35%	60%	£1,795,024	£2,285,212	£1,953,043	£1,876,269	£2,366,455	£2,034,286
40%	60%	£1,451,735	£2,011,949	£1,632,328	£1,544,586	£2,104,800	£1,725,178
50%	60%	£765,156	£1,465,424	£990,696	£881,220	£1,581,487	£1,106,960

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,474,607	£4,474,607	£4,474,607	£4,474,607	£4,474,607	£4,474,607
10%	70%	£3,782,580	£3,945,976	£3,835,253	£3,799,990	£3,963,386	£3,852,663
15%	70%	£3,436,566	£3,681,661	£3,519,576	£3,462,681	£3,707,775	£3,541,690
20%	70%	£3,090,554	£3,417,345	£3,195,809	£3,125,372	£3,452,164	£3,230,718
25%	70%	£2,744,540	£3,153,029	£2,876,221	£2,788,063	£3,196,553	£2,919,746
30%	70%	£2,398,527	£2,888,713	£2,556,544	£2,450,755	£2,940,942	£2,608,773
35%	70%	£2,052,513	£2,624,398	£2,236,867	£2,113,446	£2,685,331	£2,297,800
40%	70%	£1,706,500	£2,360,082	£1,917,190	£1,776,138	£2,429,720	£1,986,828
45%	70%	£1,360,486	£2,095,767	£1,597,513	£1,436,829	£2,174,109	£1,675,855
50%	70%	£1,014,472	£1,831,451	£1,277,836	£1,101,520	£1,918,499	£1,364,883
100%	70%	£-2,474,535	£-813,654	£-1,939,194	£-2,297,592	£-638,453	£-1,762,252
10%	80%	£3,777,131	£3,963,870	£3,837,329	£3,788,738	£3,975,476	£3,848,935
15%	80%	£3,428,395	£3,709,501	£3,518,690	£3,445,804	£3,725,910	£3,536,100
20%	80%	£3,079,657	£3,453,132	£3,200,951	£3,102,870	£3,476,345	£3,229,264
40%	80%	£1,684,705	£2,431,658	£1,925,495	£1,731,151	£2,478,082	£1,971,920
45%	80%	£1,335,968	£2,176,288	£1,606,856	£1,388,197	£2,228,517	£1,659,084
50%	80%	£987,230	£1,920,919	£1,288,217	£1,045,262	£1,978,951	£1,346,249
10%	60%	£3,788,028	£3,928,082	£3,833,177	£3,811,241	£3,951,295	£3,856,389
15%	60%	£3,444,739	£3,654,819	£3,512,461	£3,479,558	£3,689,638	£3,547,291
20%	60%	£3,101,450	£3,381,557	£3,191,746	£3,147,875	£3,427,953	£3,238,172
25%	60%	£2,758,162	£3,108,294	£2,871,031	£2,816,192	£3,186,326	£2,929,063
30%	60%	£2,414,872	£2,835,033	£2,550,316	£2,484,510	£2,904,670	£2,619,954
35%	60%	£2,071,583	£2,561,770	£2,229,601	£2,152,827	£2,643,014	£2,310,845
40%	60%	£1,728,294	£2,288,507	£1,908,885	£1,821,144	£2,381,358	£2,001,737
50%	60%	£1,041,715	£1,741,982	£1,267,455	£1,157,778	£1,858,046	£1,383,518

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,642,330	£1,642,330	£1,642,330	£1,642,330	£1,642,330	£1,642,330
10%	70%	£1,273,263	£1,465,282	£1,340,441	£1,290,516	£1,482,515	£1,357,894
15%	70%	£1,088,429	£1,376,428	£1,189,196	£1,114,309	£1,402,307	£1,215,076
20%	70%	£903,595	£1,287,593	£1,037,951	£938,102	£1,322,100	£1,072,459
25%	70%	£718,761	£1,198,759	£886,706	£761,894	£1,241,892	£929,841
30%	70%	£533,927	£1,109,925	£735,462	£585,688	£1,161,685	£787,223
35%	70%	£349,094	£1,021,090	£584,217	£409,480	£1,081,477	£644,604
40%	70%	£164,260	£932,256	£432,972	£233,273	£1,001,270	£501,986
45%	70%	£-20,911	£843,422	£281,728	£57,066	£921,062	£359,368
50%	70%	£-208,768	£754,587	£130,483	£-121,089	£840,855	£216,750
100%	70%	£-2,087,335	£-135,943	£-1,404,565	£-1,911,980	£38,092	£-1,229,210
10%	80%	£1,283,806	£1,483,234	£1,340,581	£1,275,308	£1,494,735	£1,352,884
15%	80%	£1,074,244	£1,403,385	£1,189,407	£1,091,497	£1,420,839	£1,206,861
20%	80%	£884,682	£1,323,537	£1,038,232	£907,687	£1,346,541	£1,061,236
25%	80%	£695,120	£1,243,689	£887,058	£723,875	£1,272,444	£915,813
30%	80%	£505,557	£1,163,840	£735,883	£540,065	£1,198,346	£770,390
35%	80%	£315,996	£1,083,991	£584,709	£356,253	£1,124,250	£624,966
40%	80%	£126,433	£1,004,144	£433,534	£172,443	£1,050,153	£479,543
45%	80%	£-64,162	£924,295	£282,360	£-11,555	£976,055	£334,120
50%	80%	£-266,824	£844,446	£131,185	£-198,372	£901,958	£188,696
10%	60%	£1,282,720	£1,447,290	£1,340,300	£1,305,724	£1,470,294	£1,363,305
15%	60%	£1,102,614	£1,349,470	£1,188,986	£1,137,120	£1,383,976	£1,223,492
20%	60%	£922,608	£1,251,650	£1,037,671	£938,517	£1,303,880	£1,083,880
25%	60%	£742,402	£1,153,829	£886,356	£799,913	£1,211,340	£943,867
30%	60%	£562,297	£1,056,009	£735,042	£631,310	£1,125,023	£804,054
35%	60%	£382,192	£958,189	£583,726	£462,708	£1,038,705	£664,242
40%	60%	£202,086	£860,369	£432,412	£294,104	£952,386	£524,429
45%	60%	£21,981	£762,548	£281,097	£125,501	£866,069	£384,617
50%	60%	£-160,711	£664,728	£129,762	£-43,808	£779,751	£244,804

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155
10%	70%	£-37,578,822	£-37,386,823	£-37,511,844	£-37,581,569	£-37,369,570	£-37,494,391
15%	70%	£-37,763,656	£-37,475,657	£-37,562,888	£-37,737,776	£-37,449,778	£-37,637,009
20%	70%	£-37,948,490	£-37,564,492	£-37,614,133	£-37,913,985	£-37,539,985	£-37,778,626
25%	70%	£-38,133,324	£-37,653,325	£-37,665,378	£-38,090,191	£-37,630,193	£-37,922,244
30%	70%	£-38,318,158	£-37,742,160	£-38,116,622	£-38,266,397	£-37,690,400	£-38,064,862
35%	70%	£-38,502,991	£-37,830,995	£-38,267,867	£-38,442,604	£-37,770,608	£-38,207,481
40%	70%	£-38,687,826	£-37,919,829	£-38,419,112	£-38,618,812	£-37,850,815	£-38,350,099
45%	70%	£-38,872,660	£-38,008,663	£-38,570,356	£-38,795,019	£-37,931,022	£-38,492,717
50%	70%	£-39,057,495	£-38,097,497	£-38,721,601	£-38,973,174	£-38,011,230	£-38,635,335
100%	70%	£-40,938,420	£-38,988,028	£-40,256,650	£-40,764,065	£-38,813,993	£-40,081,295
10%	80%	£-37,588,279	£-37,368,851	£-37,511,504	£-37,576,776	£-37,357,349	£-37,500,001
15%	80%	£-37,773,113	£-37,448,700	£-37,662,870	£-37,760,588	£-37,441,446	£-37,645,424
20%	80%	£-37,957,947	£-37,528,548	£-37,813,953	£-37,944,398	£-37,505,543	£-37,790,849
25%	80%	£-38,142,781	£-37,617,392	£-37,965,028	£-38,120,604	£-37,616,745	£-37,937,542
30%	80%	£-38,327,615	£-37,706,237	£-38,116,173	£-38,296,810	£-37,677,952	£-38,084,235
35%	80%	£-38,512,449	£-37,795,082	£-38,267,347	£-38,473,016	£-37,739,259	£-38,231,948
40%	80%	£-38,697,283	£-37,883,927	£-38,418,416	£-38,649,222	£-37,800,566	£-38,379,661
45%	80%	£-38,882,117	£-37,972,772	£-38,569,611	£-38,825,428	£-37,861,873	£-38,527,374
50%	80%	£-39,066,951	£-38,061,617	£-38,720,806	£-39,001,634	£-37,923,180	£-38,675,087
10%	60%	£-37,589,385	£-37,404,795	£-37,511,784	£-37,546,361	£-37,381,791	£-37,488,790
15%	60%	£-37,749,471	£-37,502,615	£-37,663,099	£-37,714,985	£-37,468,108	£-37,628,593
20%	60%	£-37,909,557	£-37,600,435	£-37,814,414	£-37,883,598	£-37,556,426	£-37,768,405
25%	60%	£-38,069,643	£-37,698,255	£-37,965,729	£-38,052,171	£-37,644,745	£-37,908,218
30%	60%	£-38,229,729	£-37,796,075	£-38,117,043	£-38,220,775	£-37,727,062	£-38,048,031
35%	60%	£-38,389,815	£-37,893,895	£-38,268,359	£-38,389,377	£-37,813,380	£-38,187,843
40%	60%	£-38,549,901	£-37,991,715	£-38,419,673	£-38,557,981	£-37,899,699	£-38,327,656
50%	60%	£-38,709,987	£-38,089,535	£-38,570,987	£-38,726,585	£-37,986,017	£-38,467,469

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984
10%	70%	£-28,960,652	£-28,769,653	£-28,893,473	£-28,943,399	£-28,751,399	£-28,876,220
15%	70%	£-29,145,486	£-28,858,487	£-29,044,718	£-29,110,895	£-28,831,807	£-29,018,639
20%	70%	£-29,330,320	£-28,947,321	£-29,195,953	£-29,262,130	£-28,911,914	£-29,169,052
25%	70%	£-29,515,154	£-29,036,155	£-29,347,188	£-29,412,365	£-28,992,022	£-29,319,465
30%	70%	£-29,700,000	£-29,125,000	£-29,498,422	£-29,562,600	£-29,072,130	£-29,469,878
35%	70%	£-29,884,821	£-29,213,821	£-29,649,657	£-29,712,835	£-29,152,238	£-29,619,291
40%	70%	£-30,069,655	£-29,302,655	£-29,800,892	£-29,863,070	£-29,232,346	£-29,768,704
45%	70%	£-30,254,489	£-29,391,489	£-29,952,127	£-30,014,305	£-29,312,454	£-29,918,117
50%	70%	£-30,439,323	£-29,480,323	£-30,103,437	£-30,165,540	£-29,392,562	£-30,067,530
100%	70%	£-32,321,250	£-30,369,857	£-31,638,480	£-32,145,894	£-30,195,822	£-31,463,124
10%	80%	£-28,970,108	£-28,750,680	£-28,903,333	£-28,958,606	£-28,739,179	£-28,881,831
15%	80%	£-29,159,070	£-28,839,629	£-29,044,908	£-29,142,417	£-28,813,276	£-29,027,254
20%	80%	£-29,348,032	£-28,928,578	£-29,195,892	£-29,293,226	£-28,893,373	£-29,177,678
25%	80%	£-29,537,000	£-29,017,527	£-29,346,876	£-29,444,172	£-28,973,470	£-29,328,101
30%	80%	£-29,726,000	£-29,106,476	£-29,497,860	£-29,595,116	£-29,053,568	£-29,478,524
35%	80%	£-29,915,000	£-29,195,425	£-29,648,844	£-29,746,060	£-29,133,666	£-29,628,947
40%	80%	£-30,104,000	£-29,284,374	£-29,799,828	£-29,896,994	£-29,213,764	£-29,779,370
45%	80%	£-30,293,000	£-29,373,323	£-29,950,812	£-30,047,938	£-29,293,862	£-29,929,793
50%	80%	£-30,482,000	£-29,462,272	£-30,101,806	£-30,198,882	£-29,373,960	£-30,080,216
10%	60%	£-29,131,301	£-29,884,444	£-29,044,928	£-29,096,794	£-29,849,938	£-29,010,422
15%	60%	£-29,311,496	£-29,973,287	£-29,196,244	£-29,248,598	£-29,939,252	£-29,160,234
20%	60%	£-29,491,691	£-30,062,130	£-29,347,538	£-29,400,401	£-30,028,564	£-29,310,047
25%	60%	£-29,671,886	£-30,151,000	£-29,498,832	£-29,552,204	£-30,117,770	£-29,460,860
30%	60%	£-29,852,081	£-30,240,879	£-29,650,126	£-29,703,007	£-30,207,974	£-29,611,673
35%	60%	£-30,032,276	£-30,330,758	£-29,801,420	£-29,853,810	£-30,298,178	£-29,762,486
40%	60%	£-30,212,471	£-30,420,637	£-29,952,714	£-30,005,604	£-30,388,382	£-29,913,299
50%	60%	£-30,392,666	£-30,510,516	£-30,104,008	£-30,157,422	£-30,478,586	£-30,064,112

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553
10%	70%	£-12,550,221	£-12,359,222	£-12,483,042	£-12,532,968	£-12,340,968	£-12,465,789
15%	70%	£-12,739,055	£-12,448,056	£-12,634,387	£-12,730,174	£-12,421,176	£-12,608,498
20%	70%	£-12,919,889	£-12,535,891	£-12,785,532	£-12,885,382	£-12,501,383	£-12,751,025
25%	70%	£-13,104,722	£-12,624,725	£-12,936,677	£-13,036,527	£-12,581,591	£-12,893,643
30%	70%	£-13,289,557	£-12,713,559	£-13,087,822	£-13,187,672	£-12,661,798	£-13,036,261
35%	70%	£-13,474,390	£-12,802,393	£-13,238,967	£-13,338,817	£-12,742,007	£-13,178,879
40%	70%	£-13,659,224	£-12,891,227	£-13,390,112	£-13,490,000	£-12,822,214	£-13,321,497
45%	70%	£-13,844,057	£-12,980,061	£-13,541,257	£-13,641,145	£-12,901,423	£-13,464,115
50%	70%	£-14,028,891	£-13,068,895	£-13,692,402	£-13,792,290	£-12,981,630	£-13,606,733
100%	70%	£-15,910,819	£-13,959,427	£-15,22			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507
10%	70%	-£3,374,175	-£3,382,176	-£3,536,986	-£3,556,022	-£3,364,923	-£3,489,744
15%	70%	-£3,759,009	-£3,471,010	-£3,658,241	-£3,733,129	-£3,445,131	-£3,632,362
20%	70%	-£3,943,643	-£3,559,845	-£3,809,486	-£3,909,336	-£3,525,338	-£3,774,979
25%	70%	-£4,128,677	-£3,648,679	-£3,960,731	-£4,085,544	-£3,605,546	-£3,917,597
30%	70%	-£4,313,511	-£3,737,513	-£4,111,975	-£4,261,750	-£3,685,753	-£4,060,215
35%	70%	-£4,498,344	-£3,826,348	-£4,263,220	-£4,437,957	-£3,765,961	-£4,202,834
40%	70%	-£4,683,178	-£3,915,182	-£4,414,465	-£4,614,165	-£3,846,169	-£4,345,452
45%	70%	-£4,868,349	-£4,004,016	-£4,565,709	-£4,790,372	-£3,926,376	-£4,488,070
50%	70%	-£5,056,205	-£4,092,851	-£4,716,954	-£4,966,527	-£4,006,583	-£4,630,688
100%	70%	-£6,934,773	-£4,983,381	-£6,252,003	-£6,799,418	-£4,809,346	-£6,076,648
10%	80%	-£3,983,632	-£3,364,204	-£3,506,857	-£3,572,129	-£3,352,702	-£3,495,354
15%	80%	-£3,773,194	-£3,444,053	-£3,658,031	-£3,755,941	-£3,426,799	-£3,640,777
20%	80%	-£3,962,756	-£3,523,901	-£3,809,206	-£3,939,751	-£3,500,896	-£3,786,202
40%	80%	-£4,721,005	-£3,843,294	-£4,413,904	-£4,674,995	-£3,797,285	-£4,367,895
45%	80%	-£4,911,600	-£3,923,143	-£4,565,078	-£4,858,993	-£3,871,383	-£4,513,318
50%	80%	-£5,104,262	-£4,002,992	-£4,716,253	-£5,045,810	-£3,945,480	-£4,658,741
10%	60%	-£3,984,718	-£3,400,148	-£3,507,137	-£3,541,714	-£3,377,144	-£3,484,132
15%	60%	-£3,744,824	-£3,497,968	-£3,658,452	-£3,710,318	-£3,463,461	-£3,623,945
20%	60%	-£3,924,930	-£3,595,788	-£3,809,767	-£3,878,921	-£3,549,779	-£3,763,758
25%	60%	-£4,105,036	-£3,693,609	-£3,961,082	-£4,047,524	-£3,636,098	-£3,903,571
30%	60%	-£4,285,141	-£3,791,429	-£4,112,396	-£4,216,128	-£3,722,415	-£4,043,384
35%	60%	-£4,465,246	-£3,889,249	-£4,263,712	-£4,384,730	-£3,808,733	-£4,183,196
40%	60%	-£4,645,352	-£3,987,069	-£4,415,026	-£4,553,334	-£3,895,052	-£4,323,009
50%	60%	-£5,008,149	-£4,182,710	-£4,717,656	-£4,891,246	-£4,067,657	-£4,602,634

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892
10%	70%	-£1,515,559	-£1,223,561	-£1,448,281	-£1,498,397	-£1,306,367	-£1,431,128
15%	70%	-£1,700,394	-£1,412,395	-£1,598,626	-£1,674,513	-£1,386,516	-£1,573,746
20%	70%	-£1,985,227	-£1,501,229	-£1,750,871	-£1,850,720	-£1,466,722	-£1,716,363
25%	70%	-£2,070,061	-£1,590,063	-£1,902,116	-£2,026,928	-£1,546,930	-£1,858,982
30%	70%	-£2,254,895	-£1,678,897	-£2,053,360	-£2,203,134	-£1,627,137	-£2,001,600
35%	70%	-£2,439,729	-£1,767,732	-£2,204,605	-£2,379,342	-£1,707,345	-£2,144,218
40%	70%	-£2,624,563	-£1,856,566	-£2,355,850	-£2,555,549	-£1,787,552	-£2,286,836
45%	70%	-£2,809,397	-£1,945,400	-£2,507,094	-£2,731,757	-£1,867,760	-£2,429,454
50%	70%	-£2,997,590	-£2,034,235	-£2,658,339	-£2,909,912	-£1,947,967	-£2,572,072
100%	70%	-£4,876,158	-£2,924,765	-£4,193,387	-£4,700,802	-£2,750,730	-£4,018,032
10%	80%	-£1,525,016	-£1,305,589	-£1,448,241	-£1,513,514	-£1,294,087	-£1,436,738
15%	80%	-£1,714,578	-£1,385,437	-£1,599,415	-£1,687,325	-£1,368,163	-£1,582,162
20%	80%	-£1,904,141	-£1,465,286	-£1,750,590	-£1,861,136	-£1,442,281	-£1,725,586
40%	80%	-£2,662,389	-£1,784,678	-£2,355,288	-£2,616,380	-£1,738,670	-£2,309,279
45%	80%	-£2,852,984	-£1,864,527	-£2,506,463	-£2,800,377	-£1,812,767	-£2,454,702
50%	80%	-£3,045,646	-£1,944,376	-£2,657,637	-£2,987,194	-£1,886,865	-£2,600,126
10%	60%	-£1,506,102	-£1,341,532	-£1,448,522	-£1,483,099	-£1,318,528	-£1,425,517
15%	60%	-£1,686,208	-£1,429,352	-£1,599,696	-£1,651,702	-£1,404,846	-£1,665,330
20%	60%	-£1,866,314	-£1,517,172	-£1,751,152	-£1,820,305	-£1,491,163	-£1,705,142
25%	60%	-£2,046,420	-£1,604,993	-£1,902,466	-£1,988,909	-£1,577,482	-£1,844,955
30%	60%	-£2,226,525	-£1,692,813	-£2,053,781	-£2,157,512	-£1,663,800	-£1,984,768
35%	60%	-£2,406,631	-£1,780,634	-£2,205,096	-£2,326,114	-£1,750,117	-£2,124,580
40%	60%	-£2,586,737	-£1,868,454	-£2,356,410	-£2,494,718	-£1,836,436	-£2,264,393
50%	60%	-£2,949,534	-£2,124,094	-£2,659,040	-£2,832,630	-£2,009,071	-£2,544,018

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£237,186	-£237,186	-£237,186	-£237,186	-£237,186	-£237,186
10%	70%	-£606,853	-£414,854	-£539,675	-£589,600	-£397,601	-£522,422
15%	70%	-£791,687	-£503,688	-£690,520	-£765,807	-£477,808	-£665,040
20%	70%	-£976,521	-£592,523	-£842,165	-£942,014	-£558,016	-£807,657
25%	70%	-£1,161,355	-£681,357	-£993,410	-£1,118,222	-£638,224	-£950,275
30%	70%	-£1,346,189	-£770,191	-£1,144,653	-£1,294,428	-£718,431	-£1,092,893
35%	70%	-£1,531,022	-£859,026	-£1,295,898	-£1,470,636	-£798,639	-£1,235,512
40%	70%	-£1,715,857	-£947,860	-£1,447,143	-£1,646,843	-£878,846	-£1,378,130
45%	70%	-£1,900,691	-£1,036,694	-£1,598,387	-£1,823,050	-£959,054	-£1,520,748
50%	70%	-£2,085,525	-£1,125,529	-£1,749,632	-£2,001,205	-£1,039,261	-£1,663,366
100%	70%	-£3,967,451	-£2,016,059	-£3,284,681	-£3,792,096	-£1,842,024	-£3,109,326
10%	80%	-£816,310	-£396,882	-£539,535	-£604,807	-£385,381	-£528,032
15%	80%	-£995,872	-£476,731	-£690,709	-£778,619	-£469,477	-£673,455
20%	80%	-£1,175,434	-£556,578	-£841,884	-£942,428	-£553,574	-£805,860
40%	80%	-£1,753,683	-£875,372	-£1,446,582	-£1,707,673	-£829,963	-£1,400,573
45%	80%	-£1,944,278	-£965,821	-£1,597,756	-£1,891,671	-£904,061	-£1,545,996
50%	80%	-£2,136,940	-£1,055,670	-£1,748,931	-£2,078,488	-£978,158	-£1,691,419
10%	60%	-£597,396	-£432,826	-£539,815	-£574,392	-£409,822	-£516,811
15%	60%	-£777,502	-£520,646	-£691,130	-£742,996	-£496,139	-£656,624
20%	60%	-£957,608	-£609,466	-£842,445	-£911,599	-£592,457	-£816,436
25%	60%	-£1,137,714	-£728,287	-£993,760	-£1,080,202	-£668,776	-£936,249
30%	60%	-£1,317,819	-£824,107	-£1,145,074	-£1,248,806	-£755,093	-£1,076,062
35%	60%	-£1,497,924	-£921,927	-£1,296,390	-£1,417,408	-£841,411	-£1,215,874
40%	60%	-£1,678,030	-£1,019,747	-£1,447,704	-£1,586,012	-£927,730	-£1,355,687
50%	60%	-£2,040,827	-£1,215,388	-£1,750,334	-£1,923,924	-£1,100,365	-£1,635,312

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426
10%	70%	-£3,704,093	-£3,512,095	-£3,636,915	-£3,686,841	-£3,494,841	-£3,619,662
15%	70%	-£3,988,928	-£3,600,929	-£3,788,160	-£3,863,047	-£3,575,049	-£3,762,280
20%	70%	-£4,073,761	-£3,689,763	-£3,939,405	-£4,039,255	-£3,655,256	-£3,904,897
25%	70%	-£4,258,595	-£3,778,597	-£4,090,650	-£4,215,462	-£3,735,464	-£4,047,516
30%	70%	-£4,443,429	-£3,867,431	-£4,241,894	-£4,391,668	-£3,815,671	-£4,190,134
35%	70%	-£4,628,263	-£3,956,266	-£4,393,139	-£4,567,876	-£3,895,879	-£4,332,752
40%	70%	-£4,813,097	-£4,045,100	-£4,544,384	-£4,744,083	-£3,976,086	-£4,475,370
45%	70%	-£4,998,267	-£4,133,934	-£4,695,628	-£4,920,291	-£4,056,294	-£4,617,988
50%	70%	-£5,186,124	-£4,222,769	-£4,846,873	-£5,096,498	-£4,136,502	-£4,760,606
100%	70%	-£7,064,692	-£5,113,299	-£6,381,322	-£6,889,336	-£4,939,264	-£6,206,566
10%	80%	-£3,713,550	-£3,494,122	-£3,636,775	-£3,702,048	-£3,482,621	-£3,625,272
15%	80%	-£3,903,112	-£3,573,971	-£3,787,949	-£3,865,859	-£3,566,717	-£3,770,696
20%	80%	-£4,092,675	-£3,653,820	-£3,939,124	-£4,049,670	-£3,630,815	-£3,916,120
40%	80%	-£4,850,923	-£4,373,213	-£4,543,622	-£4,804,914	-£4,327,204	-£4,497,813
45%	80%	-£5,041,518	-£4,053,061	-£4,694,997	-£4,988,911	-£4,001,301	-£4,643,237
50%	80%	-£5,234,180	-£4,132,910	-£4,846,171	-£5,175,728	-£4,075,399	-£4,788,660
10%	60%	-£3,694,637	-£3,530,066	-£3,637,056	-£3,671,633	-£3,507,062	-£3,614,051
15%	60%	-£3,874,742	-£3,627,886	-£3,788,270	-£3,840,236	-£3,593,380	-£3,753,864
20%	60%	-£4,054,848	-£3,725,706	-£3,939,686	-£4,008,839	-£3,679,697	-£3,903,876
25%	60%	-£4,234,954	-£3,823,527	-£4,091,000	-£4,177,443	-£3,766,016	-£4,053,489
30%	60%	-£4,415,059	-£3,921,347	-£4,242,315	-£4,346,046	-£3,852,334	-£4,173,302
35%	60%	-£4,595,165	-£4,019,168	-£4,393,630	-£4,514,649	-£3,938,651	-£4,313,114
40%	60%	-£4,775,271	-£4,116,988	-£4,544,945	-£4,683,252	-£4,024,970	-£4,452,927
50%	60%	-£5,138,068	-£4,312,828	-£4,847,574	-£5,021,164	-£4,197,605	-£4,732,952

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£686,080	£686,080	£686,080	£686,080	£686,080	£686,080
10%	70%	£316,412	£509,411	£383,591	£333,665	£525,965	£400,844
15%	70%	£131,578	£415,577	£232,346	£157,458	£445,457	£258,225
20%	70%	£53,255	£330,742	£81,101	£-18,749	£365,250	£115,608
25%	70%	£-238,089	£241,908	£-70,144	£-194,956	£285,042	£-27,010
30%	70%	£-422,924	£153,074	£-221,388	£-371,163	£204,834	£-169,628
35%	70%	£-607,757	£64,239	£-372,633	£-547,370	£124,626	£-312,246
40%	70%	£-792,591	£-24,594	£-523,878	£-723,578	£44,419	£-454,864
45%	70%	£-977,424	£-113,428	£-675,122	£-899,785	£-35,789	£-597,482
50%	70%	£-1,162,257	£-202,263	£-826,367	£-1,077,940	£-115,996	£-740,101
100%	70%	£-3,044,186	£-1,092,794	£-2,361,416	£-2,868,831	£-918,758	£-2,186,060
10%	80%	£306,955	£526,383	£383,731	£318,458	£537,885	£395,233
15%	80%	£117,394	£446,535	£232,556	£134,646	£463,788	£249,810
20%	80%	£-72,169	£366,686	£81,382	£-49,164	£389,891	£104,386
25%	80%	£-230,418	£273,233	£-523,316	£-784,408	£93,302	£-477,308
30%	80%	£-422,924	£153,074	£-221,388	£-371,163	£204,834	£-169,628
35%	80%	£-607,757	£64,239	£-372,633	£-547,370	£124,626	£-312,246
40%	80%	£-792,591	£-24,594	£-523,878	£-723,578	£44,419	£-454,864
45%	80%	£-977,424	£-113,428	£-675,122	£-899,785	£-35,789	£-597,482
50%	80%	£-1,162,257	£-202,263	£-826,367	£-1,077,940	£-115,996	£-740,101
100%	80%	£-3,044,186	£-1,092,794	£-2,361,416	£-2,868,831	£-918,758	£-2,186,060
10%	60%	£325,869	£490,440	£383,450	£348,873	£513,444	£406,455
15%	60%	£145,763	£390,620	£232,135	£180,270	£427,126	£286,642
20%	60%	£-34,343	£294,799	£80,820	£11,666	£340,808	£126,830
25%	60%	£-214,448	£196,978	£-70,494	£-156,937	£254,490	£-12,983
30%	60%	£-404,553	£99,158	£-221,809	£-325,540	£168,172	£-152,796
35%	60%	£-594,659	£1,338	£-373,124	£-494,143	£81,854	£-292,609
40%	60%	£-784,765	£-96,482	£-524,439	£-662,746	£-14,464	£-432,421
50%	60%	£-1,174,871	£-292,122	£-827,069	£-1,000,658	£-177,100	£-712,046

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£962,638	£962,638	£962,638	£962,638	£962,638	£962,638
10%	70%	£592,871	£784,969	£660,149	£610,223	£902,223	£677,402
15%	70%	£408,136	£696,135	£508,904	£434,017	£722,015	£534,784
20%	70%	£223,303	£607,301	£357,659	£287,810	£641,808	£392,167
25%	70%	£38,469	£518,467	£206,414	£81,602	£561,600	£249,548
30%	70%	£-146,365	£429,633	£55,170	£-34,604	£481,393	£106,930
35%	70%	£-331,199	£340,798	£-96,075	£-270,812	£401,185	£-36,688
40%	70%	£-516,033	£251,964	£-247,320	£-447,019	£320,978	£-176,306
45%	70%	£-701,203	£163,130	£-398,564	£-623,227	£240,770	£-320,924
50%	70%	£-886,060	£74,235	£-549,809	£-801,382	£160,563	£-463,542
100%	70%	£-2,767,628	£-816,235	£-2,084,857	£-2,592,272	£-642,200	£-1,909,502
10%	80%	£583,514	£802,942	£660,289	£595,016	£814,443	£671,792
15%	80%	£393,952	£723,093	£509,115	£411,205	£740,347	£526,368
20%	80%	£204,389	£643,244	£357,940	£227,394	£658,249	£390,844
25%	80%	£-53,859	£533,852	£-246,758	£-507,850	£569,860	£-200,749
30%	80%	£-244,454	£444,003	£-397,933	£-691,847	£295,763	£-346,172
35%	80%	£-434,569	£355,154	£-246,758	£-507,850	£160,563	£-346,172
40%	80%	£-624,684	£266,003	£-397,933	£-691,847	£295,763	£-346,172
45%	80%	£-814,800	£177,154	£-549,107	£-878,664	£221,665	£-491,596
50%	80%	£-1,004,916	£88,263	£-700,352	£-1,087,871	£147,467	£-641,404
10%	60%	£602,428	£766,998	£660,008	£625,431	£790,002	£683,013
15%	60%	£422,222	£689,178	£508,694	£456,828	£703,684	£593,200
20%	60%	£242,216	£611,368	£357,378	£288,225	£617,367	£443,388
25%	60%	£62,110	£473,537	£206,064	£119,621	£531,048	£263,575
30%	60%	£-117,995	£375,717	£54,749	£-48,982	£444,730	£123,762
35%	60%	£-308,101	£277,896	£-96,566	£-217,584	£358,413	£-16,050
40%	60%	£-498,207	£180,076	£-247,880	£-386,188	£272,094	£-155,963
50%	60%	£-688,313	£88,263	£-400,127	£-576,395	£187,467	£-346,172

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,482,907	£2,482,907	£2,482,907	£2,482,907	£2,482,907	£2,482,907
10%	70%	£2,035,550	£2,221,787	£2,100,530	£2,053,037	£2,239,274	£2,118,018
15%	70%	£1,811,871	£2,091,227	£1,909,342	£1,838,103	£2,117,459	£1,935,574
20%	70%	£1,588,193	£1,960,668	£1,718,154	£1,623,168	£1,995,643	£1,753,129
25%	70%	£1,364,514	£1,830,107	£1,526,966	£1,408,233	£1,873,826	£1,570,684
30%	70%	£1,140,835	£1,699,548	£1,335,778	£1,193,298	£1,752,011	£1,388,240
35%	70%	£917,158	£1,568,989	£1,144,589	£978,364	£1,630,194	£1,205,796
40%	70%	£693,479	£1,438,428	£953,401	£783,430	£1,508,378	£1,023,351
45%	70%	£469,801	£1,307,868	£762,213	£548,495	£1,386,562	£840,906
50%	70%	£246,122	£1,177,308	£571,024	£333,560	£1,264,746	£658,463
100%	70%	£2,023,220	£1,30,389	£1,362,788	£1,845,484	£45,587	£1,185,052
10%	80%	£2,026,735	£2,239,977	£2,100,987	£2,038,383	£2,251,235	£2,112,856
15%	80%	£1,798,648	£2,117,912	£1,910,044	£1,816,135	£2,135,399	£1,927,531
20%	80%	£1,570,562	£1,996,247	£1,719,089	£1,593,878	£2,019,563	£1,742,405
25%	80%	£1,342,475	£1,874,582	£1,528,134	£1,371,622	£1,903,727	£1,557,280
30%	80%	£1,114,389	£1,752,917	£1,337,179	£1,149,364	£1,787,891	£1,372,154
35%	80%	£886,302	£1,631,252	£1,146,225	£927,107	£1,672,056	£1,187,029
40%	80%	£658,217	£1,509,587	£935,270	£704,850	£1,556,220	£1,001,904
45%	80%	£430,130	£1,387,922	£764,315	£482,593	£1,440,384	£816,778
50%	80%	£202,044	£1,266,256	£573,361	£260,336	£1,324,549	£631,652
60%	80%	£2,044,365	£2,203,997	£2,100,063	£2,067,682	£2,227,314	£2,123,380
15%	60%	£1,825,095	£2,064,543	£1,908,641	£1,860,070	£2,099,518	£1,943,616
20%	60%	£1,605,826	£1,925,088	£1,717,219	£1,652,457	£1,983,853	£1,789,722
25%	60%	£1,386,553	£1,785,634	£1,525,797	£1,444,845	£1,843,925	£1,594,090
30%	60%	£1,167,283	£1,646,179	£1,334,376	£1,237,233	£1,716,129	£1,404,326
35%	60%	£948,012	£1,506,724	£1,142,954	£1,029,621	£1,588,333	£1,224,562
40%	60%	£728,742	£1,367,270	£951,532	£822,009	£1,460,536	£1,044,799
45%	60%	£509,471	£1,227,814	£760,110	£614,396	£1,332,740	£865,036
50%	60%	£290,200	£1,088,359	£568,688	£406,784	£1,204,943	£685,272

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£36,369,178	£36,369,178	£36,369,178	£36,369,178	£36,369,178	£36,369,178
10%	70%	£36,816,535	£36,830,238	£36,751,855	£36,799,048	£36,812,811	£36,734,067
15%	70%	£37,040,214	£36,780,857	£36,942,742	£37,013,382	£36,734,626	£36,916,511
20%	70%	£37,263,892	£36,891,417	£37,133,631	£37,228,917	£36,855,442	£37,098,956
25%	70%	£37,487,571	£37,021,978	£37,325,119	£37,443,852	£36,978,259	£37,281,401
30%	70%	£37,711,249	£37,152,537	£37,516,307	£37,658,786	£37,100,074	£37,463,845
35%	70%	£37,934,927	£37,283,097	£37,707,496	£37,873,721	£37,221,891	£37,646,289
40%	70%	£38,158,606	£37,413,657	£37,898,684	£38,088,655	£37,343,707	£37,828,734
45%	70%	£38,382,284	£37,544,217	£38,089,872	£38,303,590	£37,465,523	£38,011,179
50%	70%	£38,605,963	£37,674,777	£38,281,061	£38,518,525	£37,587,339	£38,193,622
100%	70%	£40,875,305	£38,982,474	£40,214,873	£40,697,569	£38,806,498	£40,037,137
10%	80%	£36,825,350	£36,812,508	£36,751,087	£36,813,692	£36,600,850	£36,739,429
15%	80%	£37,053,437	£36,734,173	£36,942,041	£37,035,950	£36,718,688	£36,924,554
20%	80%	£37,281,523	£36,855,838	£37,132,996	£37,249,207	£36,832,522	£37,109,699
25%	80%	£37,509,608	£37,042,498	£37,324,951	£37,464,157	£36,947,364	£37,292,141
30%	80%	£37,737,694	£37,234,058	£37,516,906	£37,684,102	£37,062,206	£37,474,583
35%	80%	£37,965,780	£37,425,618	£37,708,861	£37,903,047	£37,176,050	£37,657,025
40%	80%	£38,193,866	£37,617,178	£37,900,816	£38,121,992	£37,289,894	£37,839,467
45%	80%	£38,421,952	£37,808,738	£38,092,771	£38,336,937	£37,402,738	£38,021,909
50%	80%	£38,650,038	£38,000,298	£38,284,726	£38,551,749	£37,515,586	£38,204,353
10%	60%	£36,807,720	£36,648,088	£36,752,022	£36,784,403	£36,624,770	£36,728,705
15%	60%	£37,029,990	£36,787,542	£36,943,444	£36,992,015	£36,752,587	£36,908,469
20%	60%	£37,246,260	£36,926,997	£37,134,865	£37,199,627	£36,869,363	£37,088,232
25%	60%	£37,462,530	£37,066,451	£37,326,287	£37,414,240	£37,000,169	£37,269,995
30%	60%	£37,678,800	£37,205,906	£37,517,709	£37,614,852	£37,135,556	£37,447,759
35%	60%	£37,895,070	£37,345,361	£37,709,131	£37,822,464	£37,263,752	£37,627,523
40%	60%	£38,111,340	£37,484,815	£37,900,553	£38,030,076	£37,391,549	£37,807,286
50%	60%	£38,327,610	£37,624,270	£38,091,975	£38,237,688	£37,519,346	£37,987,049

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,751,007	£27,751,007	£27,751,007	£27,751,007	£27,751,007	£27,751,007
10%	70%	£28,199,384	£28,012,127	£28,133,384	£28,180,877	£27,994,640	£28,115,897
15%	70%	£28,422,049	£28,142,687	£28,224,572	£28,269,812	£28,119,456	£28,298,341
20%	70%	£28,644,714	£28,273,247	£28,315,760	£28,360,746	£28,230,020	£28,476,785
25%	70%	£28,867,379	£28,403,807	£28,406,948	£28,451,680	£28,360,588	£28,663,230
30%	70%	£29,090,044	£28,534,367	£28,498,137	£28,542,612	£28,481,904	£28,849,675
35%	70%	£29,312,709	£28,664,928	£28,589,326	£28,633,544	£28,603,720	£29,028,119
40%	70%	£29,535,374	£28,795,488	£28,680,514	£28,724,476	£28,725,537	£29,210,563
45%	70%	£29,758,039	£28,926,048	£28,771,702	£28,815,408	£28,847,352	£29,393,008
50%	70%	£29,980,704	£29,056,608	£28,862,890	£28,906,340	£28,968,168	£29,575,452
100%	70%	£32,257,135	£30,364,303	£31,596,703	£32,079,398	£30,188,328	£31,418,966
10%	80%	£28,207,180	£27,994,337	£28,132,917	£28,185,522	£27,962,679	£28,121,259
15%	80%	£28,430,267	£28,116,002	£28,223,971	£28,274,779	£28,098,515	£28,306,384
20%	80%	£28,653,353	£28,237,562	£28,315,025	£28,365,832	£28,219,551	£28,491,529
25%	80%	£28,876,439	£28,358,122	£28,406,079	£28,456,886	£28,330,595	£28,676,674
30%	80%	£29,099,525	£28,478,682	£28,497,133	£28,547,939	£28,441,639	£28,861,819
35%	80%	£29,322,611	£28,599,242	£28,588,187	£28,638,992	£28,552,683	£29,047,964
40%	80%	£29,545,697	£28,719,802	£28,679,240	£28,729,045	£28,663,727	£29,234,109
45%	80%	£29,768,783	£28,840,362	£28,770,293	£28,819,098	£28,774,771	£29,419,254
50%	80%	£29,991,869	£28,960,922	£28,861,346	£28,909,151	£28,885,815	£29,604,400
10%	60%	£28,189,549	£28,020,917	£28,133,851	£28,166,233	£28,008,600	£28,110,535
15%	60%	£28,408,818	£28,149,477	£28,224,805	£28,257,286	£28,134,397	£28,290,298
20%	60%	£28,628,088	£28,278,037	£28,315,858	£28,348,339	£28,245,449	£28,470,061
25%	60%	£28,847,357	£28,407,597	£28,406,911	£28,439,390	£28,356,500	£28,649,825
30%	60%	£29,066,627	£28,537,157	£28,498,964	£28,530,443	£28,467,551	£28,829,589
35%	60%	£29,285,896	£28,666,717	£28,590,017	£28,621,496	£28,578,602	£29,009,352
40%	60%	£29,505,166	£28,796,277	£28,681,070	£28,712,549	£28,689,653	£29,189,115
50%	60%	£29,724,435	£28,925,837	£28,772,123	£28,803,602	£28,800,704	£29,368,878

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,340,576	£11,340,576	£11,340,576	£11,340,576	£11,340,576	£11,340,576
10%	70%	£11,787,933	£11,601,696	£11,722,953	£11,770,446	£11,584,209	£11,705,468
15%	70%	£12,011,612	£11,732,256	£11,853,513	£11,914,141	£11,708,031	£11,891,910
20%	70%	£12,235,291	£11,862,816	£12,005,330	£12,200,315	£11,827,841	£12,070,354
25%	70%	£12,458,970	£11,993,376	£12,156,147	£12,415,251	£11,949,657	£12,252,799
30%	70%	£12,682,649	£12,123,936	£12,286,964	£12,630,185	£12,071,473	£12,435,244
35%	70%	£12,906,328	£12,254,496	£12,417,781	£12,845,120	£12,193,289	£12,617,688
40%	70%	£13,130,007	£12,385,056	£12,548,598	£13,060,054	£12,315,106	£12,800,132
45%	70%	£13,353,686	£12,515,616	£12,679,415	£13,274,988	£12,436,922	£12,982,576
50%	70%	£13,577,365	£12,646,176	£12,810,232	£13,489,922	£12,558,737	£13,165,021
100%	70%	£15,846,704	£13,953,872	£15,186,272	£15,668,967	£13,777,897	£15,008,535
10%	80%	£11,736,749	£11,583,906	£11,722,486	£11,785,091	£11,572,248	£11,710,828
15%	80%	£12,024,836	£11,705,471	£11,913,440	£12,007,348	£11,688,084	£11,899,853
2							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531
10%	70%	-£2,811,888	-£2,825,851	-£2,746,908	-£2,794,401	-£2,808,164	-£2,729,420
15%	70%	-£3,035,567	-£2,756,210	-£2,938,095	-£3,009,335	-£2,729,979	-£2,911,864
20%	70%	-£3,259,245	-£2,886,770	-£3,129,284	-£3,224,270	-£2,851,795	-£3,094,309
25%	70%	-£3,482,924	-£3,017,331	-£3,320,472	-£3,439,205	-£2,973,612	-£3,276,753
30%	70%	-£3,706,602	-£3,147,890	-£3,511,660	-£3,654,139	-£3,095,427	-£3,459,198
35%	70%	-£3,930,280	-£3,278,450	-£3,702,849	-£3,869,074	-£3,217,244	-£3,641,642
40%	70%	-£4,153,959	-£3,409,010	-£3,894,037	-£4,084,008	-£3,339,060	-£3,824,087
45%	70%	-£4,377,637	-£3,539,570	-£4,085,225	-£4,298,943	-£3,460,875	-£4,006,532
50%	70%	-£4,601,316	-£3,670,129	-£4,276,414	-£4,513,878	-£3,582,692	-£4,188,975
100%	70%	-£6,870,658	-£4,977,827	-£6,210,226	-£6,692,922	-£4,801,851	-£6,032,490
10%	80%	-£2,620,703	-£2,607,861	-£2,746,440	-£2,809,045	-£2,598,203	-£2,734,782
15%	80%	-£3,048,790	-£2,729,526	-£2,937,594	-£3,031,303	-£2,712,039	-£2,919,807
20%	80%	-£3,276,876	-£2,851,191	-£3,128,349	-£3,253,560	-£2,827,875	-£3,105,033
40%	80%	-£4,189,221	-£3,337,851	-£3,892,168	-£4,142,588	-£3,291,217	-£3,845,534
45%	80%	-£4,417,308	-£3,459,516	-£4,083,123	-£4,364,845	-£3,407,053	-£4,030,660
50%	80%	-£4,645,394	-£3,581,181	-£4,274,077	-£4,587,102	-£3,522,889	-£4,215,786
10%	60%	-£2,303,072	-£2,843,441	-£2,747,375	-£2,779,756	-£2,620,123	-£2,724,058
15%	60%	-£2,832,343	-£2,792,895	-£2,935,421	-£2,987,388	-£2,747,920	-£2,903,822
20%	60%	-£3,241,613	-£2,322,350	-£3,130,218	-£3,194,980	-£2,875,716	-£3,083,585
25%	60%	-£3,460,885	-£3,061,804	-£3,321,640	-£3,402,593	-£3,003,513	-£3,263,348
30%	60%	-£3,680,155	-£3,201,259	-£3,513,062	-£3,610,205	-£3,131,309	-£3,443,112
35%	60%	-£3,899,428	-£3,340,714	-£3,704,484	-£3,817,817	-£3,259,105	-£3,622,876
40%	60%	-£4,118,698	-£3,480,168	-£3,895,906	-£4,025,429	-£3,386,902	-£3,802,639
50%	60%	-£4,337,968	-£3,759,079	-£4,278,750	-£4,440,654	-£3,642,494	-£4,162,166

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£305,915	-£305,915	-£305,915	-£305,915	-£305,915	-£305,915
10%	70%	-£793,272	-£507,035	-£686,292	-£736,785	-£549,548	-£670,804
15%	70%	-£976,951	-£597,595	-£879,480	-£950,719	-£671,363	-£853,248
20%	70%	-£1,200,629	-£828,154	-£1,070,669	-£1,165,654	-£793,180	-£1,035,693
25%	70%	-£1,424,308	-£958,715	-£1,261,857	-£1,380,589	-£914,996	-£1,218,138
30%	70%	-£1,647,987	-£1,089,274	-£1,453,044	-£1,595,524	-£1,036,812	-£1,400,583
35%	70%	-£1,871,666	-£1,219,834	-£1,644,233	-£1,810,458	-£1,158,628	-£1,583,028
40%	70%	-£2,095,345	-£1,350,395	-£1,835,421	-£2,025,393	-£1,281,444	-£1,765,471
45%	70%	-£2,319,022	-£1,480,954	-£2,026,609	-£2,240,327	-£1,402,260	-£1,947,916
50%	70%	-£2,542,700	-£1,611,514	-£2,217,798	-£2,455,263	-£1,524,076	-£2,130,360
100%	70%	-£4,812,043	-£2,919,211	-£4,151,611	-£4,634,306	-£2,743,235	-£4,373,874
10%	80%	-£762,088	-£549,245	-£687,825	-£750,429	-£537,587	-£676,167
15%	80%	-£980,174	-£670,810	-£876,779	-£972,687	-£681,291	-£891,291
20%	80%	-£1,218,260	-£792,575	-£1,069,734	-£1,194,344	-£789,259	-£1,046,417
40%	80%	-£2,130,606	-£1,279,236	-£1,833,552	-£2,083,972	-£1,232,602	-£1,786,918
45%	80%	-£2,358,692	-£1,400,901	-£2,024,507	-£2,306,230	-£1,348,438	-£1,972,044
50%	80%	-£2,586,778	-£1,522,566	-£2,215,461	-£2,528,486	-£1,464,274	-£2,157,170
10%	60%	-£744,457	-£584,825	-£688,759	-£721,140	-£561,508	-£695,442
15%	60%	-£963,227	-£724,279	-£880,181	-£928,753	-£689,305	-£845,206
20%	60%	-£1,182,998	-£863,734	-£1,071,603	-£1,136,365	-£817,100	-£1,024,969
25%	60%	-£1,402,269	-£1,003,188	-£1,263,025	-£1,343,977	-£944,897	-£1,204,733
30%	60%	-£1,621,539	-£1,142,643	-£1,454,447	-£1,551,589	-£1,072,693	-£1,384,496
35%	60%	-£1,840,810	-£1,282,099	-£1,645,869	-£1,759,201	-£1,200,489	-£1,564,260
40%	60%	-£2,060,080	-£1,421,553	-£1,837,291	-£1,966,814	-£1,328,286	-£1,744,023
50%	60%	-£2,498,622	-£1,700,463	-£2,220,134	-£2,382,038	-£1,583,879	-£2,103,550

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£602,791	£602,791	£602,791	£602,791	£602,791	£602,791
10%	70%	£155,434	£341,671	£220,414	£172,921	£359,158	£237,602
15%	70%	£68,245	£211,112	£29,227	£42,013	£237,243	£55,456
20%	70%	£291,923	£80,552	£161,952	£256,948	£115,527	£126,387
25%	70%	£515,602	£50,009	£353,150	£471,883	£6,290	£309,432
30%	70%	£739,280	£180,568	£544,338	£686,817	£128,105	£491,876
35%	70%	£962,958	£311,128	£735,527	£901,752	£249,922	£674,320
40%	70%	£1,186,637	£441,688	£926,715	£1,116,698	£371,739	£856,765
45%	70%	£1,410,315	£572,248	£1,117,903	£1,331,621	£493,554	£1,039,210
50%	70%	£1,633,994	£702,808	£1,309,092	£1,546,556	£615,370	£1,221,653
100%	70%	£3,903,336	£2,010,505	£3,242,904	£3,725,600	£1,834,529	£3,065,168
10%	80%	£146,619	£359,461	£220,881	£158,277	£371,119	£232,540
15%	80%	£81,468	£237,796	£29,926	£63,981	£255,283	£47,415
20%	80%	£309,554	£116,111	£161,027	£266,239	£139,477	£157,711
40%	80%	£1,221,859	£370,529	£824,846	£1,175,266	£523,895	£878,212
45%	80%	£1,449,986	£492,194	£1,115,801	£1,397,523	£439,731	£1,063,338
50%	80%	£1,678,072	£613,859	£1,306,755	£1,619,780	£555,567	£1,248,464
10%	60%	£164,249	£323,881	£219,947	£187,566	£347,199	£243,264
15%	60%	£55,021	£184,427	£28,525	£20,046	£219,402	£63,500
20%	60%	£274,291	£44,972	£162,897	£227,659	£31,699	£116,283
25%	60%	£493,583	£94,482	£354,318	£435,271	£36,191	£236,026
30%	60%	£712,833	£233,937	£545,740	£642,883	£163,987	£475,790
35%	60%	£932,104	£373,392	£737,162	£850,495	£291,783	£655,554
40%	60%	£1,151,374	£512,846	£928,584	£1,058,107	£419,580	£835,317
50%	60%	£1,589,916	£791,757	£1,311,428	£1,473,332	£675,172	£1,194,844

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449
10%	70%	-£2,941,806	-£2,755,569	-£2,876,826	-£2,924,319	-£2,738,082	-£2,859,339
15%	70%	-£3,165,485	-£2,886,129	-£3,068,014	-£3,139,253	-£2,859,897	-£3,041,782
20%	70%	-£3,389,164	-£3,016,688	-£3,259,203	-£3,354,188	-£2,981,714	-£3,224,227
25%	70%	-£3,612,842	-£3,147,249	-£3,450,391	-£3,569,123	-£3,103,530	-£3,406,672
30%	70%	-£3,836,521	-£3,277,809	-£3,641,579	-£3,784,058	-£3,225,346	-£3,589,117
35%	70%	-£4,060,199	-£3,408,368	-£3,832,767	-£3,998,992	-£3,347,162	-£3,771,560
40%	70%	-£4,283,877	-£3,538,929	-£4,023,955	-£4,213,927	-£3,468,978	-£3,954,005
45%	70%	-£4,507,556	-£3,669,488	-£4,215,143	-£4,428,861	-£3,590,794	-£4,136,450
50%	70%	-£4,731,234	-£3,800,048	-£4,406,332	-£4,643,797	-£3,712,610	-£4,318,894
100%	70%	-£7,000,577	-£5,107,745	-£6,340,145	-£6,822,840	-£4,931,769	-£6,162,408
10%	80%	-£2,950,622	-£2,737,779	-£2,876,359	-£2,938,964	-£2,726,121	-£2,864,701
15%	80%	-£3,178,709	-£2,869,444	-£3,067,313	-£3,161,221	-£2,841,957	-£3,049,825
20%	80%	-£3,406,794	-£2,981,109	-£3,258,268	-£3,383,478	-£2,957,793	-£3,234,951
40%	80%	-£4,319,140	-£3,467,770	-£4,022,086	-£4,272,506	-£3,421,136	-£4,075,452
45%	80%	-£4,547,227	-£3,589,435	-£4,213,041	-£4,494,764	-£3,536,972	-£4,160,578
50%	80%	-£4,775,312	-£3,711,100	-£4,403,995	-£4,717,020	-£3,652,808	-£4,345,704
10%	60%	-£2,932,991	-£2,773,359	-£2,877,293	-£2,909,674	-£2,750,042	-£2,853,777
15%	60%	-£3,152,261	-£2,912,813	-£3,068,715	-£3,117,287	-£2,877,839	-£3,033,740
20%	60%	-£3,371,532	-£3,052,268	-£3,260,137	-£3,324,899	-£3,005,635	-£3,213,593
25%	60%	-£3,590,803	-£3,191,722	-£3,451,559	-£3,532,511	-£3,133,431	-£3,393,267
30%	60%	-£3,810,073	-£3,331,178	-£3,642,981	-£3,740,123	-£3,261,227	-£3,573,030
35%	60%	-£4,029,344	-£3,470,633	-£3,834,403	-£3,947,735	-£3,389,023	-£3,752,794
40%	60%	-£4,248,614	-£3,610,087	-£4,025,825	-£4,155,348	-£3,516,820	-£3,932,557
50%	60%	-£4,467,884	-£3,749,542	-£4,217,247	-£4,362,960	-£3,644,616	-£4,112,320

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,526,057	£1,526,057	£1,526,057	£1,526,057	£1,526,057	£1,526,057
10%	70%	£1,078,699	£1,264,937	£1,143,690	£1,096,187	£1,282,424	£1,161,167
15%	70%	£365,021	£1,134,577	£952,462	£381,252	£1,160,506	£378,723
20%	70%	£631,342	£1,003,817	£761,303	£686,318	£1,038,792	£796,279
25%	70%	£407,864	£873,257	£570,115	£451,382	£916,976	£613,834
30%	70%	£183,985	£742,697	£378,927	£236,448	£795,160	£431,389
35%	70%	£39,693	£612,138	£187,738	£21,513	£673,344	£248,945
40%	70%	£283,371	£481,577	£3,450	£103,421	£551,527	£66,591
45%	70%	£487,050	£351,017	£-194,638	£408,255	£429,712	£-115,944
50%	70%	£-710,729	£220,458	£-385,827	£-623,291	£307,895	£-298,388
100%	70%	£-2,980,071	£-1,087,239	£-2,319,639	£-2,802,335	£-911,264	£-2,141,903
10%	80%	£1,069,884	£1,282,727	£1,144,147	£1,081,542	£1,294,385	£1,155,805
15%	80%	£841,797	£1,161,061	£953,193	£859,284	£1,178,549	£970,690
20%	80%	£613,711	£1,039,398	£763,238	£637,028	£1,062,713	£785,555
40%	80%	£-298,634	£552,736	£-1,580	£-252,000	£599,370	£45,053
45%	80%	£-526,721	£431,071	£-192,535	£-474,258	£483,534	£-140,072
50%	80%	£-754,807	£309,406	£-383,499	£-686,515	£367,698	£-325,198
10%	60%	£1,087,515	£1,247,147	£1,143,213	£1,110,831	£1,270,464	£1,168,529
15%	60%	£863,244	£1,107,692	£951,791	£803,213	£1,142,867	£988,785
20%	60%	£548,574	£968,237	£760,359	£695,607	£1,014,871	£807,003
25%	60%	£429,703	£828,783	£568,947	£487,995	£887,074	£627,239
30%	60%	£210,432	£689,328	£377,525	£280,382	£769,278	£447,475
35%	60%	£-8,838	£549,873	£188,103	£72,770	£631,483	£267,711
40%	60%	£-229,109	£410,419	£-5,319	£-134,842	£503,686	£87,949
50%	60%	£-666,650	£131,509	£-398,163	£-650,066	£248,093	£-271,579

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,802,615	£1,802,615	£1,802,615	£1,802,615	£1,802,615	£1,802,615
10%	70%	£1,355,258	£1,541,495	£1,420,238	£1,372,745	£1,558,982	£1,437,726
15%	70%	£1,131,578	£1,410,935	£1,229,050	£1,157,811	£1,437,167	£1,255,282
20%	70%	£907,901	£1,280,376	£1,037,861	£942,876	£1,315,250	£1,072,637
25%	70%	£684,222	£1,149,815	£846,673	£727,941	£1,193,534	£890,392
30%	70%	£460,543	£1,019,256	£655,486	£513,006	£1,071,718	£707,947
35%	70%	£236,866	£888,696	£464,297	£298,072	£949,902	£525,504
40%	70%	£13,187	£758,135	£273,109	£83,137	£828,986	£383,059
45%	70%	£-210,492	£627,576	£91,921	£-131,797	£716,270	£160,614
50%	70%	£-434,170	£497,016	£-103,268	£-346,733	£584,454	£-21,830
100%	70%	£-2,703,513	£-810,681	£-2,043,081	£-2,525,776	£-634,705	£-1,865,344
10%	80%	£1,346,442	£1,559,285	£1,420,705	£1,358,101	£1,570,943	£1,432,363
15%	80%	£1,118,356	£1,437,620	£1,228,751	£1,135,843	£1,455,107	£1,247,239
20%	80%	£890,270	£1,315,955	£1,038,796	£913,985	£1,339,271	£1,082,113
40%	80%	£-22,076	£829,294	£274,978	£24,558	£875,928	£321,612
45%	80%	£-250,162	£707,629	£84,023	£-197,700	£760,092	£136,486
50%	80%	£-478,248	£585,964	£-106,931	£-419,956	£644,256	£-48,640
10%	60%	£1,364,073	£1,523,705	£1,419,771	£1,387,390	£1,547,022	£1,443,088
15%	60%	£1,144,903	£1,394,251	£1,228,349	£1,179,777	£1,419,225	£1,263,324
20%	60%	£925,532	£1,244,796	£1,038,927	£972,165	£1,291,430	£1,083,661
25%	60%	£706,261	£1,105,342	£845,505	£784,553	£1,163,633	£903,797
30%	60%	£486,991	£965,887	£654,083	£556,941	£1,035,837	£724,034
35%	60%	£267,720	£826,431	£462,661	£349,329	£908,041	£544,270
40%	60%	£48,450	£686,977	£271,238	£141,716	£780,244	£384,507
50%	60%	£-380,082	£408,067	£-111,604	£-273,508	£524,651	£4,980

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

No Units	30
Site Area	0.47 Ha

CIL Zone	3
Value Area	Med

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,991,788	£1,991,788	£1,991,788	£1,991,788	£1,991,788	£1,991,788
10%	70%	£1,588,182	£1,779,488	£1,655,324	£1,599,580	£1,790,868	£1,666,759
15%	70%	£1,386,379	£1,673,309	£1,487,147	£1,403,476	£1,690,406	£1,504,244
20%	70%	£1,184,575	£1,567,148	£1,318,932	£1,207,372	£1,589,944	£1,341,728
25%	70%	£982,773	£1,460,988	£1,150,718	£1,011,268	£1,489,484	£1,179,213
30%	70%	£780,969	£1,354,828	£982,504	£815,163	£1,389,022	£1,016,699
35%	70%	£579,166	£1,248,668	£814,290	£619,060	£1,288,562	£854,184
40%	70%	£377,362	£1,142,507	£646,076	£422,955	£1,188,100	£691,668
45%	70%	£175,560	£1,036,346	£477,862	£226,852	£1,087,640	£529,153
50%	70%	£-26,673	£930,187	£309,648	£30,747	£987,178	£366,639
100%	70%	£-2,077,711	£-133,562	£-1,394,941	£-1,961,865	£-177,717	£-1,279,095
10%	80%	£1,578,750	£1,797,362	£1,655,524	£1,588,348	£1,804,962	£1,683,124
15%	80%	£1,372,229	£1,700,149	£1,487,393	£1,383,627	£1,711,547	£1,498,791
20%	80%	£1,165,710	£1,602,935	£1,319,261	£1,180,907	£1,618,134	£1,334,458
25%	80%	£959,191	£1,505,723	£1,151,129	£978,187	£1,524,719	£1,170,125
30%	80%	£752,670	£1,408,509	£982,997	£775,467	£1,431,306	£1,005,792
35%	80%	£546,151	£1,311,296	£814,864	£572,746	£1,337,891	£841,460
40%	80%	£339,632	£1,214,084	£646,732	£370,026	£1,244,478	£677,128
45%	80%	£133,112	£1,116,870	£478,600	£167,306	£1,151,065	£512,795
50%	80%	£-74,608	£1,019,657	£310,468	£-35,993	£1,057,650	£348,462
10%	60%	£1,597,615	£1,761,575	£1,655,197	£1,612,812	£1,776,772	£1,670,394
15%	60%	£1,400,528	£1,646,468	£1,486,900	£1,423,324	£1,669,265	£1,509,696
20%	60%	£1,203,442	£1,531,360	£1,319,604	£1,213,804	£1,543,000	£1,349,300
25%	60%	£1,006,355	£1,416,254	£1,150,308	£1,044,348	£1,454,247	£1,188,302
30%	60%	£809,267	£1,301,147	£982,012	£854,860	£1,346,740	£1,027,604
35%	60%	£612,181	£1,186,040	£813,716	£665,372	£1,239,231	£868,908
40%	60%	£415,094	£1,070,932	£645,420	£475,884	£1,131,723	£706,210
45%	60%	£218,007	£955,826	£477,124	£286,398	£1,024,215	£545,512
50%	60%	£20,921	£840,719	£308,827	£96,908	£916,706	£384,815

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297
10%	70%	£-37,263,903	£-37,072,617	£-37,196,724	£-37,252,505	£-37,061,219	£-37,185,326
15%	70%	£-37,485,706	£-37,178,778	£-37,364,938	£-37,448,609	£-37,181,879	£-37,347,841
20%	70%	£-37,667,510	£-37,284,936	£-37,533,152	£-37,644,713	£-37,292,141	£-37,610,357
25%	70%	£-37,869,312	£-37,391,097	£-37,701,367	£-37,840,817	£-37,362,601	£-37,872,872
30%	70%	£-38,071,116	£-37,497,256	£-37,869,581	£-38,036,922	£-37,463,063	£-37,835,386
35%	70%	£-38,272,919	£-37,603,417	£-38,037,795	£-38,233,025	£-37,565,523	£-37,997,901
40%	70%	£-38,474,723	£-37,709,577	£-38,206,009	£-38,429,130	£-37,668,985	£-38,160,417
45%	70%	£-38,676,526	£-37,815,737	£-38,374,223	£-38,625,233	£-37,770,447	£-38,322,932
50%	70%	£-38,878,329	£-37,921,897	£-38,542,337	£-38,821,338	£-37,874,907	£-38,485,446
100%	70%	£-40,929,796	£-38,985,647	£-40,247,026	£-40,613,950	£-38,869,801	£-40,131,180
10%	80%	£-37,273,335	£-37,054,723	£-37,196,561	£-37,265,737	£-37,047,123	£-37,188,961
15%	80%	£-37,479,855	£-37,151,938	£-37,364,892	£-37,468,458	£-37,140,538	£-37,353,294
20%	80%	£-37,686,375	£-37,249,149	£-37,532,924	£-37,671,178	£-37,239,951	£-37,517,627
25%	80%	£-37,892,895	£-37,346,360	£-37,701,937	£-37,878,699	£-37,337,364	£-37,679,957
30%	80%	£-38,099,415	£-37,443,571	£-37,871,696	£-38,084,219	£-37,434,777	£-37,842,281
35%	80%	£-38,305,935	£-37,540,782	£-38,042,455	£-38,289,739	£-37,531,190	£-38,004,605
40%	80%	£-38,512,455	£-37,638,000	£-38,213,694	£-38,495,259	£-37,627,603	£-38,166,929
45%	80%	£-38,718,975	£-37,735,211	£-38,374,885	£-38,694,779	£-37,725,020	£-38,329,250
50%	80%	£-38,925,495	£-37,832,428	£-38,546,124	£-38,894,299	£-37,822,433	£-38,491,574
10%	60%	£-37,254,470	£-37,090,510	£-37,198,888	£-37,239,273	£-37,075,313	£-37,181,691
15%	60%	£-37,451,557	£-37,205,617	£-37,365,184	£-37,428,761	£-37,182,820	£-37,342,389
20%	60%	£-37,648,643	£-37,320,725	£-37,533,481	£-37,618,249	£-37,289,329	£-37,503,685
25%	60%	£-37,845,729	£-37,435,831	£-37,701,777	£-37,812,737	£-37,390,838	£-37,665,783
30%	60%	£-38,042,816	£-37,550,938	£-37,870,073	£-37,997,225	£-37,505,345	£-37,824,481
35%	60%	£-38,239,902	£-37,666,045	£-38,038,369	£-38,186,713	£-37,612,854	£-37,985,177
40%	60%	£-38,436,989	£-37,781,153	£-38,206,665	£-38,376,201	£-37,720,361	£-38,145,875
50%	60%	£-38,634,075	£-37,896,260	£-38,374,961	£-38,565,689	£-37,825,379	£-38,306,573

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126
10%	70%	£-28,645,732	£-28,454,446	£-28,578,554	£-28,634,334	£-28,443,048	£-28,567,156
15%	70%	£-28,847,536	£-28,560,656	£-28,746,768	£-28,800,439	£-28,543,509	£-28,729,671
20%	70%	£-29,049,340	£-28,666,866	£-28,914,982	£-28,964,190	£-28,648,260	£-28,891,186
25%	70%	£-29,251,144	£-28,772,927	£-29,083,196	£-29,222,647	£-28,744,431	£-29,054,701
30%	70%	£-29,452,948	£-28,879,088	£-29,251,410	£-29,418,751	£-28,844,892	£-29,217,216
35%	70%	£-29,654,752	£-28,985,247	£-29,419,625	£-29,614,855	£-28,945,353	£-29,379,731
40%	70%	£-29,856,556	£-29,091,407	£-29,581,839	£-29,810,959	£-29,045,814	£-29,542,246
45%	70%	£-29,958,360	£-29,197,567	£-29,750,052	£-29,997,063	£-29,146,275	£-29,704,761
50%	70%	£-30,160,164	£-29,303,727	£-29,920,266	£-30,203,167	£-29,246,736	£-29,867,276
100%	70%	£-32,311,625	£-30,367,477	£-31,628,855	£-32,195,780	£-30,251,631	£-31,513,010
10%	80%	£-28,655,165	£-28,436,553	£-28,578,390	£-28,647,566	£-28,428,953	£-28,570,791
15%	80%	£-28,861,685	£-28,533,765	£-28,746,522	£-28,850,287	£-28,522,367	£-28,735,124
20%	80%	£-29,068,204	£-28,639,977	£-28,914,654	£-29,053,007	£-28,615,781	£-28,896,458
25%	80%	£-29,274,723	£-28,746,189	£-29,086,866	£-29,251,111	£-28,711,292	£-29,057,973
30%	80%	£-29,481,242	£-28,852,401	£-29,259,078	£-29,456,215	£-28,816,803	£-29,219,488
35%	80%	£-29,687,761	£-28,958,613	£-29,431,290	£-29,661,319	£-28,922,314	£-29,381,003
40%	80%	£-29,894,280	£-29,064,825	£-29,603,502	£-29,866,423	£-29,027,825	£-29,542,518
45%	80%	£-30,100,800	£-29,171,037	£-29,775,714	£-30,066,608	£-29,133,336	£-29,704,033
50%	80%	£-30,307,319	£-29,277,249	£-29,947,926	£-30,271,802	£-29,238,847	£-29,865,548
10%	60%	£-28,636,299	£-28,472,340	£-28,578,718	£-28,612,102	£-28,457,142	£-28,563,520
15%	60%	£-28,833,386	£-28,578,551	£-28,747,014	£-28,810,590	£-28,564,650	£-28,724,218
20%	60%	£-29,030,473	£-28,684,763	£-28,915,310	£-29,009,078	£-28,672,159	£-28,884,916
25%	60%	£-29,227,560	£-28,790,975	£-29,086,522	£-29,195,566	£-28,779,667	£-29,045,612
30%	60%	£-29,424,647	£-28,907,187	£-29,257,734	£-29,389,054	£-28,887,175	£-29,206,310
35%	60%	£-29,621,734	£-29,013,399	£-29,428,946	£-29,580,542	£-28,994,683	£-29,367,007
40%	60%	£-29,818,821	£-29,119,611	£-29,598,158	£-29,772,030	£-29,102,191	£-29,527,704
50%	60%	£-30,015,908	£-29,225,823	£-29,770,370	£-29,963,518	£-29,209,700	£-29,688,401

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695
10%	70%	£-12,235,301	£-12,044,015	£-12,168,123	£-12,229,903	£-12,032,617	£-12,166,725
15%	70%	£-12,437,105	£-12,150,175	£-12,336,327	£-12,420,208	£-12,133,078	£-12,319,240
20%	70%	£-12,638,909	£-12,256,335	£-12,504,551	£-12,616,111	£-12,233,538	£-12,481,755
25%	70%	£-12,840,713	£-12,362,495	£-12,672,765	£-12,812,216	£-12,334,000	£-12,644,270
30%	70%	£-13,042,517	£-12,468,655	£-12,840,979	£-13,008,320	£-12,434,461	£-12,806,785
35%	70%	£-13,244,321	£-12,574,815	£-13,009,194	£-13,204,424	£-12,534,922	£-12,969,300
40%	70%	£-13,446,125	£-12,680,975	£-13,177,408	£-13,400,528	£-12,635,383	£-13,131,815
45%	70%	£-13,647,929	£-12,787,135	£-13,345,622	£-13,596,632	£-12,735,844	£-13,294,330
50%	70%	£-13,850,733	£-12,893,295	£-13,513,835	£-13,792,736	£-12,836,305	£-13,456,845
10							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649
10%	70%	-£3,259,255	-£3,967,969	-£3,192,077	-£3,247,858	-£3,956,572	-£3,180,679
15%	70%	-£3,461,059	-£3,174,129	-£3,360,291	-£3,443,962	-£3,157,032	-£3,343,194
20%	70%	-£3,662,863	-£3,280,289	-£3,528,505	-£3,640,066	-£3,257,494	-£3,505,709
25%	70%	-£3,864,666	-£3,386,450	-£3,696,720	-£3,836,170	-£3,357,954	-£3,668,225
30%	70%	-£4,066,469	-£3,492,609	-£3,864,934	-£4,032,275	-£3,458,416	-£3,830,739
35%	70%	-£4,268,272	-£3,598,770	-£4,033,148	-£4,228,378	-£3,558,876	-£3,993,254
40%	70%	-£4,470,075	-£3,704,930	-£4,203,362	-£4,424,483	-£3,659,338	-£4,155,769
45%	70%	-£4,671,878	-£3,811,090	-£4,369,576	-£4,620,586	-£3,759,798	-£4,318,285
50%	70%	-£4,874,111	-£3,917,250	-£4,537,790	-£4,816,691	-£3,860,260	-£4,480,799
100%	70%	-£6,926,149	-£4,981,000	-£6,242,378	-£6,809,303	-£4,865,154	-£6,126,533
10%	80%	-£3,268,688	-£3,050,076	-£3,191,914	-£3,261,089	-£3,042,476	-£3,184,314
15%	80%	-£3,475,208	-£3,147,289	-£3,360,045	-£3,463,810	-£3,135,891	-£3,346,847
20%	80%	-£3,681,728	-£3,244,502	-£3,528,177	-£3,666,530	-£3,229,304	-£3,512,980
40%	80%	-£4,507,806	-£3,633,354	-£4,200,706	-£4,477,412	-£3,602,960	-£4,170,310
45%	80%	-£4,714,326	-£3,730,568	-£4,368,838	-£4,680,132	-£3,696,373	-£4,334,643
50%	80%	-£4,922,046	-£3,827,781	-£4,536,970	-£4,883,431	-£3,789,788	-£4,498,976
10%	60%	-£3,249,823	-£3,085,963	-£3,192,241	-£3,234,626	-£3,070,666	-£3,177,044
15%	60%	-£3,448,910	-£3,200,970	-£3,360,537	-£3,424,114	-£3,178,173	-£3,337,742
20%	60%	-£3,643,996	-£3,316,077	-£3,528,834	-£3,613,602	-£3,285,682	-£3,498,438
25%	60%	-£3,841,083	-£3,431,184	-£3,697,130	-£3,803,090	-£3,393,191	-£3,659,136
30%	60%	-£4,038,171	-£3,546,291	-£3,865,426	-£3,992,578	-£3,500,698	-£3,819,834
35%	60%	-£4,235,257	-£3,661,398	-£4,033,722	-£4,182,066	-£3,608,207	-£3,980,530
40%	60%	-£4,432,344	-£3,776,505	-£4,202,018	-£4,371,554	-£3,715,714	-£4,141,228
50%	60%	-£4,629,431	-£3,891,612	-£4,370,314	-£4,561,042	-£3,829,262	-£4,302,926

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£797,034	-£797,034	-£797,034	-£797,034	-£797,034	-£797,034
10%	70%	-£1,300,640	-£1,009,354	-£1,133,461	-£1,169,242	-£997,966	-£1,122,063
15%	70%	-£1,402,443	-£1,115,513	-£1,301,675	-£1,385,346	-£1,098,416	-£1,284,579
20%	70%	-£1,604,247	-£1,221,674	-£1,469,890	-£1,581,450	-£1,198,878	-£1,447,094
25%	70%	-£1,806,049	-£1,327,834	-£1,638,104	-£1,777,554	-£1,299,338	-£1,609,609
30%	70%	-£2,007,853	-£1,433,994	-£1,806,318	-£1,973,658	-£1,399,800	-£1,772,123
35%	70%	-£2,209,656	-£1,540,154	-£1,974,532	-£2,169,762	-£1,500,260	-£1,934,639
40%	70%	-£2,411,459	-£1,646,315	-£2,142,747	-£2,365,866	-£1,600,722	-£2,097,154
45%	70%	-£2,613,262	-£1,752,474	-£2,310,960	-£2,561,971	-£1,701,182	-£2,259,669
50%	70%	-£2,815,065	-£1,858,635	-£2,479,174	-£2,758,075	-£1,801,644	-£2,422,183
100%	70%	-£4,866,533	-£2,922,384	-£4,183,763	-£4,750,687	-£2,806,539	-£4,067,917
10%	80%	-£1,210,072	-£991,460	-£1,133,298	-£1,202,474	-£983,861	-£1,126,699
15%	80%	-£1,416,593	-£1,098,573	-£1,301,429	-£1,405,195	-£1,077,275	-£1,290,031
20%	80%	-£1,623,112	-£1,195,687	-£1,469,561	-£1,607,315	-£1,170,688	-£1,454,364
40%	80%	-£2,449,190	-£1,574,739	-£2,142,090	-£2,418,796	-£1,544,344	-£2,111,694
45%	80%	-£2,655,711	-£1,671,952	-£2,310,222	-£2,621,516	-£1,637,758	-£2,276,027
50%	80%	-£2,863,431	-£1,769,165	-£2,478,354	-£2,824,816	-£1,731,172	-£2,440,360
10%	60%	-£1,191,207	-£1,027,247	-£1,133,625	-£1,176,010	-£1,012,050	-£1,118,428
15%	60%	-£1,388,294	-£1,142,355	-£1,301,822	-£1,365,498	-£1,119,558	-£1,279,126
20%	60%	-£1,585,381	-£1,257,462	-£1,470,218	-£1,554,396	-£1,227,066	-£1,439,822
25%	60%	-£1,782,467	-£1,372,568	-£1,638,514	-£1,744,474	-£1,334,575	-£1,600,520
30%	60%	-£1,979,555	-£1,487,675	-£1,806,811	-£1,933,962	-£1,442,082	-£1,761,218
35%	60%	-£2,176,642	-£1,602,783	-£1,975,106	-£2,123,450	-£1,549,591	-£1,921,914
40%	60%	-£2,373,728	-£1,717,890	-£2,143,402	-£2,312,938	-£1,657,099	-£2,082,612
50%	60%	-£2,570,814	-£1,832,997	-£2,311,694	-£2,502,426	-£1,764,607	-£2,243,310

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£111,672	£111,672	£111,672	£111,672	£111,672	£111,672
10%	70%	-£291,334	-£100,648	-£224,755	-£280,536	-£99,250	-£213,357
15%	70%	-£493,737	-£206,807	-£392,989	-£476,640	-£189,710	-£375,972
20%	70%	-£695,941	-£312,968	-£595,183	-£679,744	-£290,172	-£538,388
25%	70%	-£897,343	-£419,128	-£729,398	-£868,848	-£390,632	-£700,903
30%	70%	-£1,099,147	-£525,287	-£897,612	-£1,064,953	-£491,094	-£863,417
35%	70%	-£1,300,950	-£631,448	-£1,065,826	-£1,261,056	-£591,554	-£1,025,932
40%	70%	-£1,502,754	-£737,608	-£1,234,040	-£1,457,161	-£692,016	-£1,188,448
45%	70%	-£1,704,556	-£843,768	-£1,402,254	-£1,653,264	-£792,476	-£1,350,963
50%	70%	-£1,906,359	-£949,928	-£1,570,468	-£1,849,369	-£892,938	-£1,513,477
100%	70%	-£3,957,827	-£2,013,678	-£3,275,057	-£3,841,981	-£1,897,832	-£3,159,211
10%	80%	-£301,366	-£82,754	-£224,592	-£293,768	-£75,154	-£216,392
15%	80%	-£507,886	-£179,967	-£392,723	-£496,489	-£168,569	-£381,325
20%	80%	-£714,406	-£277,180	-£590,655	-£699,209	-£280,262	-£518,658
40%	80%	-£1,540,484	-£666,032	-£1,233,384	-£1,510,090	-£635,638	-£1,202,988
45%	80%	-£1,747,004	-£763,246	-£1,401,516	-£1,712,810	-£729,051	-£1,367,321
50%	80%	-£1,954,724	-£860,459	-£1,569,648	-£1,916,109	-£822,466	-£1,531,654
10%	60%	-£282,501	-£118,541	-£224,919	-£267,304	-£103,344	-£209,722
15%	60%	-£479,588	-£233,648	-£393,215	-£456,792	-£120,851	-£370,420
20%	60%	-£676,674	-£348,756	-£591,512	-£654,280	-£181,360	-£471,116
25%	60%	-£873,761	-£463,862	-£729,808	-£835,768	-£245,869	-£591,814
30%	60%	-£1,070,849	-£578,969	-£898,104	-£1,025,256	-£333,376	-£682,512
35%	60%	-£1,267,935	-£694,076	-£1,066,400	-£1,214,744	-£404,885	-£801,218
40%	60%	-£1,465,022	-£809,184	-£1,234,696	-£1,404,232	-£474,392	-£921,906
50%	60%	-£1,662,108	-£924,292	-£1,402,992	-£1,593,720	-£543,900	-£1,041,906

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568
10%	70%	-£3,389,174	-£3,197,888	-£3,321,995	-£3,377,776	-£3,186,490	-£3,310,597
15%	70%	-£3,590,977	-£3,304,047	-£3,490,210	-£3,573,880	-£3,295,950	-£3,473,113
20%	70%	-£3,792,781	-£3,410,206	-£3,658,424	-£3,769,984	-£3,387,412	-£3,635,628
25%	70%	-£3,994,583	-£3,516,365	-£3,826,638	-£3,966,088	-£3,487,872	-£3,798,143
30%	70%	-£4,196,387	-£3,622,524	-£3,994,852	-£4,162,193	-£3,588,334	-£3,960,657
35%	70%	-£4,398,190	-£3,728,683	-£4,163,066	-£4,358,297	-£3,688,794	-£4,123,173
40%	70%	-£4,599,994	-£3,834,842	-£4,331,281	-£4,554,401	-£3,789,256	-£4,285,688
45%	70%	-£4,801,797	-£3,941,001	-£4,499,494	-£4,750,505	-£3,889,716	-£4,448,203
50%	70%	-£5,003,600	-£4,047,160	-£4,667,708	-£4,946,609	-£3,990,176	-£4,610,717
100%	70%	-£7,055,667	-£5,110,918	-£6,372,297	-£6,939,221	-£4,995,073	-£6,256,451
10%	80%	-£3,398,607	-£3,179,994	-£3,321,832	-£3,391,008	-£3,172,395	-£3,314,233
15%	80%	-£3,605,127	-£3,277,207	-£3,489,963	-£3,593,729	-£3,265,809	-£3,476,565
20%	80%	-£3,811,646	-£3,374,421	-£3,658,095	-£3,796,449	-£3,359,223	-£3,642,898
40%	80%	-£4,637,724	-£3,763,273	-£4,330,624	-£4,607,230	-£3,732,879	-£4,300,229
45%	80%	-£4,844,243	-£3,860,486	-£4,498,756	-£4,810,050	-£3,826,232	-£4,464,561
50%	80%	-£5,051,762	-£3,957,699	-£4,666,888	-£5,013,350	-£3,919,706	-£4,628,894
10%	60%	-£3,379,741	-£3,215,781	-£3,322,159	-£3,364,544	-£3,200,584	-£3,306,962
15%	60%	-£3,576,828	-£3,330,889	-£3,490,456	-£3,554,032	-£3,308,092	-£3,467,660
20%	60%	-£3,773,915	-£3,445,996	-£3,658,752	-£3,743,520	-£3,415,600	-£3,628,357
25%	60%	-£3,971,001	-£3,561,102	-£3,827,048	-£3,933,008	-£3,523,109	-£3,789,054
30%	60%	-£4,168,089	-£3,676,209	-£3,995,345	-£4,122,496	-£3,630,617	-£3,949,752
35%	60%	-£4,365,176	-£3,791,317	-£4,163,640	-£4,311,984	-£3,738,125	-£4,110,449
40%	60%	-£4,562,262	-£3,906,424	-£4,331,936	-£4,501,472	-£3,845,633	-£4,271,146
50%	60%	-£4,759,349	-£4,021,531	-£4,500,232	-£4,690,960	-£3,953,142	-£4,431,844

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,034,938	£1,034,938	£1,034,938	£1,034,938	£1,034,938	£1,034,938
10%	70%	£631,332	£922,618	£698,510	£642,730	£834,916	£709,308
15%	70%	£439,538	£716,458	£530,296	£446,825	£733,556	£547,393
20%	70%	£227,725	£610,298	£362,082	£250,522	£633,094	£384,378
25%	70%	£25,922	£504,137	£193,868	£54,417	£532,633	£222,363
30%	70%	£-175,881	£397,978	£25,653	£-141,687	£432,172	£59,848
35%	70%	£-377,685	£291,817	£-142,561	£-337,791	£331,711	£-102,667
40%	70%	£-579,488	£185,657	£-310,775	£-533,895	£231,259	£-265,182
45%	70%	£-781,291	£79,497	£-478,988	£-728,958	£130,789	£-427,697
50%	70%	£-983,624	£-26,663	£-647,202	£-926,103	£30,328	£-590,212
100%	70%	£-3,034,561	£-1,090,413	£-2,351,791	£-2,918,716	£-974,567	£-2,235,946
10%	80%	£621,899	£840,511	£698,674	£629,498	£848,111	£706,273
15%	80%	£415,379	£743,299	£530,542	£426,777	£754,897	£541,840
20%	80%	£238,860	£646,085	£362,410	£234,057	£651,383	£377,699
25%	80%	£-17,219	£527,233	£-310,118	£-586,824	£287,628	£-279,723
30%	80%	£-182,730	£410,019	£-478,250	£-789,544	£194,214	£-444,056
35%	80%	£-384,591	£292,866	£-646,383	£-992,844	£100,800	£-608,388
40%	80%	£-586,451	£175,704	£-820,346	£-1,196,164	£0	£-820,346
45%	80%	£-788,311	£60,535	£-998,498	£-1,499,914	£-100,000	£-1,099,914
50%	80%	£-990,171	£-56,634	£-1,168,674	£-1,802,634	£-200,000	£-1,302,634
10%	60%	£640,764	£804,724	£698,346	£655,962	£819,922	£713,544
15%	60%	£443,678	£689,617	£530,050	£486,474	£712,414	£552,846
20%	60%	£246,591	£574,510	£361,754	£276,986	£604,905	£392,149
25%	60%	£49,504	£459,404	£193,457	£87,498	£497,397	£231,451
30%	60%	£-147,583	£344,296	£25,161	£-101,990	£389,889	£70,754
35%	60%	£-344,670	£229,189	£-143,134	£-291,479	£282,381	£-89,943
40%	60%	£-541,757	£114,052	£-311,431	£-480,967	£174,873	£-250,641
50%	60%	£-735,930	£-116,132	£-646,023	£-859,943	£40,144	£-572,036

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,311,496	£1,311,496	£1,311,496	£1,311,496	£1,311,496	£1,311,496
10%	70%	£907,890	£1,099,176	£975,068	£919,288	£1,110,574	£986,467
15%	70%	£706,087	£893,017	£806,855	£723,184	£1,010,114	£823,951
20%	70%	£504,283	£686,856	£638,640	£527,080	£909,652	£661,436
25%	70%	£302,481	£479,696	£470,426	£330,976	£809,192	£498,921
30%	70%	£100,677	£274,536	£302,212	£134,871	£708,730	£336,407
35%	70%	£-101,126	£68,376	£133,998	£-61,232	£608,270	£173,891
40%	70%	£-302,930	£-462,215	£-34,217	£-257,337	£507,808	£11,376
45%	70%	£-504,732	£-356,056	£-202,430	£-453,441	£407,348	£-151,139
50%	70%	£-706,965	£-249,895	£-370,644	£-649,545	£306,886	£-313,653
100%	70%	£-2,758,003	£-813,854	£-2,075,233	£-2,642,157	£-688,009	£-1,959,387
10%	80%	£898,458	£1,117,070	£975,232	£906,056	£1,124,669	£982,832
15%	80%	£691,837	£1,019,857	£807,101	£703,335	£1,031,255	£818,499
20%	80%	£485,219	£822,643	£635,959	£500,615	£937,842	£651,166
25%	80%	£283,621	£625,483	£484,813	£358,469	£836,386	£568,841
30%	80%	£81,023	£428,323	£313,665	£186,313	£735,935	£476,390
35%	80%	£-119,576	£231,163	£142,517	£-87,166	£635,484	£324,941
40%	80%	£-311,079	£29,003	£-14,999	£-280,211	£535,033	£173,492
45%	80%	£-502,582	£-112,157	£-217,439	£-467,660	£434,582	£-33,078
50%	80%	£-694,085	£-224,301	£-469,784	£-716,286	£337,358	£-331,830
10%	60%	£917,323	£1,081,283	£974,905	£932,520	£1,096,480	£990,102
15%	60%	£720,236	£966,175	£806,608	£743,032	£988,972	£829,404
20%	60%	£523,149	£851,068	£638,312	£553,544	£881,464	£668,708
25%	60%	£326,063	£735,962	£470,016	£364,056	£773,955	£508,010
30%	60%	£128,975	£620,855	£301,719	£174,568	£666,448	£347,312
35%	60%	£-68,112	£505,747	£133,424	£-14,920	£558,939	£186,616
40%	60%	£-265,198	£390,640	£-34,872	£-204,408	£451,431	£25,918
50%	60%	£-459,372	£160,427	£-291,945	£-583,394	£236,414	£-285,478

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,600,671	£1,500,671	£1,500,671	£1,500,671	£1,500,671	£1,500,671
10%	70%	£1,136,823	£1,320,384	£1,207,761	£1,137,341	£1,318,901	£1,206,277
15%	70%	£967,900	£1,230,241	£1,061,305	£955,675	£1,228,016	£1,059,080
20%	70%	£776,977	£1,140,098	£914,850	£774,010	£1,137,132	£911,883
25%	70%	£596,053	£1,049,955	£768,395	£592,346	£1,046,246	£764,686
30%	70%	£415,130	£959,811	£621,939	£410,680	£955,361	£617,489
35%	70%	£234,207	£869,669	£475,485	£229,015	£864,176	£470,294
40%	70%	£53,283	£779,525	£329,029	£47,350	£773,592	£323,097
45%	70%	£-129,728	£689,382	£182,575	£-136,512	£682,707	£175,900
50%	70%	£-313,610	£599,238	£36,119	£-321,148	£591,822	£28,703
100%	70%	£-2,152,434	£-307,135	£-1,451,794	£-2,167,510	£-322,211	£-1,466,870
10%	80%	£1,129,307	£1,336,804	£1,208,091	£1,128,318	£1,335,816	£1,207,103
15%	80%	£943,626	£1,254,672	£1,061,803	£942,142	£1,253,388	£1,060,319
20%	80%	£757,944	£1,172,939	£915,513	£755,966	£1,170,962	£913,536
25%	80%	£572,262	£1,091,007	£769,224	£569,790	£1,088,534	£766,751
30%	80%	£386,581	£1,009,073	£622,934	£383,613	£1,006,107	£619,968
35%	80%	£200,898	£927,141	£476,645	£197,438	£923,879	£473,184
40%	80%	£15,217	£845,208	£330,356	£11,262	£841,252	£328,400
45%	80%	£-173,253	£763,274	£184,067	£-177,775	£758,824	£179,617
50%	80%	£-361,971	£681,342	£37,777	£-366,997	£676,397	£32,832
60%	80%	£-1,148,340	£1,303,963	£1,207,429	£-1,146,362	£1,301,986	£1,205,451
15%	60%	£972,175	£1,205,610	£1,060,808	£969,209	£1,202,644	£1,057,842
20%	60%	£786,010	£1,107,257	£914,187	£782,054	£1,103,302	£910,232
25%	60%	£619,845	£1,005,903	£767,566	£614,901	£1,003,959	£762,622
30%	60%	£443,680	£910,549	£620,946	£437,746	£904,616	£615,012
35%	60%	£267,515	£812,196	£474,324	£260,593	£805,273	£467,403
40%	60%	£91,349	£713,843	£327,704	£83,439	£705,931	£319,793
45%	60%	£-86,202	£615,489	£161,083	£-95,248	£606,589	£172,183
50%	60%	£-285,249	£517,135	£34,462	£-275,299	£507,246	£24,573

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414
10%	70%	£-37,713,261	£-37,531,701	£-37,644,324	£-37,714,744	£-37,533,184	£-37,645,808
15%	70%	£-37,894,185	£-37,621,844	£-37,790,780	£-37,896,409	£-37,624,069	£-37,793,005
20%	70%	£-38,075,108	£-37,711,987	£-37,937,224	£-38,076,935	£-37,714,963	£-37,940,202
25%	70%	£-38,256,032	£-37,802,130	£-38,083,680	£-38,258,738	£-37,805,839	£-38,087,399
30%	70%	£-38,436,955	£-37,892,274	£-38,230,145	£-38,441,405	£-37,896,724	£-38,234,596
35%	70%	£-38,617,878	£-37,982,416	£-38,376,600	£-38,623,070	£-37,987,608	£-38,381,791
40%	70%	£-38,798,801	£-38,072,560	£-38,523,055	£-38,804,734	£-38,078,493	£-38,528,988
45%	70%	£-38,979,724	£-38,162,703	£-38,669,510	£-38,986,397	£-38,169,316	£-38,676,185
50%	70%	£-39,160,647	£-38,252,846	£-38,815,965	£-39,173,233	£-38,260,263	£-38,823,382
100%	70%	£-41,004,519	£-39,159,220	£-40,303,878	£-41,019,595	£-39,174,296	£-40,318,955
10%	80%	£-37,722,778	£-37,515,280	£-37,643,993	£-37,723,767	£-37,516,269	£-37,644,982
15%	80%	£-37,908,459	£-37,597,213	£-37,790,282	£-37,909,943	£-37,598,697	£-37,791,766
20%	80%	£-38,094,141	£-37,679,146	£-37,936,572	£-38,096,119	£-37,681,123	£-37,938,549
25%	80%	£-38,279,823	£-37,761,079	£-38,082,861	£-38,281,728	£-37,763,805	£-38,085,835
30%	80%	£-38,465,505	£-37,842,912	£-38,229,150	£-38,461,339	£-37,845,126	£-38,233,122
35%	80%	£-38,651,187	£-37,924,745	£-38,376,431	£-38,646,952	£-37,926,447	£-38,379,409
40%	80%	£-38,836,869	£-38,006,578	£-38,522,922	£-38,832,567	£-38,007,768	£-38,525,702
45%	80%	£-39,022,551	£-38,088,411	£-38,669,413	£-39,018,180	£-38,089,089	£-38,672,488
50%	80%	£-39,208,233	£-38,170,244	£-38,815,904	£-39,203,795	£-38,170,410	£-38,819,273
10%	60%	£-37,703,745	£-37,548,122	£-37,644,656	£-37,705,722	£-37,550,099	£-37,646,634
15%	60%	£-37,879,810	£-37,646,475	£-37,791,277	£-37,882,876	£-37,649,441	£-37,794,243
20%	60%	£-38,055,875	£-37,744,828	£-37,937,828	£-38,060,031	£-37,747,793	£-37,941,853
25%	60%	£-38,231,940	£-37,843,181	£-38,084,379	£-38,237,184	£-37,846,146	£-38,089,463
30%	60%	£-38,408,005	£-37,941,536	£-38,231,139	£-38,414,339	£-37,947,468	£-38,237,073
35%	60%	£-38,584,070	£-38,039,889	£-38,377,761	£-38,591,492	£-38,048,811	£-38,384,682
40%	60%	£-38,760,135	£-38,138,242	£-38,524,381	£-38,768,646	£-38,148,153	£-38,532,292
50%	60%	£-38,936,200	£-38,236,595	£-38,671,623	£-38,955,799	£-38,247,495	£-38,680,512

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244
10%	70%	£-29,095,091	£-29,913,531	£-29,026,154	£-29,096,574	£-29,915,013	£-29,027,638
15%	70%	£-29,276,014	£-29,003,673	£-29,172,809	£-29,278,239	£-29,005,998	£-29,174,834
20%	70%	£-29,456,937	£-29,093,815	£-29,319,464	£-29,459,904	£-29,096,783	£-29,321,031
25%	70%	£-29,637,861	£-29,183,956	£-29,465,520	£-29,641,569	£-29,187,669	£-29,468,228
30%	70%	£-29,818,784	£-29,274,103	£-29,611,975	£-29,823,234	£-29,278,553	£-29,616,425
35%	70%	£-29,999,707	£-29,364,246	£-29,758,430	£-30,004,900	£-29,369,438	£-29,763,621
40%	70%	£-30,180,631	£-29,454,389	£-29,904,885	£-30,186,564	£-29,460,323	£-29,910,818
45%	70%	£-30,361,554	£-29,544,533	£-30,051,340	£-30,370,426	£-29,545,208	£-30,058,015
50%	70%	£-30,542,477	£-29,634,676	£-30,197,795	£-30,555,983	£-29,642,092	£-30,205,211
100%	70%	£-32,386,349	£-30,541,050	£-31,685,708	£-32,401,425	£-30,556,126	£-31,700,784
10%	80%	£-29,104,608	£-28,897,110	£-29,025,823	£-29,105,596	£-28,898,099	£-29,026,812
15%	80%	£-29,290,289	£-29,979,643	£-29,172,112	£-29,291,772	£-29,980,526	£-29,173,959
20%	80%	£-29,475,970	£-29,069,785	£-29,316,401	£-29,477,949	£-29,072,593	£-29,320,379
25%	80%	£-29,661,651	£-29,159,927	£-29,462,856	£-29,664,126	£-29,163,728	£-29,471,504
30%	80%	£-29,847,332	£-29,250,069	£-29,609,309	£-29,849,303	£-29,254,861	£-29,612,629
35%	80%	£-30,033,013	£-29,340,212	£-29,755,762	£-30,035,480	£-29,346,004	£-29,763,754
40%	80%	£-30,218,694	£-29,430,354	£-29,902,215	£-30,221,657	£-29,437,147	£-29,909,879
45%	80%	£-30,404,375	£-29,520,497	£-30,048,668	£-30,411,830	£-29,522,290	£-30,051,004
50%	80%	£-30,590,056	£-29,610,639	£-30,195,121	£-30,600,911	£-29,613,433	£-30,202,129
10%	60%	£-29,085,574	£-28,920,951	£-29,026,486	£-29,087,552	£-29,031,929	£-29,028,463
15%	60%	£-29,261,255	£-29,028,305	£-29,173,106	£-29,264,706	£-29,031,271	£-29,176,073
20%	60%	£-29,436,936	£-29,126,658	£-29,319,728	£-29,441,860	£-29,127,613	£-29,323,885
25%	60%	£-29,612,617	£-29,225,011	£-29,466,348	£-29,618,014	£-29,229,956	£-29,471,292
30%	60%	£-29,788,298	£-29,323,365	£-29,612,969	£-29,796,168	£-29,329,298	£-29,618,902
35%	60%	£-29,963,979	£-29,421,719	£-29,759,590	£-29,971,322	£-29,428,641	£-29,766,512
40%	60%	£-30,139,660	£-29,520,072	£-29,906,211	£-30,150,475	£-29,527,983	£-29,914,122
50%	60%	£-30,315,341	£-29,618,425	£-30,052,832	£-30,328,628	£-29,620,336	£-30,061,732

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813
10%	70%	£-12,684,660	£-12,503,100	£-12,615,723	£-12,686,143	£-12,504,582	£-12,617,207
15%	70%	£-12,865,583	£-12,593,242	£-12,762,178	£-12,867,066	£-12,595,467	£-12,764,403
20%	70%	£-13,046,506	£-12,683,385	£-12,908,633	£-13,048,473	£-12,686,352	£-12,911,600
25%	70%	£-13,227,430	£-12,773,529	£-13,055,088	£-13,231,138	£-12,777,238	£-13,058,797
30%	70%	£-13,408,353	£-12,863,672	£-13,201,544	£-13,412,803	£-12,868,122	£-13,205,994
35%	70%	£-13,589,276	£-12,953,815	£-13,347,999	£-13,594,468	£-12,959,007	£-13,353,191
40%	70%	£-13,770,200	£-13,043,958	£-13,494,454	£-13,776,133	£-13,049,892	£-13,500,387
45%	70%	£-13,951,123	£-13,134,102	£-13,640,909	£-13,952,798	£-13,140,776	£-13,647,584
50%	70%	£-14,132,047	£-13,224,245	£-13,787,364	£-14,144,632	£-13,231,661	£-13,794,780
100%	70%	£-15,975,918	£-14,130,619	£-15,275,277	£-15,990,994	£-14,145,695	£-15,

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767
10%	70%	-£3,708,614	-£3,527,054	-£3,639,677	-£3,710,097	-£3,526,537	-£3,641,161
15%	70%	-£3,889,537	-£3,617,197	-£3,786,133	-£3,851,762	-£3,619,422	-£3,788,358
20%	70%	-£4,070,461	-£3,707,340	-£3,932,587	-£4,073,428	-£3,710,306	-£3,935,555
25%	70%	-£4,251,385	-£3,797,483	-£4,079,043	-£4,255,092	-£3,801,192	-£4,082,752
30%	70%	-£4,432,308	-£3,887,627	-£4,225,498	-£4,436,758	-£3,892,077	-£4,229,948
35%	70%	-£4,613,231	-£3,977,770	-£4,371,953	-£4,618,423	-£3,982,961	-£4,377,144
40%	70%	-£4,794,155	-£4,067,913	-£4,518,409	-£4,800,087	-£4,073,846	-£4,524,341
45%	70%	-£4,975,078	-£4,158,056	-£4,664,863	-£4,983,950	-£4,164,731	-£4,671,538
50%	70%	-£5,156,002	-£4,248,199	-£4,811,319	-£5,168,596	-£4,255,616	-£4,818,735
100%	70%	-£6,990,872	-£5,154,573	-£6,299,231	-£7,014,948	-£5,169,649	-£6,314,308
10%	80%	-£3,718,131	-£3,510,633	-£3,639,346	-£3,719,120	-£3,511,622	-£3,640,335
15%	80%	-£3,903,812	-£3,592,966	-£3,785,635	-£3,905,296	-£3,594,050	-£3,787,119
20%	80%	-£4,089,494	-£3,674,499	-£3,931,925	-£4,091,472	-£3,676,476	-£3,933,902
40%	80%	-£4,832,221	-£4,002,230	-£4,517,082	-£4,836,176	-£4,006,186	-£4,521,038
45%	80%	-£5,020,691	-£4,084,163	-£4,663,371	-£5,025,213	-£4,088,613	-£4,667,821
50%	80%	-£5,209,409	-£4,166,096	-£4,809,661	-£5,214,435	-£4,171,041	-£4,814,606
10%	60%	-£3,899,098	-£3,543,475	-£3,640,009	-£3,701,075	-£3,545,452	-£3,641,987
15%	60%	-£3,875,263	-£3,641,828	-£3,786,630	-£3,875,229	-£3,644,794	-£3,789,595
20%	60%	-£4,051,428	-£3,740,181	-£3,933,251	-£4,055,384	-£3,744,136	-£3,937,206
25%	60%	-£4,227,593	-£3,838,535	-£4,079,872	-£4,232,537	-£3,843,479	-£4,084,816
30%	60%	-£4,403,758	-£3,936,889	-£4,226,492	-£4,409,692	-£3,942,821	-£4,232,426
35%	60%	-£4,579,923	-£4,035,242	-£4,373,114	-£4,586,845	-£4,042,164	-£4,380,035
40%	60%	-£4,756,088	-£4,133,595	-£4,519,734	-£4,763,999	-£4,141,506	-£4,527,645
50%	60%	-£5,112,687	-£4,330,903	-£4,812,976	-£5,122,737	-£4,340,191	-£4,822,865

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152
10%	70%	-£1,848,999	-£1,468,438	-£1,581,062	-£1,851,481	-£1,468,921	-£1,582,545
15%	70%	-£1,830,822	-£1,558,581	-£1,727,517	-£1,833,147	-£1,560,806	-£1,728,742
20%	70%	-£2,011,645	-£1,648,724	-£1,873,972	-£2,014,812	-£1,651,691	-£1,876,939
25%	70%	-£2,192,468	-£1,738,868	-£2,020,427	-£2,196,477	-£1,742,576	-£2,024,136
30%	70%	-£2,373,692	-£1,829,011	-£2,166,883	-£2,378,142	-£1,833,461	-£2,171,333
35%	70%	-£2,554,915	-£1,919,153	-£2,313,337	-£2,559,807	-£1,924,346	-£2,318,529
40%	70%	-£2,736,139	-£2,009,297	-£2,459,793	-£2,741,472	-£2,015,230	-£2,465,725
45%	70%	-£2,917,362	-£2,099,440	-£2,606,247	-£2,925,334	-£2,106,115	-£2,612,922
50%	70%	-£3,102,433	-£2,189,584	-£2,752,703	-£3,109,971	-£2,197,000	-£2,760,119
100%	70%	-£4,941,256	-£3,095,958	-£4,240,616	-£4,956,332	-£3,111,034	-£4,255,692
10%	80%	-£1,659,615	-£1,452,018	-£1,580,731	-£1,660,504	-£1,453,007	-£1,581,721
15%	80%	-£1,845,197	-£1,533,950	-£1,727,019	-£1,846,680	-£1,535,434	-£1,728,503
20%	80%	-£2,030,878	-£1,615,883	-£1,873,308	-£2,032,856	-£1,617,869	-£1,875,286
40%	80%	-£2,773,605	-£1,943,614	-£2,458,466	-£2,777,560	-£1,947,570	-£2,462,422
45%	80%	-£2,962,075	-£2,025,548	-£2,604,756	-£2,966,597	-£2,029,998	-£2,609,206
50%	80%	-£3,150,793	-£2,107,480	-£2,751,045	-£3,155,819	-£2,112,425	-£2,755,990
10%	60%	-£1,840,482	-£1,484,899	-£1,581,394	-£1,842,460	-£1,486,837	-£1,583,371
15%	60%	-£1,816,847	-£1,583,212	-£1,728,014	-£1,818,613	-£1,586,179	-£1,730,880
20%	60%	-£1,992,812	-£1,681,566	-£1,874,636	-£1,996,768	-£1,685,521	-£1,878,591
25%	60%	-£2,168,978	-£1,779,919	-£2,021,266	-£2,173,921	-£1,784,864	-£2,026,200
30%	60%	-£2,345,142	-£1,878,273	-£2,167,877	-£2,351,076	-£1,884,206	-£2,173,810
35%	60%	-£2,521,307	-£1,976,626	-£2,314,488	-£2,528,230	-£1,983,549	-£2,321,419
40%	60%	-£2,697,473	-£2,074,980	-£2,461,119	-£2,705,383	-£2,082,891	-£2,469,030
50%	60%	-£3,054,071	-£2,271,687	-£2,754,369	-£3,064,121	-£2,281,576	-£2,764,249

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£379,445	-£379,445	-£379,445	-£379,445	-£379,445	-£379,445
10%	70%	-£741,292	-£559,732	-£672,355	-£742,775	-£561,215	-£673,839
15%	70%	-£822,216	-£649,875	-£718,811	-£824,441	-£652,100	-£719,936
20%	70%	-£1,103,139	-£740,018	-£865,265	-£1,106,106	-£742,984	-£868,233
25%	70%	-£1,284,063	-£830,161	-£1,111,721	-£1,287,770	-£833,870	-£1,115,430
30%	70%	-£1,464,986	-£920,305	-£1,258,177	-£1,469,436	-£924,755	-£1,262,626
35%	70%	-£1,645,909	-£1,010,447	-£1,404,631	-£1,651,101	-£1,015,640	-£1,409,822
40%	70%	-£1,826,833	-£1,100,591	-£1,551,087	-£1,832,765	-£1,106,524	-£1,557,019
45%	70%	-£2,007,844	-£1,190,734	-£1,697,541	-£2,016,638	-£1,197,409	-£1,704,216
50%	70%	-£2,188,768	-£1,280,877	-£1,843,997	-£2,201,264	-£1,288,294	-£1,851,413
100%	70%	-£4,032,550	-£2,187,251	-£3,331,910	-£4,047,626	-£2,202,327	-£3,346,886
10%	80%	-£750,809	-£543,312	-£672,024	-£751,798	-£544,300	-£673,013
15%	80%	-£936,490	-£625,244	-£818,313	-£937,974	-£626,728	-£819,797
20%	80%	-£1,122,172	-£707,177	-£964,603	-£1,124,160	-£709,154	-£966,580
40%	80%	-£1,864,859	-£1,034,908	-£1,549,760	-£1,868,854	-£1,038,864	-£1,553,716
45%	80%	-£2,053,369	-£1,116,842	-£1,696,049	-£2,057,891	-£1,121,291	-£1,700,499
50%	80%	-£2,242,087	-£1,198,774	-£1,842,339	-£2,247,113	-£1,203,719	-£1,847,284
10%	60%	-£731,776	-£576,153	-£672,687	-£733,754	-£578,130	-£674,665
15%	60%	-£907,941	-£674,506	-£819,308	-£910,907	-£677,472	-£822,274
20%	60%	-£1,084,106	-£772,859	-£966,929	-£1,088,082	-£776,814	-£969,884
25%	60%	-£1,260,271	-£871,213	-£1,122,550	-£1,265,215	-£876,157	-£1,117,944
30%	60%	-£1,436,436	-£969,567	-£1,269,170	-£1,442,370	-£975,499	-£1,265,104
35%	60%	-£1,612,601	-£1,067,920	-£1,405,792	-£1,618,523	-£1,074,842	-£1,412,713
40%	60%	-£1,788,767	-£1,166,273	-£1,552,412	-£1,796,677	-£1,174,184	-£1,560,323
50%	60%	-£2,145,365	-£1,362,981	-£1,845,664	-£2,155,415	-£1,372,869	-£1,855,543

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686
10%	70%	-£3,838,533	-£3,656,973	-£3,769,596	-£3,840,015	-£3,658,455	-£3,771,079
15%	70%	-£4,019,456	-£3,747,115	-£3,916,051	-£4,021,681	-£3,749,340	-£3,918,276
20%	70%	-£4,200,379	-£3,837,258	-£4,062,506	-£4,203,346	-£3,840,225	-£4,065,473
25%	70%	-£4,381,303	-£3,927,402	-£4,208,961	-£4,383,011	-£3,931,110	-£4,212,670
30%	70%	-£4,562,226	-£4,017,545	-£4,355,417	-£4,566,676	-£4,021,995	-£4,359,867
35%	70%	-£4,743,149	-£4,107,688	-£4,501,871	-£4,748,341	-£4,112,880	-£4,507,063
40%	70%	-£4,924,073	-£4,197,831	-£4,648,327	-£4,930,006	-£4,203,765	-£4,654,259
45%	70%	-£5,104,996	-£4,287,974	-£4,794,781	-£5,113,868	-£4,294,649	-£4,801,456
50%	70%	-£5,285,920	-£4,378,118	-£4,941,237	-£5,298,505	-£4,385,534	-£4,948,653
100%	70%	-£7,129,790	-£5,284,492	-£6,429,150	-£7,144,866	-£5,299,568	-£6,444,226
10%	80%	-£3,848,049	-£3,640,552	-£3,769,265	-£3,849,038	-£3,641,541	-£3,770,254
15%	80%	-£4,033,731	-£3,722,484	-£3,915,553	-£4,035,214	-£3,723,968	-£3,917,037
20%	80%	-£4,219,412	-£3,804,417	-£4,061,843	-£4,221,390	-£3,806,395	-£4,063,820
40%	80%	-£4,962,139	-£4,132,148	-£4,647,000	-£4,965,094	-£4,136,104	-£4,650,956
45%	80%	-£5,150,609	-£4,214,082	-£4,793,290	-£5,155,131	-£4,218,532	-£4,797,740
50%	80%	-£5,339,327	-£4,296,014	-£4,939,579	-£5,344,353	-£4,300,959	-£4,944,524
10%	60%	-£3,829,016	-£3,673,393	-£3,769,928	-£3,830,994	-£3,675,371	-£3,771,905
15%	60%	-£4,005,181	-£3,771,746	-£3,916,548	-£4,008,147	-£3,774,713	-£3,919,514
20%	60%	-£4,181,346	-£3,870,100	-£4,063,170	-£4,185,392	-£3,874,055	-£4,067,125
25%	60%	-£4,357,512	-£3,968,453	-£4,209,790	-£4,362,456	-£3,973,398	-£4,214,734
30%	60%	-£4,533,677	-£4,066,807	-£4,356,411	-£4,539,610	-£4,072,740	-£4,362,344
35%	60%	-£4,709,841	-£4,165,160	-£4,503,032	-£4,716,764	-£4,172,083	-£4,509,953
40%	60%	-£4,886,007	-£4,263,514	-£4,649,653	-£4,893,917	-£4,271,425	-£4,657,564
50%	60%	-£5,242,605	-£4,460,221	-£4,942,895	-£5,252,655	-£4,470,110	-£4,952,783

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£543,820	£543,820	£543,820	£543,820	£543,820	£543,820
10%	70%	£181,873	£363,533	£250,910	£180,493	£362,051	£249,426
15%	70%	£1,050	£273,391	£194,454	£1,175	£271,166	£192,229
20%	70%	£-179,873	£183,247	£-42,000	£-182,841	£180,281	£-44,967
25%	70%	£-380,797	£93,104	£-188,456	£-364,505	£89,395	£-182,164
30%	70%	£-541,720	£2,961	£-334,911	£-546,170	£-1,489	£-339,361
35%	70%	£-722,643	£-87,182	£-481,366	£-727,836	£-92,374	£-486,557
40%	70%	£-903,567	£-177,325	£-627,821	£-909,500	£-183,259	£-633,754
45%	70%	£-1,084,490	£-267,468	£-774,276	£-1,093,362	£-274,144	£-780,951
50%	70%	£-1,270,461	£-357,612	£-920,731	£-1,277,999	£-365,028	£-928,147
100%	70%	£-3,109,285	£-1,263,986	£-2,408,644	£-3,124,361	£-1,279,062	£-2,423,720
10%	80%	£172,456	£379,954	£251,241	£171,468	£378,965	£250,252
15%	80%	£13,225	£289,021	£194,362	£14,709	£286,338	£193,469
20%	80%	£-198,936	£216,089	£-41,337	£-200,885	£214,111	£-43,315
40%	80%	£-941,634	£-111,643	£-626,494	£-945,589	£-115,599	£-630,451
45%	80%	£-1,130,103	£-193,576	£-772,784	£-1,134,626	£-198,026	£-777,234
50%	80%	£-1,318,822	£-275,509	£-919,074	£-1,323,847	£-280,454	£-924,018
10%	60%	£191,489	£347,113	£250,578	£189,512	£345,135	£248,601
15%	60%	£15,325	£248,759	£193,358	£12,368	£245,793	£190,981
20%	60%	£-180,840	£150,406	£-42,664	£-164,796	£146,451	£-46,619
25%	60%	£-337,006	£52,053	£-189,284	£-341,950	£47,108	£-194,228
30%	60%	£-513,171	£-46,301	£-335,905	£-519,104	£-62,234	£-341,838
35%	60%	£-689,336	£-144,655	£-482,526	£-696,258	£-151,577	£-489,448
40%	60%	£-865,501	£-243,008	£-629,147	£-873,412	£-250,919	£-637,058
50%	60%	£-1,222,099	£-439,715	£-822,389	£-1,232,150	£-449,604	£-832,276

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£820,378	£820,378	£820,378	£820,378	£820,378	£820,378
10%	70%	£458,631	£640,092	£527,468	£457,049	£638,609	£525,985
15%	70%	£277,698	£549,949	£381,013	£275,385	£547,724	£378,788
20%	70%	£96,685	£459,806	£234,556	£93,718	£456,639	£231,591
25%	70%	£-84,239	£369,662	£88,103	£-87,847	£365,954	£84,394
30%	70%	£-265,162	£279,519	£-58,353	£-269,612	£275,069	£-62,803
35%	70%	£-446,085	£189,377	£-204,807	£-451,277	£184,184	£-209,999
40%	70%	£-627,008	£99,233	£-351,263	£-632,942	£93,300	£-357,195
45%	70%	£-810,020	£9,090	£-497,717	£-816,804	£-4,415	£-804,392
50%	70%	£-993,903	£-81,054	£-644,173	£-1,001,441	£-88,470	£-651,589
100%	70%	£-2,332,726	£-987,428	£-1,322,086	£-2,347,802	£-1,002,504	£-1,347,162
10%	80%	£449,015	£656,512	£527,799	£448,026	£655,523	£526,811
15%	80%	£263,333	£574,590	£381,511	£261,850	£573,096	£380,027
20%	80%	£77,652	£492,647	£235,221	£75,874	£490,670	£233,244
40%	80%	£-665,075	£164,916	£-349,936	£-669,030	£160,960	£-353,892
45%	80%	£-853,545	£82,982	£-496,226	£-858,067	£78,532	£-850,676
50%	80%	£-1,042,263	£1,050	£-642,515	£-1,047,289	£-3,895	£-647,460
10%	60%	£468,048	£623,671	£527,136	£466,070	£621,693	£525,159
15%	60%	£291,883	£525,318	£380,516	£288,917	£522,351	£377,550
20%	60%	£115,718	£426,964	£233,894	£111,765	£423,009	£229,599
25%	60%	£-60,448	£328,611	£87,274	£-65,391	£323,686	£82,330
30%	60%	£-236,612	£230,257	£-59,347	£-242,546	£224,324	£-65,280
35%	60%	£-412,777	£131,904	£-205,968	£-419,700	£124,981	£-212,889
40%	60%	£-588,943	£33,550	£-362,589	£-596,853	£25,639	£-360,500
50%	60%	£-845,541	£-163,187	£-645,830	£-855,591	£-173,046	£-655,719

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3	CIL Zone	1
	Value Area	High
No Units	65	
Site Area	0.66 Ha	
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,958,379	£21,958,379	£21,958,379	£21,958,379	£21,958,379	£21,958,379
10%	70%	£19,167,789	£19,489,570	£19,251,047	£19,207,853	£19,529,335	£19,290,812
15%	70%	£17,772,494	£18,255,166	£17,897,381	£17,832,141	£18,314,812	£17,957,029
20%	70%	£16,377,199	£17,020,762	£16,543,716	£16,456,729	£17,100,291	£16,623,245
25%	70%	£14,981,904	£15,786,357	£15,190,050	£15,081,316	£15,885,769	£15,289,462
30%	70%	£13,586,609	£14,551,953	£13,836,384	£13,705,903	£14,671,247	£13,955,678
35%	70%	£12,191,314	£13,317,549	£12,482,719	£12,330,491	£13,458,725	£12,621,895
40%	70%	£10,796,019	£12,083,144	£11,129,053	£10,955,078	£12,242,203	£11,288,111
45%	70%	£9,400,725	£10,848,740	£9,775,386	£9,579,666	£11,027,681	£9,954,328
50%	70%	£8,005,430	£9,614,336	£8,421,721	£8,204,253	£9,813,159	£8,620,544
100%	70%	£6,130,402	£2,813,852	£5,272,271	£5,720,553	£2,404,002	£4,862,422
10%	80%	£18,160,439	£19,528,189	£19,255,592	£19,186,950	£19,554,699	£19,282,101
15%	80%	£17,761,470	£18,313,095	£17,904,198	£17,801,235	£18,352,860	£17,943,363
20%	80%	£16,362,500	£17,098,000	£16,552,805	£16,415,520	£17,151,020	£16,605,825
25%	80%	£14,963,531	£15,882,906	£15,201,412	£15,029,806	£15,949,180	£15,267,686
30%	80%	£13,564,562	£14,667,811	£13,850,019	£13,644,091	£14,747,341	£13,929,548
35%	80%	£12,165,592	£13,452,716	£12,498,625	£12,258,376	£13,545,501	£12,591,410
40%	80%	£10,766,622	£12,237,622	£11,147,231	£10,872,662	£12,343,661	£11,253,271
45%	80%	£9,367,653	£11,022,528	£9,795,838	£9,486,947	£11,141,822	£9,915,132
50%	80%	£7,968,683	£9,807,432	£8,444,445	£8,101,232	£9,939,982	£8,576,994
10%	60%	£19,175,138	£19,450,950	£19,246,502	£19,228,158	£19,503,971	£19,299,522
15%	60%	£17,783,518	£18,197,237	£17,890,564	£17,863,047	£18,276,766	£17,970,094
20%	60%	£16,391,897	£16,943,522	£16,534,626	£16,447,636	£17,049,589	£16,646,376
25%	60%	£15,000,277	£15,689,808	£15,178,688	£15,132,827	£15,822,358	£15,311,237
30%	60%	£13,608,657	£14,436,094	£13,822,750	£13,767,716	£14,595,153	£13,981,808
35%	60%	£12,217,036	£13,182,380	£12,466,811	£12,402,606	£13,367,949	£12,652,381
40%	60%	£10,825,416	£11,928,666	£11,110,873	£11,037,495	£12,140,745	£11,322,952
45%	60%	£9,433,796	£10,674,952	£9,754,935	£9,672,384	£10,913,540	£9,993,524
50%	60%	£8,042,176	£9,421,238	£8,398,997	£8,307,274	£9,686,336	£8,664,095

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£32,602,736	£32,602,736	£32,602,736	£32,602,736	£32,602,736	£32,602,736
10%	70%	£35,393,326	£35,071,545	£35,310,068	£35,353,562	£35,031,780	£35,270,303
15%	70%	£36,788,520	£36,305,949	£36,663,734	£36,728,974	£36,246,302	£36,604,098
20%	70%	£38,183,916	£37,540,353	£38,017,399	£38,104,386	£37,460,824	£37,937,670
25%	70%	£39,579,211	£38,774,758	£39,371,065	£39,479,799	£38,575,346	£39,271,553
30%	70%	£40,974,506	£40,009,162	£40,724,731	£40,855,211	£39,889,868	£40,605,437
35%	70%	£42,369,801	£41,243,566	£42,078,397	£42,230,624	£41,104,390	£41,939,220
40%	70%	£43,765,095	£42,477,971	£43,432,062	£43,606,037	£42,319,912	£43,273,004
45%	70%	£45,160,390	£43,712,375	£44,785,728	£44,981,450	£43,409,424	£44,606,787
50%	70%	£46,555,685	£44,946,779	£46,139,394	£46,358,861	£44,747,955	£45,940,571
100%	70%	£60,691,517	£57,374,967	£59,833,386	£60,281,667	£56,985,117	£59,423,537
10%	80%	£35,400,675	£35,032,926	£35,305,522	£35,374,165	£35,006,416	£35,279,013
15%	80%	£36,795,945	£36,248,020	£36,658,917	£36,759,880	£36,208,255	£36,617,152
20%	80%	£38,191,615	£37,463,114	£38,008,310	£38,145,595	£37,410,095	£37,955,290
25%	80%	£39,587,285	£38,678,208	£39,362,703	£39,532,908	£38,511,634	£39,289,424
30%	80%	£40,982,955	£39,893,302	£40,717,096	£40,925,221	£39,613,173	£40,623,558
35%	80%	£42,378,625	£41,108,396	£42,071,489	£42,317,534	£40,714,712	£41,957,692
40%	80%	£43,774,295	£42,323,490	£43,425,882	£43,709,847	£41,816,251	£43,291,826
45%	80%	£45,169,965	£43,538,584	£44,780,275	£45,074,168	£42,917,790	£44,625,960
50%	80%	£46,565,635	£44,753,678	£46,134,668	£46,458,489	£44,019,330	£45,960,094
10%	60%	£35,385,977	£35,110,164	£35,314,613	£35,332,957	£35,057,144	£35,261,593
15%	60%	£36,777,597	£36,363,878	£36,670,551	£36,698,068	£36,284,349	£36,591,021
20%	60%	£38,169,218	£37,617,593	£38,026,489	£38,063,178	£37,511,553	£37,920,449
25%	60%	£39,560,838	£38,871,308	£39,382,427	£39,428,288	£38,738,757	£39,249,877
30%	60%	£40,952,458	£40,125,021	£40,738,365	£40,793,399	£39,965,962	£40,579,306
35%	60%	£42,344,078	£41,378,735	£42,094,304	£42,158,509	£41,193,166	£41,908,734
40%	60%	£43,735,698	£42,632,449	£43,450,242	£43,523,620	£42,420,370	£43,238,163
50%	60%	£45,127,318	£43,886,163	£44,806,180	£45,898,731	£43,647,571	£44,567,591

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,499,988	£20,499,988	£20,499,988	£20,499,988	£20,499,988	£20,499,988
10%	70%	£23,290,578	£22,968,797	£23,207,320	£23,250,814	£22,929,032	£23,167,555
15%	70%	£24,685,873	£24,203,201	£24,600,998	£24,626,226	£24,143,559	£24,501,338
20%	70%	£26,081,168	£25,437,605	£26,016,173	£26,041,454	£25,388,076	£25,835,117
25%	70%	£27,476,463	£26,672,010	£27,268,317	£27,277,051	£26,572,588	£27,168,905
30%	70%	£28,871,758	£27,906,414	£28,621,983	£28,752,464	£27,787,120	£28,502,689
35%	70%	£30,267,053	£29,140,818	£29,975,649	£30,127,876	£29,011,642	£29,836,472
40%	70%	£31,662,348	£30,375,223	£31,329,314	£31,303,289	£30,216,164	£31,170,256
45%	70%	£33,057,643	£31,609,627	£32,682,980	£32,678,701	£31,430,686	£32,504,039
50%	70%	£34,452,938	£32,844,031	£34,036,646	£34,254,114	£32,545,208	£33,837,823
100%	70%	£48,588,769	£45,272,219	£47,730,638	£48,178,920	£44,862,369	£47,320,789
10%	80%	£23,297,928	£22,930,178	£23,202,775	£23,271,417	£22,903,668	£23,176,265
15%	80%	£24,693,223	£24,145,272	£24,604,169	£24,657,132	£24,105,507	£24,514,404
20%	80%	£26,088,518	£25,380,367	£26,016,982	£26,042,847	£25,397,947	£25,852,542
25%	80%	£27,483,813	£26,615,462	£27,270,126	£27,277,051	£26,572,588	£27,168,905
30%	80%	£28,879,108	£27,850,557	£28,624,270	£28,752,464	£27,787,120	£28,502,689
35%	80%	£30,274,403	£29,085,652	£29,978,935	£30,127,876	£29,011,642	£29,836,472
40%	80%	£31,669,698	£30,320,747	£31,332,000	£31,303,289	£30,216,164	£31,170,256
45%	80%	£33,064,993	£31,555,842	£32,686,144	£32,678,701	£31,430,686	£32,504,039
50%	80%	£34,460,288	£32,790,937	£34,040,288	£34,254,114	£32,545,208	£33,837,823
100%	70%	£48,588,769	£45,272,219	£47,730,638	£48,178,920	£44,862,369	£47,320,789
10%	60%	£23,297,928	£22,930,178	£23,202,775	£23,271,417	£22,903,668	£23,176,265
15%	60%	£24,693,223	£24,145,272	£24,604,169	£24,657,132	£24,105,507	£24,514,404
20%	60%	£26,088,518	£25,380,367	£26,016,982	£26,042,847	£25,397,947	£25,852,542
25%	60%	£27,483,813	£26,615,462	£27,270,126	£27,277,051	£26,572,588	£27,168,905
30%	60%	£28,879,108	£27,850,557	£28,624,270	£28,752,464	£27,787,120	£28,502,689
35%	60%	£30,274,403	£29,085,652	£29,978,935	£30,127,876	£29,011,642	£29,836,472
40%	60%	£31,669,698	£30,320,747	£31,332,000	£31,303,289	£30,216,164	£31,170,256
45%	60%	£33,064,993	£31,555,842	£32,686,144	£32,678,701	£31,430,686	£32,504,039
50%	60%	£34,460,288	£32,790,937	£34,040,288	£34,254,114	£32,545,208	£33,837,823
100%	70%	£48,588,769	£45,272,219	£47,730,638	£48,178,920	£44,862,369	£47,320,789
10%	80%	£23,297,928	£22,930,178	£23,202,775	£23,271,417	£22,903,668	£23,176,265
15%	80%	£24,693,223	£24,145,272	£24,604,169	£24,657,132	£24,105,507	£24,514,404
20%	80%	£26,088,518	£25,380,367	£26,016,982	£26,042,847	£25,397,947	£25,852,542
25%	80%	£27,483,813	£26,615,462	£27,270,126	£27,277,051	£26,572,588	£27,168,905
30%	80%	£28,879,108	£27,850,557	£28,624,270	£28,752,464	£27,787,120	£28,502,689
35%	80%	£30,274,403	£29,085,652	£29,978,935	£30,127,876	£29,011,642	£29,836,472
40%	80%	£31,669,698	£30,320,747	£31,332,000	£31,303,289	£30,216,164	£31,170,256
45%	80%	£33,064,993	£31,555,842	£32,686,144	£32,678,701	£31,430,686	£32,504,039
50%	80%	£34,460,288	£32,790,937	£34,040,288	£34,254,114	£32,545,208	£33,837,823
100%	70%	£48,588,769	£45,272,219	£47,730,638	£48,178,920	£44,862,369	£47,320,789
10%	60%	£23,297,928	£22,930,178	£23,202,775	£23,271,417	£22,903,668	£23,176,265
15%	60%	£24,693					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,150,981	£15,150,981	£15,150,981	£15,150,981	£15,150,981	£15,150,981
10%	70%	£12,360,381	£12,892,172	£12,443,649	£12,490,155	£12,721,837	£12,483,414
15%	70%	£10,965,096	£11,447,767	£11,088,983	£11,024,743	£11,507,414	£11,149,531
20%	70%	£9,569,800	£10,213,363	£9,736,318	£9,649,331	£10,292,893	£9,815,847
25%	70%	£8,174,506	£8,978,958	£8,382,652	£8,273,917	£9,078,370	£8,482,064
30%	70%	£6,779,211	£7,744,554	£7,028,985	£6,898,505	£7,863,849	£7,148,280
35%	70%	£5,383,916	£6,510,150	£5,675,320	£5,523,093	£6,649,326	£5,814,497
40%	70%	£3,988,621	£5,275,745	£4,321,654	£4,147,680	£5,434,805	£4,489,713
45%	70%	£2,593,326	£4,041,341	£2,967,988	£2,772,267	£4,220,282	£3,146,930
50%	70%	£1,198,032	£2,806,937	£1,614,322	£1,396,855	£3,005,761	£1,813,146
100%	70%	£12,837,800	£9,621,250	£12,078,670	£12,527,951	£9,211,401	£11,869,820
10%	80%	£12,353,041	£12,720,791	£12,448,194	£12,379,551	£12,747,301	£12,474,703
15%	80%	£10,958,072	£11,505,698	£11,096,800	£10,993,837	£11,545,462	£11,136,585
20%	80%	£9,555,102	£10,290,602	£9,745,407	£9,608,122	£10,343,621	£9,798,427
25%	80%	£8,150,224	£9,075,602	£8,339,833	£8,065,263	£8,853,263	£8,445,872
30%	80%	£6,745,346	£7,860,602	£7,024,864	£6,898,505	£7,648,849	£7,148,280
35%	80%	£5,340,468	£6,645,602	£5,675,320	£5,523,093	£6,434,805	£5,814,497
40%	80%	£3,935,590	£5,430,602	£4,321,654	£4,147,680	£5,229,861	£4,489,713
45%	80%	£2,530,696	£4,215,602	£2,967,988	£2,772,267	£4,024,817	£3,146,930
50%	80%	£1,125,802	£3,000,602	£1,614,322	£1,396,855	£2,810,267	£1,813,146
10%	60%	£12,367,740	£12,643,552	£12,439,104	£12,420,780	£12,696,572	£12,492,124
15%	60%	£10,972,120	£11,389,838	£11,083,165	£11,055,849	£11,469,388	£11,152,695
20%	60%	£9,576,500	£10,136,124	£9,727,227	£9,690,538	£10,242,163	£9,833,258
25%	60%	£8,180,879	£8,882,410	£8,371,289	£8,325,428	£9,014,960	£8,503,839
30%	60%	£6,785,258	£7,628,695	£7,015,352	£6,960,317	£7,787,755	£7,174,410
35%	60%	£5,389,638	£6,374,982	£5,659,413	£5,595,208	£6,362,530	£5,844,982
40%	60%	£3,994,017	£5,121,268	£4,303,475	£4,230,097	£4,917,321	£4,515,554
50%	60%	£2,598,396	£3,867,554	£3,051,608	£2,958,876	£3,748,937	£3,346,697

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,041,955	£18,041,955	£18,041,955	£18,041,955	£18,041,955	£18,041,955
10%	70%	£15,251,355	£15,574,146	£15,334,623	£15,291,129	£15,612,811	£15,374,388
15%	70%	£13,856,070	£14,338,741	£13,980,957	£13,915,517	£14,246,655	£13,988,388
20%	70%	£12,460,774	£13,104,337	£12,627,252	£12,540,305	£13,183,867	£12,706,821
25%	70%	£11,065,480	£11,869,932	£11,273,626	£11,164,891	£11,969,344	£11,373,038
30%	70%	£9,670,185	£10,635,528	£9,919,959	£9,789,479	£10,754,823	£10,039,254
35%	70%	£8,274,890	£9,401,124	£8,566,294	£8,414,067	£9,540,300	£8,705,471
40%	70%	£6,879,595	£8,166,719	£7,212,626	£7,035,854	£8,325,795	£7,371,667
45%	70%	£5,484,300	£6,932,315	£5,585,962	£5,563,241	£7,111,256	£6,037,904
50%	70%	£4,089,006	£5,697,911	£4,505,296	£4,287,829	£5,896,735	£4,704,120
100%	70%	£10,048,826	£6,730,276	£9,188,696	£9,636,977	£6,320,427	£8,778,846
10%	80%	£15,244,015	£15,611,765	£15,339,168	£15,270,525	£15,638,275	£15,365,677
15%	80%	£13,848,046	£14,386,670	£13,987,774	£13,944,811	£14,436,436	£14,027,359
20%	80%	£12,442,076	£13,181,576	£12,636,261	£12,499,096	£13,244,595	£12,689,400
25%	80%	£11,036,080	£11,976,480	£11,270,807	£11,164,891	£12,039,600	£11,373,038
30%	80%	£9,630,185	£10,771,384	£9,871,414	£9,789,479	£10,569,600	£9,833,258
35%	80%	£8,224,289	£9,566,289	£8,566,294	£8,414,067	£9,354,600	£8,705,471
40%	80%	£6,818,394	£8,361,184	£7,212,626	£7,035,854	£8,140,200	£7,371,667
45%	80%	£5,412,400	£7,156,088	£5,585,962	£5,563,241	£6,925,200	£6,037,904
50%	80%	£4,006,506	£5,951,684	£4,505,296	£4,287,829	£5,710,200	£4,704,120
10%	60%	£15,258,714	£15,534,526	£15,330,078	£15,311,734	£15,587,546	£15,383,098
15%	60%	£13,862,084	£14,289,812	£13,974,140	£13,946,823	£14,300,342	£14,053,669
20%	60%	£12,465,473	£13,027,098	£12,618,201	£12,581,512	£13,133,137	£12,724,242
25%	60%	£11,068,853	£11,773,384	£11,262,263	£11,216,402	£11,905,934	£11,394,813
30%	60%	£9,672,233	£10,519,669	£9,906,326	£9,851,291	£10,678,729	£10,065,384
35%	60%	£8,276,612	£9,265,956	£8,550,387	£8,486,182	£9,451,524	£8,735,956
40%	60%	£6,880,992	£8,012,242	£7,194,448	£7,121,071	£8,224,321	£7,406,528
50%	60%	£5,485,371	£6,758,528	£4,482,672	£4,390,850	£5,769,911	£4,747,671

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,318,077	£19,318,077	£19,318,077	£19,318,077	£19,318,077	£19,318,077
10%	70%	£16,527,488	£16,849,268	£16,610,745	£16,567,252	£16,889,033	£16,650,510
15%	70%	£15,132,193	£15,614,864	£15,257,080	£15,191,940	£15,674,511	£15,316,727
20%	70%	£13,736,898	£14,387,460	£13,903,416	£13,816,427	£14,360,989	£13,988,388
25%	70%	£12,341,602	£13,160,055	£12,549,749	£12,441,014	£13,245,467	£12,649,160
30%	70%	£10,946,306	£11,911,651	£11,196,082	£11,065,602	£12,030,945	£11,315,377
35%	70%	£9,551,013	£10,677,247	£9,842,417	£9,690,190	£10,816,423	£9,981,594
40%	70%	£8,155,718	£9,442,842	£8,488,751	£8,314,776	£9,601,902	£8,647,810
45%	70%	£6,760,423	£8,208,438	£7,135,085	£6,939,364	£8,387,379	£7,314,027
50%	70%	£5,365,128	£6,974,034	£5,781,419	£5,563,952	£7,172,858	£5,980,243
100%	70%	£8,770,704	£5,454,153	£7,912,573	£8,360,854	£5,044,304	£7,502,723
10%	80%	£16,520,138	£16,887,888	£16,615,291	£16,546,648	£16,914,398	£16,641,800
15%	80%	£15,124,168	£15,672,793	£15,263,897	£15,160,933	£15,712,558	£15,303,662
20%	80%	£13,728,198	£14,457,689	£13,912,503	£13,817,219	£14,300,718	£13,966,584
25%	80%	£12,332,202	£13,242,285	£12,507,320	£12,400,260	£13,186,200	£12,689,400
30%	80%	£10,936,306	£12,027,880	£11,201,653	£11,070,733	£12,016,680	£11,315,377
35%	80%	£9,540,410	£10,813,476	£9,846,547	£9,710,316	£10,801,160	£10,065,384
40%	80%	£8,144,514	£9,608,072	£8,488,751	£8,314,776	£9,592,600	£8,705,471
45%	80%	£6,748,618	£8,402,668	£7,212,626	£7,035,854	£8,373,200	£7,371,667
50%	80%	£5,352,722	£7,197,264	£5,585,962	£5,563,241	£7,158,200	£6,037,904
10%	60%	£16,534,836	£16,816,649	£16,606,201	£16,587,857	£16,863,669	£16,659,221
15%	60%	£15,138,216	£15,596,935	£15,250,263	£15,222,746	£15,636,464	£15,329,792
20%	60%	£13,742,036	£14,380,220	£13,944,324	£13,867,635	£14,400,260	£14,000,260
25%	60%	£12,345,856	£13,169,507	£12,538,386	£12,492,525	£13,182,056	£12,670,306
30%	60%	£10,949,680	£11,959,102	£11,182,448	£11,127,414	£11,964,852	£11,341,507
35%	60%	£9,553,494	£10,743,698	£9,826,509	£9,762,304	£10,727,647	£10,012,079
40%	60%	£8,157,308	£9,538,294	£8,470,572	£8,397,193	£9,500,443	£8,682,650
50%	60%	£6,761,122	£8,332,890	£7,212,626	£7,035,854	£8,281,200	£7,371,667

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£14,968,532	£14,968,532	£14,968,532	£14,968,532	£14,968,532	£14,968,532
10%	70%	£12,177,943	£12,499,723	£12,261,200	£12,217,707	£12,539,488	£12,300,965
15%	70%	£10,782,648	£11,265,319	£10,907,535	£10,842,295	£11,324,366	£10,967,183
20%	70%	£9,387,353	£10,030,915	£9,553,869	£9,466,882	£10,110,445	£9,833,389
25%	70%	£7,992,057	£8,796,510	£8,200,204	£8,091,469	£8,895,922	£8,299,616
30%	70%	£6,596,763	£7,562,106	£6,846,537	£6,716,057	£7,681,401	£6,965,832
35%	70%	£5,201,468	£6,327,702	£5,492,872	£5,340,645	£6,466,878	£5,632,049
40%	70%	£3,806,173	£5,093,297	£4,139,206	£3,965,231	£5,252,357	£4,298,265
45%	70%	£2,410,878	£3,858,893	£2,780,540	£2,599,819	£4,037,834	£2,964,482
50%	70%	£1,015,583	£2,624,489	£1,431,874	£1,214,407	£2,823,313	£1,630,698
100%	70%	£13,120,249	£9,803,698	£12,262,118	£12,710,399	£9,393,849	£11,852,288
10%	80%	£12,170,593	£12,538,343	£12,265,746	£12,197,103	£12,564,853	£12,292,255
15%	80%	£10,771,623	£11,323,448	£10,914,352	£10,811,388	£11,363,013	£10,954,117
20%	80%	£9,372,654	£10,108,154	£9,262,959	£9,225,874	£10,161,173	£9,615,979
25%	80%	£7,973,685	£8,892,860	£7,863,264	£7,802,815	£8,353,815	£8,263,424
30%	80%	£6,574,699	£7,677,456	£6,832,903	£6,777,669	£7,605,307	£6,991,962
35%	80%	£5,175,713	£6,462,052	£5,476,965	£5,412,759	£6,378,102	£5,662,534
40%	80%	£					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,614,646	£20,614,646	£20,614,646	£20,614,646	£20,614,646	£20,614,646
10%	70%	£17,824,056	£18,145,837	£17,807,314	£17,863,920	£18,185,602	£17,947,079
15%	70%	£16,426,761	£16,911,433	£16,553,646	£16,488,408	£16,971,079	£16,613,296
20%	70%	£15,033,466	£15,677,029	£15,199,983	£15,112,996	£15,756,558	£15,279,512
25%	70%	£13,638,171	£14,442,624	£13,846,317	£13,737,583	£14,542,035	£13,945,729
30%	70%	£12,242,876	£13,208,220	£12,482,651	£12,362,170	£13,327,514	£12,811,945
35%	70%	£10,847,581	£11,973,816	£11,138,985	£10,986,758	£12,112,991	£11,278,162
40%	70%	£9,452,286	£10,739,411	£9,785,320	£9,811,345	£10,898,470	£9,844,378
45%	70%	£8,056,991	£9,505,006	£8,431,653	£8,235,933	£9,683,948	£8,610,595
50%	70%	£6,661,697	£8,270,602	£7,077,988	£6,860,520	£8,469,426	£7,276,811
100%	70%	£7,474,135	£4,157,585	£6,616,004	£7,064,286	£3,747,735	£6,206,155
10%	80%	£17,816,706	£18,184,456	£17,911,859	£17,843,216	£18,210,966	£17,938,368
15%	80%	£16,417,737	£16,963,362	£16,560,405	£16,457,502	£17,009,127	£16,630,230
20%	80%	£15,018,767	£15,754,267	£15,209,072	£15,071,787	£15,807,286	£15,262,092
25%	80%	£13,622,889	£14,539,869	£13,837,498	£13,728,329	£14,522,069	£13,888,537
30%	80%	£12,227,991	£13,305,466	£12,475,131	£12,366,162	£13,157,548	£12,754,754
35%	80%	£10,832,696	£12,071,062	£11,122,765	£10,937,750	£11,942,027	£11,320,571
40%	80%	£9,437,399	£10,836,657	£9,779,398	£9,654,337	£10,637,506	£9,890,387
45%	80%	£8,042,104	£9,602,252	£8,420,031	£8,248,920	£9,422,985	£8,656,604
50%	80%	£6,646,807	£8,367,848	£7,092,564	£6,877,502	£8,208,464	£7,342,119
10%	60%	£17,831,405	£18,107,217	£17,902,769	£17,884,425	£18,160,238	£17,955,789
15%	60%	£16,433,785	£16,883,504	£16,546,831	£16,519,314	£16,933,033	£16,626,380
20%	60%	£15,048,164	£15,599,759	£15,190,892	£15,154,203	£15,706,828	£15,296,303
25%	60%	£13,652,544	£14,365,075	£13,834,956	£13,789,093	£14,478,625	£13,967,504
30%	60%	£12,256,924	£13,130,361	£12,479,017	£12,423,983	£13,251,420	£12,838,075
35%	60%	£10,861,303	£11,895,647	£11,123,078	£11,058,873	£12,024,215	£11,308,648
40%	60%	£9,465,683	£10,660,933	£9,767,140	£9,693,762	£10,797,012	£9,979,219
50%	60%	£8,069,442	£9,426,229	£7,055,263	£6,963,541	£8,342,603	£7,320,362

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,003,025	£21,003,025	£21,003,025	£21,003,025	£21,003,025	£21,003,025
10%	70%	£18,212,435	£18,534,216	£18,295,693	£18,252,199	£18,573,981	£18,335,458
15%	70%	£16,817,140	£17,299,812	£16,942,027	£16,876,787	£17,359,488	£17,001,675
20%	70%	£15,421,844	£16,065,406	£15,588,362	£15,501,375	£16,144,937	£15,667,891
25%	70%	£14,026,548	£14,831,003	£14,234,696	£14,125,961	£14,930,414	£14,334,108
30%	70%	£12,631,253	£13,596,599	£12,881,030	£12,750,549	£13,715,893	£13,000,324
35%	70%	£11,235,957	£12,362,195	£11,527,364	£11,375,137	£12,501,370	£11,666,541
40%	70%	£9,840,662	£11,127,789	£10,173,699	£9,998,724	£11,286,849	£10,332,757
45%	70%	£8,445,367	£9,893,385	£8,620,032	£8,624,312	£10,072,327	£9,868,574
50%	70%	£7,050,072	£8,658,981	£7,466,367	£7,248,899	£8,857,805	£7,665,190
100%	70%	£7,085,756	£3,769,206	£6,227,625	£6,675,907	£3,359,356	£5,817,776
10%	80%	£18,205,085	£18,572,835	£18,300,238	£18,231,595	£18,599,345	£18,326,747
15%	80%	£16,806,116	£17,357,741	£16,948,844	£16,845,881	£17,397,506	£16,988,609
20%	80%	£15,407,146	£16,142,646	£15,597,451	£15,460,166	£16,195,665	£15,650,471
25%	80%	£14,012,250	£14,927,242	£14,146,584	£14,077,271	£14,970,146	£14,316,287
30%	80%	£12,617,354	£13,711,837	£12,775,677	£12,682,362	£13,754,621	£13,062,002
35%	80%	£11,222,458	£12,506,430	£11,330,770	£11,247,453	£12,537,106	£11,867,618
40%	80%	£9,827,562	£11,301,023	£10,125,863	£10,042,546	£11,320,191	£10,673,233
45%	80%	£8,432,666	£10,095,616	£8,920,956	£8,837,639	£10,103,276	£9,578,848
50%	80%	£7,037,770	£8,890,209	£7,475,046	£7,302,221	£9,088,361	£8,184,463
10%	60%	£18,219,784	£18,495,596	£18,291,148	£18,272,804	£18,548,616	£18,344,168
15%	60%	£16,829,164	£17,241,883	£16,955,210	£16,907,893	£17,321,412	£17,014,739
20%	60%	£15,438,543	£16,036,476	£15,579,271	£15,542,862	£16,094,207	£15,685,312
25%	60%	£14,042,923	£14,734,454	£14,223,334	£14,177,472	£14,867,004	£14,355,883
30%	60%	£12,647,027	£13,529,047	£12,797,426	£12,722,559	£13,639,799	£13,026,454
35%	60%	£11,251,131	£12,323,640	£11,511,457	£11,447,252	£12,412,594	£11,697,026
40%	60%	£9,856,235	£11,118,233	£10,126,569	£10,082,141	£11,185,391	£10,367,598
50%	60%	£8,460,339	£9,912,826	£8,631,673	£8,557,456	£9,770,982	£9,153,171

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	1
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£15,084,386	£15,084,386	£15,084,386	£15,084,386	£15,084,386	£15,084,386
10%	70%	£12,970,061	£13,302,978	£13,064,007	£13,009,152	£13,342,068	£13,103,098
15%	70%	£11,912,898	£12,412,272	£12,053,818	£11,971,534	£12,470,909	£12,112,455
20%	70%	£10,855,735	£11,521,568	£11,043,628	£10,933,916	£11,599,749	£11,121,811
25%	70%	£9,798,572	£10,630,863	£10,033,439	£9,896,299	£10,728,590	£10,131,166
30%	70%	£8,741,410	£9,740,158	£9,023,249	£8,858,681	£9,857,431	£9,140,522
35%	70%	£7,684,247	£8,849,453	£8,013,060	£7,819,958	£8,988,271	£8,149,878
40%	70%	£6,627,084	£7,958,749	£6,997,844	£6,775,326	£8,115,111	£7,156,412
45%	70%	£5,569,921	£7,068,044	£5,982,027	£5,731,694	£7,243,953	£6,160,415
50%	70%	£4,512,758	£6,177,339	£4,966,210	£4,688,063	£6,372,793	£5,164,420
100%	70%	£5,245,172	£2,813,852	£5,276,876	£5,842,269	£2,410,949	£4,873,972
10%	80%	£12,961,121	£13,341,597	£13,068,468	£12,987,182	£13,367,857	£13,094,549
15%	80%	£11,899,488	£12,470,202	£12,060,540	£11,838,570	£12,509,293	£12,099,630
20%	80%	£10,837,855	£11,598,806	£11,052,591	£10,889,976	£11,650,928	£11,104,711
25%	80%	£9,776,222	£10,727,412	£10,044,641	£9,841,374	£10,792,563	£10,109,793
30%	80%	£8,714,589	£9,856,017	£9,036,693	£8,792,771	£9,934,198	£9,114,874
35%	80%	£7,652,956	£8,984,622	£8,028,743	£7,740,977	£9,075,834	£8,119,955
40%	80%	£6,591,323	£8,113,227	£7,016,021	£6,686,206	£8,217,469	£7,121,733
45%	80%	£5,529,690	£7,241,831	£6,002,476	£5,631,434	£7,359,104	£6,121,401
50%	80%	£4,468,057	£6,370,437	£4,988,931	£4,576,663	£6,500,739	£5,121,071
10%	60%	£12,979,001	£13,264,358	£13,059,527	£13,031,122	£13,316,478	£13,111,648
15%	60%	£11,926,308	£12,354,343	£12,047,097	£12,004,489	£12,432,524	£12,125,278
20%	60%	£10,873,615	£11,444,328	£11,034,367	£10,977,857	£11,548,570	£11,136,969
25%	60%	£9,820,922	£10,534,314	£10,022,237	£9,951,225	£10,664,617	£10,152,540
30%	60%	£8,768,229	£9,624,300	£9,009,807	£8,924,592	£9,780,663	£9,166,170
35%	60%	£7,714,942	£8,714,286	£7,997,377	£7,896,038	£8,896,709	£8,179,800
40%	60%	£6,661,655	£7,804,270	£6,979,667	£6,864,446	£8,012,755	£7,191,091
45%	60%	£5,608,368	£6,894,256	£5,961,578	£5,831,954	£7,128,801	£6,199,430
50%	60%	£4,555,081	£5,984,242	£4,943,489	£4,799,463	£6,244,847	£5,207,789

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£39,476,728	£38,476,728	£39,476,728	£39,476,728	£39,476,728	£39,476,728
10%	70%	£41,591,054	£41,258,137	£41,497,107	£41,551,963	£41,219,027	£41,458,017
15%	70%	£42,648,217	£42,148,943	£42,507,296	£42,589,581	£42,080,205	£42,448,660
20%	70%	£43,705,380	£43,039,547	£43,517,487	£43,627,199	£42,961,366	£43,439,304
25%	70%	£44,762,543	£43,930,252	£44,527,678	£44,664,816	£43,832,525	£44,429,948
30%	70%	£45,819,706	£44,820,957	£45,537,869	£45,702,433	£44,703,684	£45,420,593
35%	70%	£46,876,869	£45,711,662	£46,548,060	£46,742,157	£45,574,844	£46,411,237
40%	70%	£47,934,032	£46,602,366	£47,558,251	£47,785,788	£46,446,003	£47,404,703
45%	70%	£48,991,195	£47,493,070	£48,568,442	£48,829,421	£47,317,163	£48,395,669
50%	70%	£50,048,358	£48,383,776	£49,578,633	£49,873,054	£48,188,322	£49,386,635
100%	70%	£60,806,287	£57,374,967	£59,837,990	£60,403,383	£56,972,063	£59,435,067
10%	80%	£41,599,994	£41,219,518	£41,492,627	£41,573,933	£41,193,458	£41,466,565
15%	80%	£42,661,827	£42,090,913	£42,509,575	£42,622,538	£42,051,822	£42,461,485
20%	80%	£43,723,660	£42,982,309	£43,529,524	£43,671,139	£42,910,197	£43,456,404
25%	80%	£44,785,493	£43,873,704	£44,549,473	£44,719,649	£43,774,570	£44,451,369
30%	80%	£45,847,326	£44,765,100	£45,569,422	£45,768,160	£44,640,943	£45,446,334
35%	80%	£46,909,159	£45,656,495	£46,589,371	£46,816,671	£45,512,316	£46,441,300
40%	80%	£47,970,992	£46,547,890	£47,609,320	£47,865,182	£46,383,690	£47,436,265
45%	80%	£49,032,825	£47,439,285	£48,629,269	£48,913,693	£47,255,064	£48,431,230
50%	80%	£50,094,658	£48,330,680	£49,649,218	£49,962,204	£48,126,438	£49,426,195
10%	60%	£41,582,114	£41,236,757	£41,501,588	£41,529,993	£41,244,636	£41,449,467
15%	60%	£42,634,907	£42,026,772	£42,514,018	£42,558,625	£42,128,990	£42,435,837
20%	60%	£43,687,700	£42,816,786	£43,526,448	£43,589,238	£43,019,544	£43,422,206
25%	60%	£44,740,493	£43,606,799	£44,538,878	£44,609,850	£43,896,407	£44,408,578
30%	60%	£45,793,286	£44,396,813	£45,551,308	£45,636,462	£44,780,452	£45,394,545
35%	60%	£46,846,079	£45,186,827	£46,563,738	£46,664,177	£45,664,406	£46,381,515
40%	60%	£47,898,872	£45,976,841	£47,576,168	£47,692,688	£46,548,360	£47,370,024
45%	60%	£48,951,665	£46,766,855	£48,588,600	£48,721,200	£47,432,214	£48,358,991
50%	60%	£50,004,458	£47,556,869	£49,601,030	£49,750,712	£48,318,268	£49,353,956

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£27,373,980	£27,373,980	£27,373,980	£27,373,980	£27,373,980	£27,373,980
10%	70%	£29,488,306	£29,155,389	£29,394,300	£29,449,215	£29,116,299	£29,355,269
15%	70%	£30,545,469	£30,046,295	£30,409,549	£30,464,463	£30,131,483	£30,345,212
20%	70%	£31,602,632	£30,937,200	£31,424,799	£31,479,707	£31,146,627	£31,335,656
25%	70%	£32,659,795	£31,828,105	£32,439,049	£32,494,915	£32,201,771	£32,326,100
30%	70%	£33,716,958	£32,719,010	£33,450,299	£33,500,123	£33,007,915	£33,317,845
35%	70%	£34,774,121	£33,609,915	£34,461,549	£34,505,331	£33,814,059	£34,309,490
40%	70%	£35,831,284	£34,500,820	£35,472,799	£35,510,539	£34,620,203	£35,301,955
45%	70%	£36,888,447	£35,391,725	£36,484,049	£36,515,747	£35,431,347	£36,294,420
50%	70%	£37,945,610	£36,282,630	£37,495,299	£37,520,955	£36,342,491	£37,286,885
100%	70%	£48,703,539	£45,272,219	£47,735,243	£48,300,636	£44,869,316	£47,332,339
10%	80%	£29,497,246	£29,116,770	£29,389,879	£29,471,185	£29,090,710	£29,363,619
15%	80%	£30,554,409	£29,988,185	£30,397,827	£30,479,788	£29,949,074	£30,388,737
20%	80%	£31,611,572	£30,879,090	£31,409,076	£31,490,989	£30,807,439	£31,380,202
25%	80%	£32,668,735	£31,769,995	£32,420,326	£32,496,197	£31,665,800	£32,371,667
30%	80%	£33,725,898	£32,660,900	£33,431,576	£33,501,405	£32,527,954	£33,363,132
35%	80%	£34,783,061	£33,551,805	£34,442,826	£34,506,613	£33,394,108	£34,354,597
40%	80%	£35,840,224	£34,442,710	£35,454,076	£35,511,821	£34,265,263	£35,346,062
45%	80%	£36,897,387	£35,333,615	£36,465,326	£36,517,029	£35,136,417	£36,337,527
50%	80%	£37,954,550	£36,224,520	£37,476,576	£37,522,237	£36,007,571	£37,328,992
100%	60%	£30,532,059	£30,104,024	£30,411,270	£30,453,878	£30,025,943	£30,333,089
15%	60%	£31,589,222	£31,014,929	£31,422,520	£31,465,086	£30,899,797	£31,324,654
20%	60%	£32,646,385	£31,925,834	£32,433,770	£32,466,294	£31,773,650	£32,316,219
25%	60%	£33,703,548	£32,836,739	£33,444,520	£33,467,502	£32,647,504	£33,307,784
30%	60%	£34,760,711	£33,747,644	£34,455,270	£34,468,710	£33,518,358	£34,299,349
35%	60%	£35,817,874	£34,658,549	£35,466,020	£35,473,918	£34,389,212	£35,289,914
40%	60%	£36,875,037	£35,569,454	£36,476,770	£36,479,126	£35,260,066	£36,280,479
45%	60%	£37,932,200	£36,480,359	£37,487,520	£37,484,334	£36,130,920	£37,271,044
50%	60%	£38,989,363	£37,391,264	£38,498,270	£38,489,542	£37,001,774	£38,261,609

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£4,328,334	£4,328,334	£4,328,334	£4,328,334	£4,328,334	£4,328,334
10%	70%	£6,442,659	£6,109,743	£6,348,713	£6,403,569	£6,070,652	£6,309,623
15%	70%	£7,499,822	£7,000,449	£7,358,902	£7,413,758	£6,941,812	£7,300,286
20%	70%	£8,556,985	£7,891,153	£8,369,092	£8,478,804	£7,812,972	£8,290,950
25%	70%	£9,614,148	£8,781,857	£9,379,281	£9,516,421	£8,684,130	£9,281,554
30%	70%	£10,671,311	£9,672,561	£10,389,471	£10,554,039	£9,555,290	£10,272,198
35%	70%	£11,728,474	£10,563,265	£11,399,660	£11,591,657	£10,426,450	£11,262,842
40%	70%	£12,785,637	£11,453,969	£12,409,850	£12,829,275	£11,297,609	£12,253,396
45%	70%	£13,842,800	£12,344,673	£13,420,040	£13,066,893	£12,168,768	£13,243,950
50%	70%	£14,899,963	£13,235,377	£14,430,230	£14,304,511	£13,039,927	£14,234,504

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,276,988	£8,276,988	£8,276,988	£8,276,988	£8,276,988	£8,276,988
10%	70%	£8,162,863	£8,495,579	£8,258,809	£8,201,754	£8,334,670	£8,295,730
15%	70%	£5,105,499	£5,604,874	£5,246,420	£5,164,136	£5,663,510	£5,305,057
20%	70%	£4,048,337	£4,714,169	£4,236,230	£4,126,518	£4,792,351	£4,314,412
25%	70%	£2,991,174	£3,823,465	£3,226,041	£3,088,901	£3,921,192	£3,323,768
30%	70%	£1,934,011	£2,932,759	£2,215,851	£2,051,283	£3,050,032	£2,333,124
35%	70%	£872,853	£2,042,055	£1,205,662	£1,011,950	£2,178,873	£1,342,490
40%	70%	£-109,640	£1,151,351	£190,446	£-32,072	£1,307,713	£348,014
45%	70%	£-1,254,092	£280,646	£-525,371	£-1,075,704	£436,556	£-646,983
50%	70%	£-2,317,545	£-630,059	£-1,841,188	£-2,119,335	£-434,605	£-1,642,978
100%	70%	£-13,052,570	£-8,621,250	£-12,084,274	£-12,649,667	£-9,218,347	£-11,681,371
10%	80%	£6,153,722	£6,534,199	£6,261,090	£6,179,784	£6,560,259	£6,287,151
15%	80%	£5,082,080	£5,862,804	£5,253,141	£5,131,880	£5,701,695	£5,292,232
20%	80%	£4,030,457	£4,791,408	£4,245,193	£4,082,578	£4,843,529	£4,297,313
25%	80%	£-226,904	£1,905,829	£208,623	£-121,192	£1,410,070	£314,334
30%	80%	£-1,294,890	£434,433	£-804,922	£-1,175,964	£351,706	£-685,997
35%	80%	£-2,362,875	£-436,962	£-1,818,467	£-2,230,736	£-306,659	£-1,686,328
40%	80%	£6,171,692	£6,456,960	£6,252,128	£6,223,724	£6,509,080	£6,304,249
45%	80%	£5,119,910	£5,549,945	£5,239,899	£5,197,991	£5,625,126	£5,317,890
50%	80%	£4,066,216	£4,636,931	£4,227,268	£4,170,459	£4,741,172	£4,331,511
25%	60%	£3,013,524	£3,726,916	£3,214,839	£3,143,827	£3,857,219	£3,345,141
30%	60%	£1,960,831	£2,816,901	£2,202,408	£2,117,194	£2,973,265	£2,358,772
35%	60%	£904,544	£1,908,887	£1,189,979	£1,089,540	£2,089,311	£1,372,402
40%	60%	£-154,376	£396,872	£172,269	£-27,049	£1,235,397	£303,092
50%	60%	£-2,272,215	£-825,314	£-1,863,909	£-2,007,935	£-252,551	£-1,599,629

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,167,962	£11,167,962	£11,167,962	£11,167,962	£11,167,962	£11,167,962
10%	70%	£9,053,637	£9,386,523	£9,147,583	£9,092,728	£9,425,644	£9,186,674
15%	70%	£7,396,473	£8,495,848	£8,137,384	£8,065,110	£8,554,484	£8,198,091
20%	70%	£6,939,311	£7,605,143	£7,127,204	£7,017,492	£7,683,325	£7,205,386
25%	70%	£5,882,148	£6,714,439	£6,117,015	£5,979,875	£6,812,166	£6,214,742
30%	70%	£4,824,985	£5,823,733	£5,106,825	£4,942,257	£5,941,006	£5,224,098
35%	70%	£3,767,797	£4,933,029	£4,096,636	£3,902,534	£5,069,847	£4,233,454
40%	70%	£2,710,610	£4,042,325	£3,250,445	£3,058,809	£4,198,687	£3,239,885
45%	70%	£1,653,882	£3,151,620	£2,085,603	£1,915,270	£3,327,529	£2,243,391
50%	70%	£573,429	£2,260,915	£1,049,786	£771,639	£2,456,369	£1,247,996
100%	70%	£-10,161,596	£-6,730,276	£-193,300	£-9,758,693	£-6,327,373	£-8,790,397
10%	80%	£9,044,696	£9,425,173	£9,152,064	£9,070,758	£9,451,233	£9,178,125
15%	80%	£7,983,094	£8,533,778	£8,144,115	£8,022,156	£8,552,889	£8,183,206
20%	80%	£6,921,491	£7,642,473	£7,136,167	£7,013,552	£7,644,031	£7,187,867
25%	80%	£2,664,070	£4,196,803	£3,099,597	£2,769,782	£4,301,044	£3,205,308
30%	80%	£1,596,084	£3,325,407	£2,086,052	£1,715,010	£3,442,680	£2,204,977
35%	80%	£528,099	£2,454,012	£1,072,507	£660,238	£2,584,315	£1,204,646
40%	80%	£9,062,576	£9,347,934	£9,143,102	£9,114,698	£9,400,054	£9,195,223
45%	80%	£8,009,884	£8,437,919	£8,130,673	£8,088,865	£8,518,100	£8,209,854
50%	80%	£6,957,190	£7,527,905	£7,118,242	£7,061,433	£7,632,146	£7,222,485
25%	60%	£5,904,498	£6,617,890	£6,105,813	£6,034,801	£6,748,193	£6,236,115
30%	60%	£4,851,805	£5,707,875	£5,093,382	£5,008,168	£5,864,239	£5,249,746
35%	60%	£3,795,518	£4,797,861	£4,080,953	£3,980,514	£4,980,285	£4,263,376
40%	60%	£2,736,598	£3,887,946	£3,063,243	£2,940,022	£4,056,331	£3,274,666
50%	60%	£918,759	£2,985,660	£1,027,065	£883,099	£3,298,423	£1,291,345

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,444,085	£12,444,085	£12,444,085	£12,444,085	£12,444,085	£12,444,085
10%	70%	£10,329,760	£10,662,676	£10,423,706	£10,368,850	£10,701,767	£10,462,796
15%	70%	£8,272,996	£9,771,971	£9,413,517	£9,331,232	£9,830,607	£9,474,153
20%	70%	£6,215,413	£8,881,266	£8,403,327	£8,293,615	£8,959,447	£8,481,509
25%	70%	£7,158,271	£7,990,562	£7,393,138	£7,255,998	£8,088,289	£7,490,865
30%	70%	£6,101,108	£7,099,856	£6,382,948	£6,218,380	£7,217,129	£6,500,221
35%	70%	£5,039,910	£6,209,152	£5,372,759	£5,178,656	£6,345,969	£5,509,576
40%	70%	£3,976,457	£5,318,447	£4,357,542	£4,135,025	£5,474,810	£4,516,110
45%	70%	£2,913,094	£4,427,743	£3,341,725	£3,091,989	£4,603,651	£3,520,114
50%	70%	£1,849,551	£3,537,037	£2,325,908	£2,047,761	£3,732,492	£2,524,138
100%	70%	£-8,885,473	£-5,454,153	£-7,917,177	£-8,482,570	£-5,051,250	£-7,514,274
10%	80%	£10,320,819	£10,701,295	£10,428,187	£10,346,880	£10,727,355	£10,454,248
15%	80%	£9,259,186	£9,829,901	£9,420,238	£9,298,277	£9,868,991	£9,459,329
20%	80%	£8,197,553	£8,950,296	£8,412,290	£8,240,676	£8,864,610	£8,464,410
25%	80%	£3,940,193	£5,472,926	£4,375,719	£4,045,905	£5,577,167	£4,481,431
30%	80%	£2,872,207	£4,601,530	£3,362,174	£2,991,132	£4,718,803	£3,481,099
35%	80%	£1,804,221	£3,730,135	£2,348,629	£1,936,361	£3,860,437	£2,480,769
40%	80%	£10,338,699	£10,624,057	£10,419,225	£10,390,820	£10,676,177	£10,471,346
45%	80%	£9,286,007	£9,714,042	£9,406,795	£9,364,188	£9,732,223	£9,484,977
50%	80%	£8,233,313	£8,804,027	£8,494,385	£8,337,656	£8,969,269	£8,498,607
25%	60%	£7,180,621	£7,894,012	£7,381,935	£7,310,923	£8,024,316	£7,512,238
30%	60%	£6,127,927	£6,983,998	£6,369,505	£6,284,291	£7,140,362	£6,525,869
35%	60%	£5,071,640	£6,073,984	£5,357,076	£5,256,637	£6,256,408	£5,539,498
40%	60%	£4,012,721	£5,163,969	£4,339,366	£4,224,144	£5,372,454	£4,550,789
50%	60%	£1,894,882	£3,341,782	£2,303,188	£2,159,161	£3,604,646	£2,567,467

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,094,540	£8,094,540	£8,094,540	£8,094,540	£8,094,540	£8,094,540
10%	70%	£5,980,215	£6,313,131	£6,074,161	£6,019,305	£6,352,222	£6,113,252
15%	70%	£4,923,051	£5,422,426	£5,063,972	£4,981,688	£5,481,062	£5,122,608
20%	70%	£3,865,888	£4,531,721	£4,033,782	£3,944,070	£4,609,903	£4,131,964
25%	70%	£2,808,726	£3,641,017	£3,043,593	£2,906,453	£3,738,744	£3,141,320
30%	70%	£1,751,563	£2,750,311	£2,033,403	£1,868,835	£2,867,584	£2,150,676
35%	70%	£690,365	£1,859,607	£1,023,214	£829,111	£1,996,425	£1,160,032
40%	70%	£-373,088	£968,902	£7,998	£-214,520	£1,125,265	£166,566
45%	70%	£-1,436,541	£78,198	£-1,007,819	£-1,258,152	£294,106	£-829,431
50%	70%	£-2,499,993	£-182,508	£-2,023,636	£-2,301,784	£-617,053	£-1,825,427
100%	70%	£-13,235,018	£-9,803,698	£-12,268,722	£-12,832,115	£-9,400,795	£-11,883,819
10%	80%	£5,971,274	£6,351,750	£6,078,642	£5,997,335	£6,377,811	£6,104,703
15%	80%	£4,909,641	£5,468,356	£5,070,693	£4,948,732	£5,519,446	£5,109,784
20%	80%	£3,843,009	£4,608,960	£4,062,745	£3,930,130	£4,661,081	£4,114,865
25%	80%	£-649,352	£1,123,381	£38,174	£-303,640	£1,227,622	£-131,886
30%	80%	£-1,477,338	£251,985	£-987,371	£-1,358,412	£369,258	£-868,445
35%	80%	£-2,545,324	£-819,410	£-2,000,916	£-2,413,184	£-489,107	£-1,868,776
40%	80%	£5,989,154	£6,274,512	£6,069,680	£6,041,275	£6,326,632	£6,121,801
45%	80%	£4,936,462	£5,364,497	£5,057,251	£5,014,643	£5,442,678	£5,135,432
50%	80%	£3,883,788	£4,454,483	£4,044,820	£3,988,011	£4,558,724	£4,149,063
25%	60%	£2,831,076	£3,544,467	£3,032,391	£2,961,378	£3,674,771	£3,162,693
30%	60%	£1,778,382	£2,634,453	£2,019,950	£1,934,746	£2,790,817	£2,176,324
35%	60%	£722,096	£1,724,439	£1,007,531	£907,092	£1,906,863	£1,189,953
40%	60%	£-338,824	£814,424	£-10,179	£-125,401	£1,022,909	£201,244
50%	60%	£-2,454,663	£-1,007,782	£-2,046,357	£-2,190,383	£-744,999	£-1,782,077

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£13,740,653	£13,740,653	£13,740,653	£13,740,653	£13,740,653	£13,740,653
10%	70%	£11,826,328	£11,959,244	£11,720,274	£11,665,419	£11,998,336	£11,759,365
15%	70%	£10,569,164	£11,068,539	£10,710,085	£10,627,801	£11,127,175	£10,768,722
20%	70%	£9,512,002	£10,177,835	£9,699,895	£9,590,183	£10,256,016	£9,778,078
25%	70%	£8,454,839	£9,287,130	£8,689,706	£8,562,566	£9,384,857	£8,787,433
30%	70%	£7,397,676	£8,396,425	£7,679,516	£7,514,948	£8,513,698	£7,796,789
35%	70%	£6,336,478	£7,505,720	£6,669,327	£6,475,225	£7,642,538	£6,806,145
40%	70%	£5,273,025	£6,615,016	£5,654,111	£5,431,593	£6,771,378	£5,812,679
45%	70%	£4,209,573	£5,724,311	£4,638,294	£4,387,961	£5,900,220	£4,816,582
50%	70%	£3,146,120	£4,833,606	£3,622,477	£3,344,330	£5,029,060	£3,820,687
100%	70%	£7,588,905	£4,157,585	£6,620,609	£7,186,002	£3,754,682	£6,217,706
10%	80%	£11,617,388	£11,997,864	£11,724,755	£11,643,449	£12,023,924	£11,799,816
15%	80%	£10,555,755	£11,126,469	£10,716,807	£10,594,845	£11,165,360	£10,755,897
20%	80%	£9,494,122	£10,255,073	£9,708,855	£9,546,243	£10,307,194	£9,760,976
40%	80%	£5,236,761	£6,769,494	£5,672,288	£5,342,473	£6,873,735	£5,777,909
45%	80%	£4,168,776	£5,898,098	£4,658,743	£4,287,701	£6,015,371	£4,777,668
50%	80%	£3,100,790	£5,026,703	£3,645,198	£3,232,930	£5,157,006	£3,777,338
10%	60%	£11,635,288	£11,920,625	£11,715,793	£11,687,389	£11,972,745	£11,767,915
15%	60%	£10,582,575	£11,010,610	£10,703,364	£10,680,756	£11,088,791	£10,781,545
20%	60%	£9,529,882	£10,100,596	£9,690,933	£9,634,124	£10,204,637	£9,795,176
25%	60%	£8,477,189	£9,190,581	£8,678,504	£8,607,492	£9,320,884	£8,806,806
30%	60%	£7,424,486	£8,280,567	£7,666,073	£7,580,859	£8,436,930	£7,822,437
35%	60%	£6,368,209	£7,370,553	£6,653,644	£6,553,205	£7,552,976	£6,836,067
40%	60%	£5,309,289	£6,460,537	£5,635,934	£5,520,713	£6,669,022	£5,847,357
50%	60%	£4,191,460	£4,638,551	£3,989,756	£3,465,730	£4,901,114	£3,864,036

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£14,129,032	£14,129,032	£14,129,032	£14,129,032	£14,129,032	£14,129,032
10%	70%	£12,014,707	£12,347,623	£12,108,653	£12,053,798	£12,386,714	£12,147,744
15%	70%	£10,957,543	£11,456,918	£11,098,464	£11,016,180	£11,515,554	£11,157,101
20%	70%	£9,900,381	£10,566,214	£10,086,274	£9,978,862	£10,644,395	£10,166,456
25%	70%	£8,843,218	£9,675,509	£9,078,085	£8,940,945	£9,773,236	£9,175,812
30%	70%	£7,786,055	£8,784,804	£8,067,895	£7,903,327	£8,902,077	£8,185,168
35%	70%	£6,724,857	£7,894,099	£7,057,706	£6,863,604	£8,030,917	£7,194,524
40%	70%	£5,661,494	£7,003,395	£6,042,493	£5,819,972	£7,159,757	£6,201,058
45%	70%	£4,597,852	£6,112,690	£5,026,673	£4,776,340	£6,288,599	£5,205,061
50%	70%	£3,534,499	£5,221,985	£4,010,856	£3,732,709	£5,417,439	£4,209,066
100%	70%	£7,200,526	£3,769,206	£6,232,230	£6,797,623	£3,366,303	£5,829,327
10%	80%	£12,005,767	£12,386,243	£12,113,134	£12,031,828	£12,412,303	£12,139,195
15%	80%	£10,944,134	£11,514,848	£11,105,186	£10,983,224	£11,553,939	£11,144,276
20%	80%	£9,882,501	£10,643,452	£10,097,237	£9,934,622	£10,685,973	£10,149,357
40%	80%	£5,625,140	£7,157,873	£6,060,667	£5,730,852	£7,262,114	£6,166,378
45%	80%	£4,557,155	£6,266,477	£5,047,122	£4,676,080	£6,403,750	£5,166,047
50%	80%	£3,489,169	£5,415,082	£4,033,577	£3,621,309	£5,545,385	£4,165,716
10%	60%	£12,023,646	£12,309,004	£12,104,172	£12,075,768	£12,361,124	£12,156,294
15%	60%	£10,970,954	£11,399,399	£11,091,743	£11,049,135	£11,477,170	£11,169,824
20%	60%	£9,918,261	£10,488,975	£10,073,312	£10,022,503	£10,593,216	£10,183,555
25%	60%	£8,865,568	£9,578,960	£9,066,883	£8,995,871	£9,709,263	£9,197,185
30%	60%	£7,812,875	£8,668,946	£8,054,452	£7,969,238	£8,825,309	£8,210,816
35%	60%	£6,756,588	£7,758,931	£7,042,023	£6,941,584	£7,941,355	£7,224,446
40%	60%	£5,697,668	£6,848,916	£6,024,313	£5,909,092	£7,057,401	£6,235,736
50%	60%	£4,579,829	£5,026,730	£3,888,135	£3,844,109	£5,289,493	£4,252,415

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

No Units 65  
Site Area 0.66 Ha

CIL Zone 1  
Value Area Low

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£8,194,175	£8,194,175	£8,194,175	£8,194,175	£8,194,175	£8,194,175
10%	70%	£6,738,740	£7,096,363	£6,854,024	£6,778,211	£7,135,834	£6,883,496
15%	70%	£6,011,022	£6,547,457	£6,183,948	£6,070,228	£6,606,663	£6,243,155
20%	70%	£5,283,304	£5,998,550	£5,513,873	£5,362,246	£6,077,493	£5,592,815
25%	70%	£4,555,586	£5,449,644	£4,843,797	£4,654,264	£5,548,322	£4,942,474
30%	70%	£3,827,869	£4,900,738	£4,173,721	£3,946,282	£5,019,151	£4,292,134
35%	70%	£3,100,150	£4,351,832	£3,503,646	£3,238,299	£4,489,981	£3,641,795
40%	70%	£2,372,433	£3,802,926	£2,833,570	£2,530,317	£3,960,809	£2,991,454
45%	70%	£1,644,715	£3,254,019	£2,163,494	£1,822,335	£3,431,639	£2,341,114
50%	70%	£916,996	£2,705,113	£1,493,419	£1,114,352	£2,902,469	£1,690,774
100%	70%	£6,464,204	£2,829,482	£5,292,505	£6,063,037	£2,428,315	£4,891,339
10%	80%	£6,727,326	£7,136,040	£6,859,081	£6,753,642	£7,162,354	£6,883,985
15%	80%	£5,993,904	£6,606,971	£6,191,533	£6,033,374	£6,646,443	£6,231,005
20%	80%	£5,260,479	£6,077,904	£5,523,986	£5,313,107	£6,130,532	£5,576,615
25%	80%	£4,527,055	£5,548,836	£4,856,439	£4,692,841	£5,614,620	£4,922,224
30%	80%	£3,793,631	£5,019,768	£4,188,891	£3,872,573	£5,098,710	£4,267,834
35%	80%	£3,060,207	£4,490,700	£3,521,344	£3,152,306	£4,582,799	£3,613,443
40%	80%	£2,326,783	£3,961,632	£2,853,798	£2,432,040	£4,066,889	£2,959,053
45%	80%	£1,593,359	£3,432,564	£2,186,250	£1,711,772	£3,550,977	£2,304,663
50%	80%	£869,935	£2,903,496	£1,518,703	£991,605	£3,035,067	£1,650,273
10%	60%	£6,750,153	£7,056,687	£6,848,967	£6,802,790	£7,109,315	£6,901,596
15%	60%	£6,028,141	£6,487,942	£6,176,363	£6,107,083	£6,566,884	£6,255,306
20%	60%	£5,306,128	£5,919,197	£5,453,759	£5,383,385	£5,824,418	£5,609,016
25%	60%	£4,584,118	£5,350,453	£4,831,155	£4,715,688	£5,482,023	£4,922,725
30%	60%	£3,862,106	£4,781,708	£4,158,551	£4,019,990	£4,939,593	£4,316,435
35%	60%	£3,140,094	£4,212,963	£3,485,947	£3,324,293	£4,397,162	£3,670,145
40%	60%	£2,418,082	£3,644,219	£2,813,343	£2,628,594	£3,854,732	£3,023,855
45%	60%	£1,696,071	£3,075,475	£2,140,738	£1,932,897	£3,312,301	£2,377,596
50%	60%	£974,059	£2,506,730	£1,468,134	£1,237,199	£2,769,870	£1,731,276

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£46,366,940	£46,366,940	£46,366,940	£46,366,940	£46,366,940	£46,366,940
10%	70%	£47,822,375	£47,464,752	£47,707,081	£47,792,904	£47,425,280	£47,667,619
15%	70%	£48,590,092	£48,013,658	£48,377,167	£48,490,898	£47,954,452	£48,317,960
20%	70%	£49,277,811	£48,562,865	£49,047,242	£49,198,869	£48,483,622	£48,968,300
25%	70%	£50,005,529	£49,111,471	£49,717,318	£49,906,851	£49,012,752	£49,618,640
30%	70%	£50,733,246	£49,660,377	£50,387,394	£50,614,833	£49,541,964	£50,268,981
35%	70%	£51,460,965	£50,209,283	£51,057,469	£51,322,816	£50,071,134	£50,919,320
40%	70%	£52,188,682	£50,758,189	£51,727,545	£52,030,797	£50,600,306	£51,569,660
45%	70%	£52,916,400	£51,307,096	£52,397,621	£52,738,780	£51,129,476	£52,220,001
50%	70%	£53,644,118	£51,856,002	£53,067,696	£53,446,763	£51,658,646	£52,870,341
100%	70%	£61,025,319	£57,390,597	£59,853,620	£60,624,152	£56,989,430	£59,452,454
10%	80%	£47,833,787	£47,425,075	£47,702,034	£47,807,473	£47,398,761	£47,675,720
15%	80%	£48,567,211	£47,954,143	£48,389,582	£48,527,741	£47,914,672	£48,300,110
20%	80%	£49,300,636	£48,483,213	£49,037,128	£49,248,007	£48,430,583	£48,984,500
25%	80%	£50,034,061	£49,012,283	£49,707,674	£49,958,077	£48,943,694	£49,634,941
30%	80%	£50,767,486	£49,541,353	£50,378,220	£50,668,147	£49,458,805	£50,285,382
35%	80%	£51,500,911	£50,070,423	£51,048,766	£51,378,217	£49,973,916	£50,935,823
40%	80%	£52,234,336	£50,600,493	£51,719,312	£52,088,287	£50,489,027	£51,586,264
45%	80%	£52,967,761	£51,129,563	£52,389,858	£52,798,358	£51,004,138	£52,236,705
50%	80%	£53,701,186	£51,658,633	£53,060,404	£53,508,429	£51,519,249	£52,887,146
10%	60%	£47,810,962	£47,504,428	£47,712,148	£47,758,335	£47,451,800	£47,659,519
15%	60%	£48,532,974	£48,073,173	£48,384,752	£48,454,032	£47,994,230	£48,305,809
20%	60%	£49,254,986	£48,641,918	£49,057,296	£49,149,730	£48,538,661	£48,952,098
25%	60%	£49,976,997	£49,210,663	£49,729,840	£49,845,427	£49,079,092	£49,603,387
30%	60%	£50,699,009	£49,779,407	£50,402,564	£50,541,125	£49,621,522	£50,244,680
35%	60%	£51,421,021	£50,348,151	£51,075,168	£51,236,822	£50,163,953	£50,890,970
40%	60%	£52,143,032	£50,916,896	£51,747,772	£51,932,621	£50,706,383	£51,537,259
50%	60%	£52,865,044	£51,485,641	£52,419,376	£52,628,420	£51,249,814	£52,183,548

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£34,264,192	£34,264,192	£34,264,192	£34,264,192	£34,264,192	£34,264,192
10%	70%	£35,719,627	£35,362,004	£35,604,343	£35,680,156	£35,322,533	£35,564,871
15%	70%	£36,447,345	£36,090,910	£36,274,419	£36,388,139	£36,051,704	£36,215,212
20%	70%	£37,175,063	£36,820,816	£36,948,494	£37,044,494	£36,715,269	£36,869,553
25%	70%	£37,902,781	£37,550,722	£37,618,570	£37,804,103	£37,469,834	£37,515,893
30%	70%	£38,630,499	£38,280,628	£38,284,646	£38,512,085	£37,438,216	£38,166,233
35%	70%	£39,358,217	£39,010,534	£38,954,721	£39,220,068	£37,968,386	£38,816,572
40%	70%	£40,085,935	£39,740,440	£39,624,797	£39,928,050	£38,497,558	£39,466,913
45%	70%	£40,813,653	£40,470,346	£40,294,873	£40,636,032	£39,026,728	£40,117,253
50%	70%	£41,541,371	£41,200,252	£40,964,948	£41,344,015	£39,555,898	£40,767,593
100%	70%	£48,922,571	£45,287,849	£47,750,872	£48,521,404	£44,886,682	£47,349,706
10%	80%	£35,731,039	£35,322,327	£35,599,286	£35,704,725	£35,296,013	£35,572,972
15%	80%	£36,464,463	£36,051,396	£36,286,834	£36,424,993	£35,811,924	£36,227,362
20%	80%	£37,197,888	£36,780,460	£36,994,381	£37,145,290	£36,327,835	£36,881,752
25%	80%	£37,931,313	£37,510,524	£37,704,929	£37,856,377	£36,843,919	£37,533,193
30%	80%	£38,664,738	£38,240,588	£38,415,477	£38,567,464	£37,360,002	£38,184,634
35%	80%	£39,398,163	£38,970,652	£39,126,025	£39,278,551	£37,876,085	£38,835,075
40%	80%	£40,131,588	£39,700,716	£39,836,573	£40,000,638	£38,392,168	£39,485,516
45%	80%	£40,865,013	£40,430,780	£40,547,121	£40,712,725	£38,907,251	£40,135,957
50%	80%	£41,598,438	£41,160,844	£41,257,669	£41,424,812	£39,422,334	£40,786,398
10%	60%	£35,708,214	£35,401,680	£35,609,400	£35,655,587	£35,349,052	£35,556,771
15%	60%	£36,430,226	£36,130,425	£36,282,004	£36,351,284	£35,891,483	£36,203,061
20%	60%	£37,152,238	£36,859,170	£36,964,688	£37,046,982	£36,433,913	£36,849,351
25%	60%	£37,874,250	£37,588,915	£37,672,212	£37,742,679	£36,976,344	£37,495,642
30%	60%	£38,596,262	£38,318,660	£38,386,816	£38,438,377	£37,518,774	£38,141,932
35%	60%	£39,318,274	£39,048,405	£39,096,460	£39,194,074	£38,061,205	£38,788,222
40%	60%	£40,040,286	£39,778,150	£39,806,004	£39,929,773	£38,603,635	£39,434,512
50%	60%	£40,762,298	£40,507,895	£40,515,548	£41,221,168	£39,146,064	£40,080,802

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£11,218,545	£11,218,545	£11,218,545	£11,218,545	£11,218,545	£11,218,545
10%	70%	£12,673,981	£12,316,357	£12,558,696	£12,634,510	£12,276,886	£12,519,225
15%	70%	£13,401,699	£12,865,262	£13,230,772	£13,342,492	£12,808,057	£13,166,565
20%	70%	£14,129,418	£13,414,171	£13,898,847	£14,050,475	£13,335,228	£13,813,906
25%	70%	£14,857,136	£13,963,077	£14,566,922	£14,758,456	£13,864,399	£14,470,246
30%	70%	£15,584,854	£14,511,983	£15,235,000	£15,466,439	£14,393,570	£15,126,586
35%	70%	£16,312,572	£15,060,889	£15,903,075	£16,174,422	£14,922,740	£15,770,926
40%	70%	£17,040,290	£15,609,795	£16,571,151	£16,882,403	£15,451,911	£16,421,266
45%	70%	£17,768,008	£16,158,701	£17,239,226	£17,590,384	£15,981,082	£17,071,606
50%	70%	£18,495,726	£16,707,608	£17,911,302	£18,298,368	£16,510,252	£17,721,947
100%	70%	£25,876,924	£22,242,203	£24,705,225	£25,475,758	£21,841,036	£24,304,060
10%	80%	£12,685,393	£12,276,681	£12,553,639	£12,659,079	£12,250,367	£12,527,326
15%	80%	£13,418,817	£12,825,586	£13,221,187	£13,379,346	£12,766,278	£13,181,716
20%	80%	£14,152,242	£13,374,491</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,386,777	£1,386,777	£1,386,777	£1,386,777	£1,386,777	£1,386,777
5%	70%	-£8,669	-£288,965	-£46,626	-£29,487	-£228,436	-£86,987
10%	70%	-£796,376	-£259,941	-£623,450	-£737,170	-£200,735	-£564,243
15%	70%	-£1,524,094	-£808,848	-£1,293,525	-£1,445,152	-£729,906	-£1,214,583
20%	70%	-£2,251,812	-£1,357,754	-£1,963,601	-£2,153,134	-£1,259,078	-£1,864,924
25%	70%	-£2,979,530	-£1,906,660	-£2,633,677	-£2,861,117	-£1,788,247	-£2,515,264
30%	70%	-£3,707,248	-£2,455,566	-£3,303,752	-£3,569,099	-£2,317,418	-£3,165,903
35%	70%	-£4,434,965	-£3,004,472	-£3,973,828	-£4,277,081	-£2,846,589	-£3,815,944
40%	70%	-£5,162,684	-£3,553,379	-£4,643,904	-£4,985,063	-£3,375,759	-£4,466,284
45%	70%	-£5,890,402	-£4,102,285	-£5,313,979	-£5,693,046	-£3,904,930	-£5,116,625
50%	70%	-£6,618,120	-£4,651,191	-£5,984,054	-£6,401,029	-£4,434,100	-£5,766,965
100%	70%	-£13,271,602	-£9,306,880	-£12,099,903	-£12,870,435	-£9,236,714	-£11,688,738
10%	80%	-£80,071	£328,641	£51,683	-£53,756	£354,956	£77,996
15%	80%	-£313,495	£200,427	-£819,865	-£774,024	-£180,955	-£578,394
20%	80%	-£1,546,919	-£729,494	-£1,283,412	-£1,494,291	-£676,867	-£1,230,783
25%	80%	-£2,981,343	-£1,414,564	-£2,566,778	-£2,777,569	-£1,367,739	-£2,410,030
30%	80%	-£4,415,767	-£2,105,634	-£3,910,133	-£4,121,460	-£2,048,610	-£3,762,523
35%	80%	-£5,850,191	-£2,796,704	-£5,254,488	-£5,465,387	-£2,729,480	-£5,035,007
40%	80%	-£7,284,615	-£3,487,774	-£6,608,843	-£6,819,286	-£3,410,350	-£6,178,552
45%	80%	-£8,719,039	-£4,178,844	-£7,963,198	-£8,174,189	-£4,091,220	-£7,323,097
50%	80%	-£10,153,463	-£4,869,914	-£9,317,553	-£9,525,092	-£4,782,090	-£8,477,642
10%	60%	-£57,246	£249,298	£41,589	-£4,618	£301,917	£94,197
15%	60%	-£173,257	-£219,456	-£331,054	-£330,315	-£240,514	-£332,093
20%	60%	-£1,501,269	-£888,201	-£1,303,639	-£1,396,013	-£782,944	-£1,198,382
25%	60%	-£2,223,281	-£1,456,945	-£1,976,243	-£2,091,711	-£1,325,375	-£1,844,673
30%	60%	-£2,945,292	-£2,025,890	-£2,648,848	-£2,787,408	-£1,867,806	-£2,490,963
35%	60%	-£3,667,304	-£2,594,435	-£3,321,452	-£3,483,106	-£2,410,238	-£3,137,253
40%	60%	-£4,389,316	-£3,163,180	-£3,994,056	-£4,178,804	-£2,952,867	-£3,783,543
50%	60%	-£5,111,328	-£3,731,925	-£4,666,160	-£4,851,598	-£3,495,716	-£4,434,833

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,277,751	£4,277,751	£4,277,751	£4,277,751	£4,277,751	£4,277,751
5%	70%	£2,822,315	£3,179,839	£2,937,690	£2,861,767	£3,219,410	£2,977,971
10%	70%	£2,094,098	£2,631,033	£2,267,523	£2,267,523	£2,631,033	£2,267,523
15%	70%	£1,366,880	£2,082,126	£1,597,449	£1,445,822	£2,161,068	£1,676,391
20%	70%	£639,162	£1,533,220	£927,373	£737,840	£1,631,898	£1,026,050
25%	70%	-£88,556	£984,314	£257,297	£29,857	£1,102,727	£375,710
30%	70%	-£381,274	£435,408	-£412,778	-£978,125	£573,556	-£274,629
35%	70%	-£1,143,991	-£119,468	-£1,062,354	-£1,386,107	£4,435	-£1,062,354
40%	70%	-£2,271,710	-£662,405	-£1,752,330	-£2,094,089	-£484,785	-£1,575,310
45%	70%	-£3,400,429	-£1,211,311	-£2,423,005	-£2,802,072	-£1,013,956	-£2,225,651
50%	70%	-£4,529,148	-£1,760,206	-£3,268,942	-£3,656,059	-£1,544,740	-£3,110,911
100%	70%	-£10,380,628	-£6,745,906	-£9,208,929	-£9,979,461	-£6,344,740	-£8,807,764
10%	80%	£2,810,903	£3,219,615	£2,947,657	£2,837,218	£3,245,930	£2,968,970
15%	80%	£2,077,480	£2,690,247	£2,275,109	£2,116,999	£2,720,019	£2,314,580
20%	80%	£1,344,055	£2,161,480	£1,607,586	£1,386,683	£2,114,107	£1,660,191
25%	80%	£607,137	£1,632,573	£1,016,669	£817,840	£1,604,464	£1,016,669
30%	80%	-£158,842	£45,208	-£1,062,627	-£1,484,385	£150,464	-£957,371
35%	80%	-£1,143,991	-£483,860	-£1,730,175	-£2,204,652	-£365,447	-£1,611,762
40%	80%	-£2,288,002	-£962,835	-£2,397,722	-£2,924,919	-£881,358	-£2,266,151
45%	80%	-£3,433,013	-£1,541,810	-£3,268,942	-£3,896,356	£3,192,891	-£2,995,171
50%	80%	-£4,578,024	-£2,130,705	-£4,208,959	-£4,837,702	£2,650,463	-£4,145,238
10%	60%	£2,111,717	£2,371,619	£2,259,939	£2,190,658	£2,650,463	£2,338,891
15%	60%	£1,389,705	£2,002,773	£1,587,335	£1,494,961	£2,108,030	£1,692,592
20%	60%	£667,693	£1,434,029	£914,731	£799,263	£1,565,599	£1,046,301
25%	60%	£14,318	£865,284	£242,126	£103,566	£1,023,168	£400,011
30%	60%	-£776,330	£296,539	-£430,478	-£902,132	£490,738	-£246,279
35%	60%	-£1,511,342	£27,296	-£1,103,082	-£1,297,830	£81,693	-£1,215,189
40%	60%	-£2,642,355	£1,469,694	-£2,448,290	-£2,679,225	£1,146,554	-£2,185,150
50%	60%	-£3,773,366	£1,061,191	-£3,212,175	-£3,443,106	£712,599	-£2,500,577

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,553,874	£5,553,874	£5,553,874	£5,553,874	£5,553,874	£5,553,874
5%	70%	£4,098,438	£4,456,062	£4,213,723	£4,137,909	£4,495,533	£4,253,194
10%	70%	£3,370,721	£3,907,155	£3,543,647	£3,429,927	£3,966,362	£3,602,854
15%	70%	£2,643,003	£3,358,248	£2,875,572	£2,721,944	£3,437,191	£3,082,513
20%	70%	£1,915,284	£2,809,342	£2,203,496	£2,013,963	£2,906,021	£2,302,173
25%	70%	£1,187,567	£2,260,436	£1,533,419	£1,305,980	£2,378,649	£1,651,833
30%	70%	£459,849	£1,711,530	£863,344	£597,997	£1,849,679	£1,001,493
35%	70%	£267,869	£1,162,624	£193,268	£109,984	£1,320,508	£351,153
40%	70%	£95,587	£613,717	£476,808	£917,967	£791,237	£299,167
45%	70%	-£1,723,305	£64,811	-£1,146,883	-£1,525,949	£262,167	-£949,528
50%	70%	-£3,452,024	-£1,469,784	-£2,982,240	-£3,367,316	-£1,013,956	-£2,353,360
100%	70%	-£9,104,505	-£5,469,784	-£7,932,806	-£8,703,339	-£5,068,617	-£7,531,641
10%	80%	£4,087,026	£4,495,738	£4,218,780	£4,113,340	£4,522,052	£4,245,093
15%	80%	£3,353,602	£3,966,670	£3,551,232	£3,393,073	£4,006,141	£3,590,703
20%	80%	£2,626,777	£3,477,663	£2,863,685	£2,721,806	£3,490,232	£2,953,812
25%	80%	£1,900,058	£2,988,756	£2,193,709	£1,990,829	£2,988,756	£2,193,709
30%	80%	£1,173,339	£2,500,849	£1,516,792	£1,316,857	£2,479,849	£1,516,792
35%	80%	£407,620	£2,012,942	£928,885	£628,917	£2,012,942	£928,885
40%	80%	-£313,519	£1,525,035	£13,717	-£208,262	£1,426,596	£313,519
45%	80%	-£1,046,943	£792,262	-£454,052	-£928,530	£910,675	-£1,335,639
50%	80%	-£1,780,367	£263,194	-£1,121,599	-£1,648,796	£394,765	-£1,254,034
10%	60%	£4,109,851	£4,416,385	£4,208,665	£4,162,479	£4,469,013	£4,261,294
15%	60%	£3,387,939	£3,847,640	£3,536,061	£3,466,781	£3,926,583	£3,615,004
20%	60%	£2,665,028	£3,278,695	£2,863,457	£2,771,084	£3,384,152	£2,988,714
25%	60%	£1,943,116	£2,710,152	£2,190,853	£2,075,386	£2,841,722	£2,322,423
30%	60%	£1,221,804	£2,141,407	£1,516,249	£1,379,688	£2,299,291	£1,676,134
35%	60%	£499,793	£1,572,662	£845,645	£683,991	£1,756,861	£1,029,844
40%	60%	£222,219	£1,003,917	£173,041	£11,707	£1,214,430	£383,854
50%	60%	-£1,666,243	£1,33,572	-£1,172,167	-£1,403,102	£129,689	-£990,027

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,204,329	£1,204,329	£1,204,329	£1,204,329	£1,204,329	£1,204,329
5%	70%	-£251,107	£106,517	-£135,822	-£211,635	£145,988	-£96,351
10%	70%	-£978,824	-£442,389	-£805,898	-£919,618	-£383,183	-£746,891
15%	70%	-£1,706,542	-£891,296	-£1,475,973	-£1,627,601	-£612,354	-£1,397,032
20%	70%	-£2,434,261	-£1,540,202	-£2,146,049	-£2,335,582	-£1,441,524	-£2,047,372
25%	70%	-£3,161,979	-£2,089,108	-£2,816,125	-£3,043,565	-£1,970,695	-£2,697,712
30%	70%	-£3,889,697	-£2,638,015	-£3,486,200	-£3,715,547	-£2,499,866	-£3,348,052
35%	70%	-£4,617,415	-£3,186,921	-£4,156,276	-£4,459,529	-£3,029,037	-£3,998,392
40%	70%	-£5,345,132	-£3,735,828	-£4,826,352	-£5,167,512	-£3,558,207	-£4,648,732
45%	70%	-£6,072,850	-£4,284,734	-£5,496,427	-£5,875,494	-£4,087,378	-£5,299,073
50%	70%	-£6,800,567	-£4,833,640	-£6,166,502	-£6,584,476	-£4,616,452	-£5,949,413
100%	70%	-£13,454,050	-£9,819,328	-£12,282,351	-£13,052,884	-£9,416,162	-£11,881,166
10%	80%	-£262,519	£146,193	-£130,765	-£236,205	£172,507	-£104,452
15%	80%	-£995,943	-£382,675	-£798,313	-£956,472	-£343,404	-£758,842
20%	80%	-£1,729,367	-£911,942	-£1,465,880	-£1,676,739	-£659,315	-£1,413,232
25%	80%	-£2,463,064	-£1,308,214	-£2,136,049	-£2,357,907	-£922,959	-£2,030,793
30%	80%	-£3,196,761	-£1,705,486	-£2,805,564	-£3,028,860	-£1,491,510	-£2,637,054
35%	80%	-£3,930,458	-£2,102,758	-£3,475,079	-£3,690,713	-£2,060,061	-£3,244,305
40%	80%	-£4,664,155	-£2,500,030	-£4,144,594	-£4,362,557	-£2,629,112	-£3,851,556
45%	80%	-£5,397,852	-£2,897,302	-£4,814,109	-£5,034,401	-£3,198,16	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£6,850,442	£6,850,442	£6,850,442	£6,850,442	£6,850,442	£6,850,442
10%	70%	£5,395,007	£5,752,630	£5,510,291	£5,434,478	£5,792,101	£5,549,762
15%	70%	£4,667,389	£5,203,724	£4,940,215	£4,726,455	£5,262,930	£4,899,422
20%	70%	£3,939,571	£4,654,817	£4,170,140	£4,018,513	£4,733,760	£4,249,082
25%	70%	£3,211,853	£4,105,911	£3,500,064	£3,310,531	£4,204,589	£3,598,741
30%	70%	£2,484,135	£3,557,005	£2,829,988	£2,602,549	£3,675,418	£2,948,401
35%	70%	£1,756,417	£3,008,099	£2,159,913	£1,894,566	£3,146,248	£2,298,062
40%	70%	£1,028,700	£2,459,193	£1,489,837	£1,186,584	£2,617,076	£1,647,721
45%	70%	£300,982	£1,910,286	£819,761	£478,602	£2,087,906	£997,381
50%	70%	£-426,737	£1,361,380	£149,686	£-229,381	£1,558,735	£347,041
100%	70%	£-7,807,937	£-4,173,215	£-6,636,238	£-7,406,770	£-3,772,048	£-6,235,072
10%	80%	£5,383,994	£5,792,307	£5,515,348	£5,409,909	£5,816,621	£5,541,661
15%	80%	£4,650,171	£5,263,238	£4,847,800	£4,688,641	£5,302,710	£4,887,272
20%	80%	£3,916,746	£4,734,171	£4,180,253	£3,969,374	£4,786,799	£4,232,862
40%	80%	£983,050	£2,617,899	£1,510,064	£1,088,307	£2,723,155	£1,615,320
45%	80%	£249,626	£2,088,831	£842,516	£368,038	£2,207,244	£960,930
50%	80%	£-483,798	£1,559,762	£174,970	£-352,228	£1,691,334	£306,540
10%	60%	£5,406,420	£5,712,953	£5,505,234	£5,459,047	£5,765,582	£5,557,862
15%	60%	£4,684,408	£5,144,209	£4,832,630	£4,763,350	£5,223,151	£4,911,573
20%	60%	£3,962,396	£4,575,464	£4,160,026	£4,067,652	£4,680,721	£4,265,283
25%	60%	£3,240,384	£4,006,720	£3,487,422	£3,371,956	£4,138,290	£3,618,992
30%	60%	£2,518,373	£3,437,975	£2,814,818	£2,676,257	£3,595,860	£2,972,702
35%	60%	£1,796,361	£2,869,230	£2,142,214	£1,980,560	£3,063,429	£2,326,412
40%	60%	£1,074,349	£2,300,486	£1,469,609	£1,298,861	£2,510,998	£1,680,122
50%	60%	£-369,674	£1,162,997	£124,401	£-106,534	£1,426,137	£397,542

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,238,821	£7,238,821	£7,238,821	£7,238,821	£7,238,821	£7,238,821
10%	70%	£5,783,386	£6,141,009	£5,898,670	£5,822,857	£6,180,480	£5,938,141
15%	70%	£5,055,668	£5,592,103	£5,228,354	£5,114,874	£5,651,308	£5,287,801
20%	70%	£4,327,950	£5,043,196	£4,558,519	£4,406,852	£5,122,138	£4,637,461
25%	70%	£3,600,232	£4,494,290	£3,888,443	£3,698,910	£4,592,968	£3,987,120
30%	70%	£2,872,514	£3,945,384	£3,218,367	£2,990,927	£4,063,797	£3,336,780
35%	70%	£2,144,796	£3,396,478	£2,548,292	£2,282,945	£3,534,627	£2,686,441
40%	70%	£1,417,078	£2,847,572	£1,878,216	£1,574,963	£3,006,455	£2,036,100
45%	70%	£690,361	£2,298,665	£1,208,140	£866,981	£2,476,285	£1,385,750
50%	70%	£-38,358	£1,749,759	£538,065	£158,998	£1,947,114	£736,420
100%	70%	£-7,419,558	£-3,784,636	£-6,247,659	£-7,018,391	£-3,383,670	£-6,846,693
10%	80%	£5,771,973	£6,180,686	£5,903,727	£5,798,288	£6,207,000	£5,930,040
15%	80%	£5,038,950	£5,651,617	£5,236,179	£5,078,020	£5,691,089	£5,275,651
20%	80%	£4,305,125	£5,122,550	£4,569,632	£4,267,753	£5,175,177	£4,621,251
40%	80%	£1,371,429	£3,006,278	£1,898,443	£1,476,685	£3,111,534	£2,003,699
45%	80%	£638,005	£2,477,210	£1,230,895	£756,418	£2,595,623	£1,349,308
50%	80%	£-95,419	£1,948,141	£563,348	£36,151	£2,079,713	£694,919
10%	60%	£5,794,799	£6,101,332	£5,893,613	£5,847,426	£6,153,961	£5,946,241
15%	60%	£5,072,787	£5,532,288	£5,221,009	£5,151,729	£5,611,530	£5,299,952
20%	60%	£4,350,775	£4,963,843	£4,548,405	£4,456,031	£4,969,100	£4,663,662
25%	60%	£3,628,763	£4,395,099	£3,875,801	£3,760,334	£4,526,669	£4,007,371
30%	60%	£2,906,752	£3,826,354	£3,203,197	£3,064,636	£3,984,239	£3,361,081
35%	60%	£2,184,740	£3,257,609	£2,530,592	£2,368,939	£3,441,808	£2,714,791
40%	60%	£1,462,728	£2,688,865	£1,867,988	£1,673,240	£2,899,377	£2,068,501
50%	60%	£18,705	£1,551,376	£512,790	£281,845	£1,614,516	£775,921

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typeology	3
No Units	65
Site Area	0.66 Ha

CIL Zone	2
Value Area	High
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£16,908,766	£16,908,766	£16,908,766	£16,908,766	£16,908,766	£16,908,766
10%	70%	£14,614,248	£14,945,592	£14,706,623	£14,659,139	£14,981,451	£14,742,512
15%	70%	£13,466,990	£13,964,005	£13,605,551	£13,520,825	£14,017,840	£13,659,385
20%	70%	£12,319,731	£12,982,419	£12,504,480	£12,391,510	£13,054,197	£12,676,259
25%	70%	£11,172,473	£12,000,832	£11,403,408	£11,262,196	£12,090,556	£11,493,132
30%	70%	£10,025,214	£11,019,246	£10,302,337	£10,132,882	£11,126,913	£10,410,005
35%	70%	£8,877,955	£10,037,659	£9,201,266	£9,003,568	£10,163,272	£9,326,879
40%	70%	£7,730,697	£9,056,072	£8,100,194	£7,874,254	£9,199,629	£8,243,751
45%	70%	£6,579,063	£8,074,485	£6,999,122	£6,742,843	£8,235,988	£7,160,624
50%	70%	£5,424,431	£7,092,898	£5,892,814	£5,606,408	£7,272,346	£6,074,791
100%	70%	£6,222,016	£2,806,905	£5,269,929	£5,852,110	£2,438,998	£4,900,022
0%	80%	£14,805,309	£14,983,967	£14,710,880	£14,629,235	£15,007,914	£14,734,805
15%	80%	£13,453,580	£14,021,597	£13,611,936	£13,489,469	£14,057,488	£13,647,825
20%	80%	£12,301,851	£13,059,209	£12,512,993	£12,349,704	£13,107,061	£12,560,845
25%	80%	£11,150,123	£12,096,819	£11,414,049	£11,209,938	£12,156,635	£11,473,865
30%	80%	£9,998,395	£11,134,430	£10,315,106	£10,070,173	£11,206,209	£10,386,885
35%	80%	£8,846,666	£10,172,041	£9,216,163	£8,930,408	£10,255,783	£9,299,904
40%	80%	£7,694,937	£9,209,651	£8,117,220	£7,790,642	£9,305,357	£8,212,924
45%	80%	£6,538,266	£8,247,262	£7,018,276	£6,647,452	£8,354,931	£7,125,944
50%	80%	£5,379,101	£7,284,873	£5,914,396	£5,500,419	£7,404,504	£6,035,713
10%	60%	£14,623,189	£14,907,198	£14,702,367	£14,671,041	£14,955,050	£14,750,219
15%	60%	£13,480,400	£13,906,413	£13,599,167	£13,552,179	£13,978,192	£13,670,945
20%	60%	£12,337,611	£12,905,967	£12,495,967	£12,453,317	£13,001,331	£12,691,679
25%	60%	£11,194,823	£11,904,845	£11,392,707	£11,314,454	£12,024,476	£11,512,389
30%	60%	£10,052,034	£10,904,061	£10,289,568	£10,195,592	£11,047,619	£10,433,126
35%	60%	£8,909,246	£9,903,277	£9,186,368	£9,076,730	£10,070,761	£9,353,852
40%	60%	£7,766,458	£8,902,493	£8,083,168	£7,957,867	£9,093,903	£8,274,579
45%	60%	£6,619,860	£7,901,709	£6,979,968	£6,836,232	£8,117,044	£7,195,305
50%	60%	£5,469,761	£6,900,924	£5,871,233	£5,712,387	£7,140,187	£6,113,868

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,652,349	£37,652,349	£37,652,349	£37,652,349	£37,652,349	£37,652,349
10%	70%	£30,946,866	£30,815,522	£30,854,492	£30,910,976	£30,979,633	£30,818,603
15%	70%	£24,094,125	£24,597,110	£24,955,563	£24,040,290	£24,543,275	£24,901,730
20%	70%	£17,241,384	£17,678,696	£17,666,635	£17,169,604	£17,666,917	£17,684,856
25%	70%	£10,388,642	£10,580,283	£10,157,707	£10,298,918	£10,470,559	£10,967,953
30%	70%	£4,535,901	£4,541,869	£4,428,777	£4,428,232	£4,434,202	£4,415,110
35%	70%	£45,683,159	£44,523,456	£45,359,849	£45,557,546	£44,397,843	£45,234,236
40%	70%	£46,830,418	£45,505,043	£46,480,921	£46,686,861	£45,361,486	£46,317,363
45%	70%	£47,982,652	£46,486,628	£47,561,993	£47,761,972	£46,325,127	£47,400,486
50%	70%	£49,136,684	£47,468,217	£48,598,301	£48,954,707	£47,288,769	£48,486,324
100%	70%	£60,763,131	£57,368,020	£59,831,044	£60,413,224	£58,998,113	£59,461,137
0%	80%	£39,955,806	£39,577,128	£39,650,235	£39,931,879	£39,553,201	£39,826,310
15%	80%	£41,107,535	£40,539,517	£40,949,179	£41,071,646	£40,503,627	£40,913,290
20%	80%	£42,259,264	£41,501,906	£42,048,122	£42,211,411	£41,454,054	£42,000,269
25%	80%	£43,411,993	£42,464,295	£43,493,885	£43,614,703	£42,855,751	£43,451,191
30%	80%	£44,564,722	£43,426,684	£44,542,839	£44,713,663	£43,626,184	£44,435,170
35%	80%	£45,717,451	£44,389,073	£45,592,793	£45,814,623	£44,637,638	£45,419,149
40%	80%	£46,870,180	£45,351,462	£46,643,747	£46,915,583	£45,649,092	£46,403,128
45%	80%	£48,022,909	£46,313,851	£47,694,701	£48,016,543	£46,660,546	£47,387,107
50%	80%	£49,175,638	£47,276,240	£48,745,655	£49,117,503	£47,672,000	£48,371,086
10%	60%	£39,937,926	£39,653,917	£39,858,748	£39,890,074	£39,606,064	£39,810,896
15%	60%	£41,090,714	£40,654,702	£40,961,948	£41,008,936	£40,582,923	£40,890,170
20%	60%	£42,242,502	£41,655,485	£42,063,818	£42,127,798	£41,559,781	£41,909,442
25%	60%	£43,394,290	£42,656,270	£43,164,689	£43,226,658	£42,536,639	£42,910,714
30%	60%	£44,546,078	£43,657,054	£44,271,547	£44,325,517	£43,513,496	£43,911,986
35%	60%	£45,697,866	£44,657,838	£45,374,747	£45,424,376	£44,490,354	£44,913,258
40%	60%	£46,849,654	£45,658,622	£46,477,946	£46,523,235	£45,467,212	£45,914,530
50%	60%	£48,001,442	£46,659,406	£47,581,145	£47,622,094	£46,444,070	£46,915,802

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£25,549,601	£25,549,601	£25,549,601	£25,549,601	£25,549,601	£25,549,601
10%	70%	£27,844,119	£27,512,775	£27,751,744	£27,808,228	£27,476,885	£27,715,855
15%	70%	£29,991,377	£29,494,362	£29,852,815	£29,937,542	£29,440,527	£29,798,862
20%	70%	£32,138,635	£32,475,948	£32,534,019	£32,618,746	£32,121,511	£32,030,847
25%	70%	£34,285,893	£34,457,535	£34,515,212	£34,599,463	£34,082,296	£34,030,576
30%	70%	£36,433,151	£36,430,121	£36,456,404	£36,539,656	£36,015,089	£36,015,089
35%	70%	£38,580,409	£38,420,708	£38,497,596	£38,579,848	£38,000,282	£38,000,282
40%	70%	£40,727,667	£40,402,295	£40,448,788	£40,529,040	£40,000,474	£40,000,474
45%	70%	£42,874,925	£42,376,884	£42,424,980	£42,504,232	£42,000,666	£42,000,666
50%	70%	£45,022,183	£44,357,471	£44,406,172	£44,481,424	£44,000,858	£44,000,858
100%	70%	£48,880,383	£45,265,272	£47,728,296	£48,310,477	£44,895,365	£47,358,389
0%	80%	£27,853,058	£27,474,380	£27,747,487	£27,829,132	£27,450,453	£27,723,562
15%	80%	£29,004,787	£29,436,769	£29,846,431	£29,988,988	£29,480,879	£29,810,542
20%	80%	£30,156,516	£30,399,158	£30,955,974	£31,108,963	£30,361,306	£30,697,522
25%	80%	£31,308,245	£31,361,547	£31,463,519	£31,586,496	£31,232,729	£31,232,729
30%	80%	£32,460,974	£32,323,936	£32,470,062	£32,559,029	£32,000,121	£32,000,121
35%	80%	£33,613,703	£33,286,325	£33,286,325	£33,361,562	£32,767,554	£32,767,554
40%	80%	£34,766,432	£34,248,714	£34,248,714	£34,324,095	£33,534,010	£33,534,010
45%	80%	£35,919,161	£35,211,105	£35,211,105	£35,271,628	£34,300,466	£34,300,466
50%	80%	£37,071,890	£36,173,494	£36,173,494	£36,224,161	£35,272,919	£35,272,919
10%	60%	£27,835,178	£27,551,169	£27,756,000	£27,787,326	£27,503,317	£27,708,148
15%	60%	£29,977,967	£29,551,954	£29,859,200	£29,906,188	£29,480,175	£29,787,422
20%	60%	£32,120,756	£32,532,743	£32,862,400	£32,962,060	£32,057,162	£32,057,162
25%	60%	£34,263,545	£33,513,532	£33,865,200	£34,013,913	£33,038,951	£33,038,951
30%	60%	£36,406,334	£34,494,321	£34,867,000	£35,065,764	£34,020,740	£34,020,740
35%	60%	£38,549,123	£35,475,110	£35,878,800	£36,117,615	£35,002,529	£35,002,529
40%	60%	£40,691,912	£36,455,899	£36,890,600	£37,169,466	£36,000,318	£36,000,318
45%	60%	£42,834,701	£37,436,688	£37,902,400	£38,221,317	£37,000,107	£37,000,107
50%	60%	£44,977,490	£38,417,477	£38,914,200	£39,273,168	£38,000,896	£38,000,896

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,503,955	£2,503,955	£2,503,955	£2,503,955	£2,503,955	£2,503,955
10%	70%	£4,798,472	£4,467,128	£4,706,097	£4,762,582	£4,431,239	£4,670,208
15%	70%	£5,945,731	£5,448,715	£5,307,169	£5,363,654	£5,032,321	£5,151,335
20%	70%	£7,092,990	£6,430,302	£6,208,241	£6,264,726	£5,933,908	£6,052,922
25%	70%	£8,240,248	£7,411,889	£7,169,322	£7,225,817	£6,925,495	£7,044,936
30%	70%	£9,387,507	£8,393,476	£8,110,403	£8,171,908	£7,917,082	£8,036,947
35%	70%	£10,534,765	£9,375,062	£9,101,484	£9,163,003	£8,908,669	£9,027,958
40%	70%	£11,682,024	£10,356,649	£10,112,565	£10,174,104	£9,900,256	£10,020,967
45%	70%	£12,829,282	£11,338,235	£11,123,646	£11,185,205	£10,891,843	£11,011,978
50%	70%	£13,976,540	£12,319,822	£12,134,727	£12,196,306	£11,883,430	£11,992,989
100%	70%	£26,634,736	£22,219,626	£24,682,650	£25,264,830	£21,849,719	£24,312,743
10%	60%	£4,807,412	£4,428,733				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,101,367	£10,101,367	£10,101,367	£10,101,367	£10,101,367	£10,101,367
10%	70%	£7,806,890	£8,138,194	£7,889,225	£7,842,740	£9,174,083	£7,835,114
15%	70%	£6,659,592	£7,156,607	£6,798,153	£6,713,426	£7,210,442	£6,651,987
20%	70%	£5,512,333	£6,175,021	£5,697,082	£5,584,112	£6,246,799	£5,768,861
25%	70%	£4,365,074	£5,193,434	£4,596,010	£4,454,798	£5,283,158	£4,685,734
30%	70%	£3,217,816	£4,211,848	£3,494,939	£3,325,484	£4,319,515	£3,602,607
35%	70%	£2,070,557	£3,230,260	£2,383,867	£2,196,170	£3,355,873	£2,519,480
40%	70%	£923,299	£2,248,673	£1,292,796	£1,069,856	£2,392,231	£1,436,953
45%	70%	£-228,335	£1,267,087	£191,724	£-64,556	£1,428,589	£-353,226
50%	70%	£-1,382,967	£285,500	£-914,584	£-1,200,991	£464,948	£-732,608
100%	70%	£-10,029,414	£-9,814,304	£-12,077,320	£-12,699,508	£9,244,397	£-11,707,420
10%	80%	£7,797,911	£8,176,589	£7,903,481	£7,821,837	£8,200,515	£7,927,407
15%	80%	£6,646,182	£7,214,199	£6,804,538	£6,682,071	£7,250,989	£6,640,427
20%	80%	£5,494,453	£6,251,811	£5,705,594	£5,542,306	£6,299,862	£5,753,447
25%	80%	£4,342,724	£5,289,423	£4,512,267	£4,359,019	£5,348,735	£4,516,520
30%	80%	£3,191,000	£4,327,035	£3,358,010	£3,196,772	£4,397,608	£3,354,393
35%	80%	£2,039,276	£3,364,647	£2,516,263	£2,355,524	£3,446,481	£2,512,266
40%	80%	£887,539	£2,402,253	£1,308,821	£983,243	£2,497,958	£1,405,526
45%	80%	£-289,132	£1,439,864	£210,878	£-159,946	£1,547,532	£-318,546
50%	80%	£-1,428,297	£477,474	£-893,003	£-1,306,980	£597,105	£-771,685
10%	60%	£7,815,791	£8,099,799	£7,894,969	£7,863,642	£8,147,652	£7,842,920
15%	60%	£6,673,022	£7,099,015	£6,791,769	£6,744,780	£7,170,794	£6,663,547
20%	60%	£5,530,213	£6,098,231	£5,688,569	£5,625,919	£6,193,936	£5,794,274
25%	60%	£4,387,424	£5,097,447	£4,585,369	£4,507,056	£5,217,078	£4,705,001
30%	60%	£3,244,636	£4,096,663	£3,482,170	£3,388,194	£4,240,221	£3,625,727
35%	60%	£2,101,848	£3,095,879	£2,378,970	£2,289,352	£3,283,362	£2,546,454
40%	60%	£959,069	£2,095,095	£1,275,770	£1,159,469	£2,286,504	£1,467,101
50%	60%	£-1,337,637	£93,526	£-896,166	£-1,095,002	£39,789	£-693,530

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,992,341	£12,992,341	£12,992,341	£12,992,341	£12,992,341	£12,992,341
10%	70%	£10,697,824	£11,029,168	£10,790,199	£10,733,714	£11,065,067	£10,626,086
15%	70%	£9,550,566	£10,047,581	£9,689,127	£9,604,400	£10,101,416	£9,742,961
20%	70%	£8,403,307	£9,065,995	£8,588,056	£8,475,086	£9,137,773	£8,659,835
25%	70%	£7,256,048	£8,084,408	£7,486,984	£7,345,772	£8,174,132	£7,576,708
30%	70%	£6,108,790	£7,102,822	£6,385,913	£6,216,458	£7,210,489	£6,493,581
35%	70%	£4,961,531	£6,121,234	£5,284,841	£5,087,144	£6,246,847	£5,410,454
40%	70%	£3,814,272	£5,139,647	£4,187,770	£3,957,830	£5,272,204	£4,527,327
45%	70%	£2,667,013	£4,158,061	£3,082,698	£2,826,418	£4,319,563	£3,244,200
50%	70%	£1,520,007	£3,176,474	£1,976,390	£1,689,983	£3,355,922	£2,158,966
100%	70%	£-10,138,440	£-8,723,330	£-9,186,354	£-9,768,534	£-6,353,423	£-8,816,446
10%	80%	£10,688,885	£11,067,563	£10,794,455	£10,712,811	£11,091,489	£10,818,381
15%	80%	£9,537,156	£10,105,172	£9,695,512	£9,573,045	£10,141,063	£9,731,401
20%	80%	£8,385,427	£9,142,785	£8,596,688	£8,433,280	£9,190,636	£8,642,421
25%	80%	£7,234,698	£8,180,397	£7,507,159	£7,316,842	£8,239,209	£7,500,294
30%	80%	£6,083,969	£7,217,910	£6,376,620	£6,156,325	£7,287,782	£6,367,167
35%	80%	£4,933,240	£6,255,423	£5,246,091	£5,005,820	£6,336,355	£5,478,040
40%	80%	£3,782,511	£5,292,936	£4,206,795	£3,874,218	£5,388,932	£4,296,500
45%	80%	£2,631,782	£4,330,838	£3,101,852	£2,731,028	£4,438,506	£3,209,520
50%	80%	£1,480,053	£3,368,448	£1,997,971	£1,583,994	£3,488,079	£2,119,289
10%	60%	£10,706,765	£10,990,773	£10,785,543	£10,754,616	£11,038,626	£10,833,794
15%	60%	£9,553,076	£9,989,989	£9,682,743	£9,635,754	£10,081,788	£9,754,521
20%	60%	£8,401,187	£8,989,205	£8,579,543	£8,516,893	£9,084,910	£8,675,248
25%	60%	£7,249,298	£7,988,421	£7,476,343	£7,398,030	£8,108,052	£7,595,975
30%	60%	£6,097,509	£6,987,637	£6,373,144	£6,279,168	£7,131,195	£6,516,701
35%	60%	£4,945,720	£5,986,853	£5,269,944	£5,160,306	£6,154,336	£5,437,428
40%	60%	£3,793,931	£4,986,069	£4,166,744	£4,041,443	£5,177,478	£4,358,155
50%	60%	£1,642,142	£3,984,600	£1,954,808	£1,795,972	£4,223,763	£2,197,444

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£14,268,464	£14,268,464	£14,268,464	£14,268,464	£14,268,464	£14,268,464
10%	70%	£11,973,947	£12,305,291	£12,066,322	£12,009,837	£12,341,180	£12,102,211
15%	70%	£10,826,688	£11,323,704	£10,965,250	£10,880,523	£11,377,538	£11,019,084
20%	70%	£9,679,430	£10,342,118	£9,864,178	£9,804,178	£10,413,891	£9,855,957
25%	70%	£8,532,171	£9,360,530	£8,763,106	£8,621,895	£9,450,254	£8,852,830
30%	70%	£7,384,912	£8,378,944	£7,662,036	£7,492,581	£8,486,612	£7,769,703
35%	70%	£6,237,654	£7,397,357	£6,560,964	£6,363,267	£7,522,970	£6,686,577
40%	70%	£5,090,395	£6,415,770	£5,459,892	£5,233,953	£6,559,328	£5,603,450
45%	70%	£3,943,136	£5,434,184	£4,358,821	£4,102,541	£5,595,885	£4,520,323
50%	70%	£2,795,877	£4,452,597	£3,252,513	£2,966,106	£4,632,044	£3,434,488
100%	70%	£-8,862,317	£-5,447,207	£-7,910,231	£-8,492,411	£-5,077,300	£-7,540,324
10%	80%	£11,965,007	£12,343,686	£12,070,578	£11,988,934	£12,367,612	£12,094,503
15%	80%	£10,813,279	£11,361,296	£10,971,634	£10,849,168	£11,417,186	£11,007,524
20%	80%	£9,661,550	£10,379,710	£9,872,801	£9,795,403	£10,466,759	£9,820,544
25%	80%	£8,509,821	£9,398,124	£8,597,349	£8,500,340	£9,516,055	£8,857,421
30%	80%	£7,358,092	£8,416,537	£7,486,281	£7,347,131	£8,561,209	£7,704,294
35%	80%	£6,206,363	£7,434,950	£6,334,572	£6,196,022	£7,611,363	£6,553,167
40%	80%	£5,054,634	£6,453,363	£5,162,863	£5,005,513	£6,662,516	£5,502,040
45%	80%	£3,902,905	£5,471,776	£4,011,154	£3,824,004	£5,713,669	£4,451,913
50%	80%	£2,751,176	£4,490,189	£2,860,443	£2,702,556	£4,764,822	£3,301,786
10%	60%	£11,982,887	£12,266,896	£12,062,065	£12,030,739	£12,314,749	£12,109,917
15%	60%	£10,840,099	£11,285,111	£10,958,865	£10,911,877	£11,337,891	£11,030,844
20%	60%	£9,688,310	£10,293,528	£9,856,665	£9,793,015	£10,381,039	£9,861,271
25%	60%	£8,536,521	£9,301,941	£8,724,990	£8,674,152	£9,384,174	£8,872,088
30%	60%	£7,384,732	£8,310,354	£7,649,267	£7,555,290	£8,407,317	£7,792,824
35%	60%	£6,232,943	£7,318,767	£6,546,067	£6,436,428	£7,430,459	£6,713,551
40%	60%	£5,081,154	£6,327,180	£5,445,180	£5,317,565	£6,453,601	£5,634,277
50%	60%	£2,929,365	£5,335,593	£3,230,931	£3,072,095	£4,499,888	£3,473,566

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,918,919	£9,918,919	£9,918,919	£9,918,919	£9,918,919	£9,918,919
10%	70%	£7,624,402	£7,955,746	£7,716,777	£7,660,292	£7,991,635	£7,752,866
15%	70%	£6,477,143	£6,974,159	£6,615,705	£6,530,978	£7,027,994	£6,669,539
20%	70%	£5,329,885	£5,992,573	£5,514,633	£5,401,664	£6,064,351	£5,586,413
25%	70%	£4,182,626	£5,010,986	£4,413,562	£4,272,350	£5,100,709	£4,503,285
30%	70%	£3,035,368	£4,029,399	£3,312,491	£3,143,036	£4,137,067	£3,420,158
35%	70%	£1,888,109	£3,047,812	£2,211,419	£2,013,722	£3,173,425	£2,337,032
40%	70%	£740,850	£2,066,225	£1,110,348	£984,405	£2,209,783	£1,253,905
45%	70%	£-410,793	£1,084,639	£9,276	£-247,004	£1,246,141	£-170,776
50%	70%	£-1,565,415	£103,052	£-1,097,032	£-1,383,439	£292,500	£-915,056
100%	70%	£-13,211,862	£-9,796,752	£-12,299,776	£-12,841,956	£-9,426,843	£-11,889,869
10%	80%	£7,615,463	£7,994,141	£7,721,033	£7,639,389	£8,018,067	£7,744,959
15%	80%	£6,463,734	£7,031,751	£6,622,090	£6,499,623	£7,067,641	£6,657,979
20%	80%	£5,312,005	£6,069,362	£5,523,146	£5,369,858	£6,117,214	£5,570,999
25%	80%	£4,160,276	£5,097,975	£4,312,273	£4,190,795	£5,165,016	£4,423,076
30%	80%	£3,008,547	£4,126,588	£3,160,806	£3,029,329	£4,213,569	£3,278,159
35%	80%	£1,856,818	£3,155,201	£2,011,335	£1,849,862	£3,246,022	£2,128,232
40%	80%	£70,000	£2,183,814	£1,062,864	£88,000	£2,271,575	£1,040,000
45%	80%	£-451,580	£1,212,426	£-28,430	£-342,394	£1,365,054	£-136,098
50%	80%	£-1,61					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,565,033	£15,565,033	£15,565,033	£15,565,033	£15,565,033	£15,565,033
10%	70%	£13,270,515	£13,601,859	£13,362,890	£13,306,405	£13,637,748	£13,398,779
15%	70%	£12,123,257	£12,620,372	£12,251,819	£12,177,091	£12,674,107	£12,315,852
20%	70%	£10,975,998	£11,638,886	£11,160,747	£11,047,777	£11,710,464	£11,232,526
25%	70%	£9,828,740	£10,657,099	£10,059,675	£9,918,463	£10,746,823	£10,149,399
30%	70%	£8,681,481	£9,675,513	£8,958,604	£8,789,149	£9,783,180	£9,066,272
35%	70%	£7,534,222	£8,693,926	£7,857,533	£7,659,835	£8,819,539	£7,983,146
40%	70%	£6,386,964	£7,712,339	£6,756,461	£6,530,521	£7,855,896	£6,900,018
45%	70%	£5,239,705	£6,730,752	£5,655,389	£5,399,110	£6,892,254	£5,816,891
50%	70%	£4,092,446	£5,749,165	£4,549,081	£4,262,675	£5,928,613	£4,731,058
100%	70%	£-7,565,749	£-4,150,639	£-6,613,662	£-7,195,843	£-3,780,731	£-6,243,755
10%	80%	£13,261,576	£13,640,254	£13,367,146	£13,285,502	£13,664,181	£13,391,072
15%	80%	£12,109,847	£12,677,364	£12,266,203	£12,145,736	£12,713,755	£12,304,062
20%	80%	£10,958,110	£11,715,476	£11,169,259	£11,005,971	£11,763,329	£11,217,112
40%	80%	£6,351,204	£7,885,918	£5,773,486	£5,446,909	£7,961,624	£6,869,191
45%	80%	£5,194,533	£6,903,529	£5,674,543	£5,303,719	£7,011,198	£5,782,211
50%	80%	£4,035,368	£5,941,139	£4,570,662	£4,156,685	£6,060,771	£4,691,980
10%	60%	£13,279,456	£13,563,464	£13,358,634	£13,327,308	£13,611,317	£13,406,486
15%	60%	£12,136,867	£12,562,880	£12,235,634	£12,208,446	£12,634,459	£12,327,212
20%	60%	£10,993,878	£11,561,896	£11,152,234	£11,089,584	£11,657,601	£11,247,940
25%	60%	£9,851,090	£10,561,112	£10,049,034	£9,970,721	£10,680,743	£10,168,666
30%	60%	£8,708,301	£9,560,328	£8,945,835	£8,851,859	£9,703,886	£9,089,393
35%	60%	£7,565,513	£8,559,544	£7,842,635	£7,732,997	£8,727,028	£8,010,119
40%	60%	£6,422,724	£7,558,760	£6,739,435	£6,614,134	£7,750,170	£6,930,946
50%	60%	£4,126,028	£5,557,191	£4,527,590	£4,368,664	£5,796,454	£4,770,135

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,953,411	£15,953,411	£15,953,411	£15,953,411	£15,953,411	£15,953,411
10%	70%	£13,658,894	£13,990,238	£13,751,269	£13,694,784	£14,026,127	£13,787,158
15%	70%	£12,511,636	£13,008,851	£12,650,197	£12,565,470	£13,062,486	£12,704,031
20%	70%	£11,364,377	£12,027,065	£11,549,126	£11,436,156	£12,096,843	£11,620,905
25%	70%	£10,217,118	£11,045,478	£10,448,054	£10,306,842	£11,135,202	£10,537,778
30%	70%	£9,069,860	£10,063,892	£9,346,983	£9,177,528	£10,171,559	£9,454,651
35%	70%	£7,922,601	£9,082,305	£8,245,912	£8,048,214	£9,207,918	£8,371,524
40%	70%	£6,775,343	£8,100,717	£7,144,840	£6,918,900	£8,244,275	£7,288,397
45%	70%	£5,628,084	£7,119,131	£6,043,768	£5,797,499	£7,280,633	£6,205,270
50%	70%	£4,480,825	£6,137,544	£4,937,460	£4,651,053	£6,316,992	£5,119,437
100%	70%	£-7,177,370	£-3,762,260	£-6,225,283	£-6,807,464	£-3,392,352	£-5,855,376
10%	80%	£13,649,956	£14,028,633	£13,755,525	£13,673,881	£14,052,559	£13,779,451
15%	80%	£12,498,226	£13,066,243	£12,656,582	£12,534,115	£13,102,133	£12,692,471
20%	80%	£11,346,497	£12,103,855	£11,557,638	£11,394,350	£12,151,707	£11,605,491
40%	80%	£6,739,583	£8,254,297	£7,161,865	£6,835,289	£8,350,003	£7,257,570
45%	80%	£5,582,912	£7,291,908	£6,062,922	£5,692,098	£7,399,577	£6,170,590
50%	80%	£4,423,747	£6,329,518	£4,959,041	£4,545,064	£6,449,150	£5,080,359
10%	60%	£13,667,835	£13,951,843	£13,747,013	£13,715,687	£13,999,696	£13,794,865
15%	60%	£12,525,046	£12,951,959	£12,643,813	£12,599,825	£13,022,838	£12,715,591
20%	60%	£11,382,257	£11,950,275	£11,540,613	£11,477,963	£12,045,980	£11,636,315
25%	60%	£10,239,469	£10,949,491	£10,437,413	£10,359,100	£11,069,122	£10,557,045
30%	60%	£9,096,680	£9,948,707	£9,334,214	£9,240,238	£10,092,265	£9,477,772
35%	60%	£7,953,892	£8,947,923	£8,231,014	£8,121,376	£9,115,407	£8,398,498
40%	60%	£6,811,103	£7,947,139	£7,127,814	£7,002,513	£8,138,548	£7,319,225
50%	60%	£4,614,407	£5,945,570	£4,915,878	£4,757,043	£6,184,833	£5,158,514

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,159,267	£3,159,267	£3,159,267	£3,159,267	£3,159,267	£3,159,267
10%	70%	£7,608,859	£7,966,483	£7,724,144	£7,646,954	£8,004,587	£7,792,248
15%	70%	£6,833,656	£7,370,090	£7,006,583	£6,890,812	£7,427,247	£7,063,739
20%	70%	£6,058,452	£6,773,699	£6,289,021	£6,134,661	£6,849,908	£6,365,230
25%	70%	£5,283,248	£6,177,307	£5,571,460	£5,378,509	£6,272,567	£5,666,720
30%	70%	£4,508,044	£5,580,915	£4,853,899	£4,622,358	£5,695,227	£4,968,211
35%	70%	£3,732,842	£4,984,523	£4,136,337	£3,866,206	£5,117,888	£4,269,702
40%	70%	£2,957,639	£4,388,131	£3,418,776	£3,110,054	£4,540,547	£3,571,192
45%	70%	£2,182,435	£3,791,739	£2,701,214	£2,353,904	£3,963,208	£2,872,683
50%	70%	£1,407,231	£3,195,348	£1,983,653	£1,597,752	£3,385,868	£2,174,174
100%	70%	£6,448,573	£2,813,852	£5,276,876	£6,061,301	£2,426,579	£4,889,603
10%	80%	£7,596,934	£9,005,646	£7,728,688	£7,622,337	£8,031,049	£7,754,091
15%	80%	£6,815,768	£7,428,837	£7,013,398	£6,853,872	£7,466,941	£7,051,503
20%	80%	£6,034,603	£6,852,027	£6,298,109	£6,085,408	£6,902,832	£6,348,915
25%	80%	£5,253,436	£6,275,217	£5,582,820	£5,316,943	£6,338,724	£5,646,327
30%	80%	£4,472,270	£5,698,407	£4,867,531	£4,548,479	£5,774,615	£4,943,739
35%	80%	£3,691,105	£5,121,597	£4,152,242	£3,780,014	£5,210,507	£4,241,152
40%	80%	£2,909,939	£4,544,787	£3,436,952	£3,011,550	£4,646,398	£3,538,564
45%	80%	£2,128,772	£3,967,977	£2,721,663	£2,243,085	£4,082,290	£2,835,976
50%	80%	£1,347,606	£3,391,168	£2,006,374	£1,474,620	£3,518,182	£2,133,388
10%	60%	£7,620,785	£7,927,318	£7,719,600	£7,671,590	£7,978,124	£7,770,405
15%	60%	£6,851,544	£7,311,344	£6,999,767	£6,927,752	£7,387,553	£7,075,974
20%	60%	£6,082,300	£6,695,370	£6,239,913	£6,163,913	£6,796,963	£6,381,303
25%	60%	£5,313,062	£6,079,397	£5,560,099	£5,440,075	£6,206,410	£5,687,113
30%	60%	£4,543,821	£5,463,423	£4,840,265	£4,696,237	£5,615,839	£4,992,682
35%	60%	£3,774,580	£4,847,449	£4,120,432	£3,952,398	£5,025,269	£4,298,252
40%	60%	£3,005,339	£4,231,475	£3,400,599	£3,208,560	£4,434,697	£3,603,821
45%	60%	£2,236,098	£3,615,502	£2,680,765	£2,464,722	£3,844,126	£2,909,391
50%	60%	£1,466,857	£2,999,528	£1,960,932	£1,720,884	£3,253,555	£2,214,959

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£45,401,848	£45,401,848	£45,401,848	£45,401,848	£45,401,848	£45,401,848
10%	70%	£46,952,255	£46,594,632	£46,836,971	£46,914,151	£46,558,528	£46,798,867
15%	70%	£47,727,459	£47,191,024	£47,554,532	£47,670,303	£47,133,888	£47,497,376
20%	70%	£48,502,663	£47,707,416	£48,272,094	£48,428,464	£47,711,207	£48,195,885
25%	70%	£49,277,866	£48,383,808	£48,989,655	£49,182,606	£48,288,548	£48,894,395
30%	70%	£50,053,069	£49,060,200	£49,707,216	£49,938,757	£48,865,888	£49,592,904
35%	70%	£50,828,273	£49,736,592	£50,424,778	£50,694,909	£49,443,227	£50,291,413
40%	70%	£51,603,476	£50,412,984	£51,142,339	£51,451,060	£50,020,588	£50,989,922
45%	70%	£52,378,680	£51,089,376	£51,859,901	£52,159,211	£49,597,267	£51,688,431
50%	70%	£53,153,884	£51,765,768	£52,577,462	£52,867,362	£51,175,247	£52,386,941
100%	70%	£61,009,688	£57,374,967	£59,837,990	£60,622,415	£56,687,694	£59,450,718
10%	80%	£46,964,181	£46,555,469	£46,632,427	£46,938,778	£46,530,066	£46,807,024
15%	80%	£47,745,347	£47,132,278	£47,517,716	£47,707,243	£47,094,174	£47,509,612
20%	80%	£48,526,512	£47,709,088	£48,293,006	£48,475,707	£47,659,292	£48,212,209
25%	80%	£49,307,678	£48,285,904	£49,074,162	£49,258,145	£48,814,717	£48,922,553
30%	80%	£50,088,844	£48,862,720	£49,855,318	£49,938,030	£49,478,825	£49,633,061
35%	80%	£50,869,010	£49,439,536	£50,636,474	£50,617,171	£49,840,933	£50,344,569
40%	80%	£51,649,176	£50,016,352	£51,417,630	£51,396,312	£50,203,041	£51,056,077
45%	80%	£52,429,342	£50,593,168	£52,198,786	£52,175,454	£50,565,149	£51,767,585
50%	80%	£53,209,508	£51,170,000	£52,979,942	£52,956,596	£50,927,257	£52,479,093
10%	60%	£46,940,330	£46,633,796	£46,641,515	£46,889,525	£46,582,991	£46,790,710
15%	60%	£47,709,571	£47,249,770	£47,581,349	£47,633,383	£47,173,562	£47,485,141
20%	60%	£48,478,812	£47,889,745	£48,281,083	£48,372,202	£47,704,133	£48,197,571
25%	60%	£49,248,053	£48,489,718	£48,981,016	£49,121,040	£48,384,705	£48,874,032
30%	60%	£50,017,294	£49,097,692	£49,720,849	£49,864,878	£48,945,276	£49,568,432
35%	60%	£50,786,535	£49,715,666	£50,440,683	£50,608,717	£49,535,846	£50,262,863
40%	60%	£51,555,776	£50,329,640	£51,180,516	£51,352,555	£50,128,417	£50,957,294
50%	60%	£53,094,258	£51,587,587	£52,600,183	£52,840,231	£51,307,560	£52,346,156

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,299,100	£33,299,100	£33,299,100	£33,299,100	£33,299,100	£33,299,100
10%	70%	£34,849,508	£34,491,884	£34,734,223	£34,811,403	£34,553,780	£34,696,119
15%	70%	£35,624,711	£35,088,277	£35,451,794	£35,597,595	£35,031,120	£35,384,628
20%	70%	£36,400,914	£35,684,688	£36,169,365	£36,323,706	£35,605,535	£36,079,137
25%	70%	£37,177,118	£36,281,090	£36,886,907	£37,079,858	£36,185,800	£36,791,647
30%	70%	£37,953,321	£36,877,492	£37,604,469	£37,836,009	£36,763,140	£37,499,156
35%	70%	£38,729,525	£37,473,844	£38,322,030	£38,592,161	£37,340,479	£38,188,665
40%	70%	£39,505,728	£38,070,236	£39,039,591	£39,348,313	£37,917,820	£38,897,174
45%	70%	£40,281,932	£38,666,628	£39,757,153	£40,104,463	£38,495,139	£39,605,683
50%	70%	£41,058,135	£39,263,020	£40,474,714	£40,860,615	£39,072,499	£40,284,193
100%	70%	£48,906,940	£45,272,213	£47,735,243	£48,519,668	£44,884,946	£47,347,970
10%	80%	£34,861,433	£34,452,721	£34,729,679	£34,836,030	£34,427,318	£34,704,278
15%	80%	£35,642,599	£35,029,530	£35,444,969	£35,604,495	£34,991,426	£35,400,664
20%	80%	£36,423,764	£35,606,340	£36,160,259	£36,372,359	£35,555,535	£36,108,453
25%	80%	£37,204,929	£36,183,150	£36,875,049	£37,138,211	£36,119,587	£36,819,805
30%	80%	£37,986,094	£36,760,000	£37,589,740	£37,893,063	£36,684,639	£37,527,313
35%	80%	£38,767,259	£37,336,850	£38,302,431	£38,647,915	£37,249,691	£38,234,821
40%	80%	£39,548,424	£37,913,700	£38,985,122	£39,392,767	£37,815,843	£38,942,329
45%	80%	£40,329,589	£38,490,550	£39,736,704	£40,125,282	£38,376,077	£39,622,391
50%	80%	£41,110,754	£39,067,400	£40,451,993	£40,853,747	£38,940,185	£40,324,979
10%	60%	£34,837,682	£34,531,048	£34,738,767	£34,786,777	£34,480,243	£34,687,962
15%	60%	£35,608,823	£35,147,023	£35,458,600	£35,530,615	£35,070,814	£35,382,393
20%	60%	£36,380,064	£35,762,997	£36,178,435	£36,274,464	£35,645,885	£36,079,823
25%	60%	£37,151,305	£36,378,970	£36,898,268	£37,018,292	£36,251,957	£36,771,254
30%	60%	£37,922,546	£36,994,944	£37,618,101	£37,762,130	£36,842,528	£37,465,685
35%	60%	£38,693,787	£37,610,918	£38,337,935	£38,505,969	£37,433,098	£38,160,115
40%	60%	£39,465,028	£38,226,892	£39,057,768	£39,249,807	£38,023,670	£38,854,548
50%	60%	£40,236,269	£38,842,866	£39,777,601	£40,000,640	£38,614,812	£39,548,980

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,253,454	£10,253,454	£10,253,454	£10,253,454	£10,253,454	£10,253,454
10%	70%	£11,803,861	£11,446,238	£11,688,577	£11,765,757	£11,408,134	£11,650,472
15%	70%	£12,579,065	£12,042,630	£12,465,138	£12,521,989	£11,995,474	£12,348,983
20%	70%	£13,354,268	£12,639,022	£13,233,899	£13,278,060	£12,582,813	£13,047,493
25%	70%	£14,129,472	£13,235,414	£13,841,261	£14,034,212	£13,140,153	£13,746,003
30%	70%	£14,904,675	£13,831,805	£14,558,822	£14,790,363	£13,717,494	£14,444,513
35%	70%	£15,679,878	£14,428,198	£15,276,384	£15,546,515	£14,294,833	£15,143,019
40%	70%	£16,455,082	£15,024,589	£15,993,945	£16,302,666	£14,872,173	£15,841,529
45%	70%	£17,230,285	£15,620,980	£16,711,506	£17,058,817	£15,451,513	£16,540,039
50%	70%	£18,005,489	£16,217,373	£17,429,068	£17,814,968	£16,026,853	£17,238,547
100%	70%	£25,861,294	£22,226,572	£24,689,596	£25,474,021	£21,839,299	£24,302,323
10%	80%	£11,815,798	£11,407,074	£11,684,033	£11,790,384	£11,381,672	£11,658,630
15%	80%	£12,599,953	£12,00				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,351,868	£2,351,868	£2,351,868	£2,351,868	£2,351,868	£2,351,868
10%	70%	£3,611,461	£1,159,085	£3,116,746	£339,865	£1,197,185	£394,850
15%	70%	£26,258	£262,692	£199,184	£83,414	£19,849	£256,341
20%	70%	£-748,946	£-33,699	£-518,377	£-672,738	£42,509	£-442,169
25%	70%	£-1,524,150	£-630,092	£-1,235,939	£-1,428,889	£-534,831	£-1,140,678
30%	70%	£-2,299,352	£-1,226,483	£-1,953,500	£-2,185,041	£-1,112,171	£-1,839,187
35%	70%	£-3,074,556	£-1,822,875	£-2,671,061	£-2,941,192	£-1,699,511	£-2,537,696
40%	70%	£-3,849,760	£-2,419,267	£-3,388,623	£-3,697,344	£-2,286,851	£-3,236,206
45%	70%	£-4,624,963	£-3,015,659	£-4,106,194	£-4,453,494	£-2,844,190	£-3,934,715
50%	70%	£-5,400,167	£-3,612,051	£-4,823,745	£-5,209,646	£-3,421,531	£-4,633,224
100%	70%	£-13,255,972	£-9,621,250	£-12,084,274	£-12,868,699	£-9,233,977	£-11,697,001
10%	80%	£789,536	£1,198,248	£921,290	£814,939	£1,223,651	£946,692
15%	80%	£5,370	£21,438	£206,030	£46,474	£89,542	£241,194
20%	80%	£-772,795	£44,629	£-509,289	£-721,990	£95,434	£-458,484
25%	80%	£-3,097,460	£-2,262,611	£-3,370,446	£-3,795,848	£-2,161,000	£-3,268,835
30%	80%	£-4,676,626	£-2,839,421	£-4,085,735	£-4,564,313	£-2,725,108	£-3,971,423
35%	80%	£-5,459,792	£-3,416,231	£-4,801,025	£-5,332,778	£-3,289,217	£-4,674,011
40%	80%	£-6,243,958	£-3,993,041	£-5,516,317	£-6,048,160	£-3,866,326	£-5,475,600
45%	80%	£-7,028,124	£-4,569,851	£-6,231,608	£-6,762,542	£-4,443,435	£-6,277,188
50%	80%	£-7,812,290	£-5,146,661	£-6,946,899	£-7,476,918	£-5,020,544	£-7,078,776
10%	60%	£313,286	£1,119,920	£912,202	£864,192	£1,170,726	£963,096
15%	60%	£44,145	£201,346	£192,368	£120,354	£390,125	£288,676
20%	60%	£-725,096	£-112,028	£-527,466	£-623,485	£-10,417	£-425,855
25%	60%	£-1,494,337	£-728,001	£-1,247,299	£-1,367,324	£-600,988	£-1,120,285
30%	60%	£-2,263,578	£-1,343,975	£-1,967,133	£-2,111,162	£-1,191,559	£-1,814,716
35%	60%	£-3,032,819	£-1,959,949	£-2,686,966	£-2,855,000	£-1,782,130	£-2,509,146
40%	60%	£-3,802,060	£-2,575,923	£-3,406,799	£-3,598,838	£-2,372,701	£-3,203,577
50%	60%	£-5,340,542	£-3,907,871	£-4,846,466	£-5,086,514	£-3,853,843	£-4,592,438

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,242,842	£5,242,842	£5,242,842	£5,242,842	£5,242,842	£5,242,842
10%	70%	£3,692,435	£4,050,059	£3,907,720	£3,730,539	£4,988,163	£3,845,324
15%	70%	£2,917,232	£3,453,866	£3,090,186	£2,974,388	£3,510,823	£3,147,315
20%	70%	£2,142,028	£2,857,275	£2,372,597	£2,218,236	£2,933,483	£2,448,805
25%	70%	£1,366,824	£2,260,682	£1,655,035	£1,462,085	£2,356,143	£1,750,296
30%	70%	£591,622	£1,664,491	£937,474	£705,933	£1,778,803	£1,051,787
35%	70%	£-193,582	£1,068,099	£219,913	£-50,215	£1,201,463	£353,278
40%	70%	£-988,786	£471,707	£-497,649	£-806,370	£64,132	£-424,732
45%	70%	£-1,733,989	£-124,685	£-1,215,210	£-1,562,520	£46,794	£-1,043,741
50%	70%	£-2,509,193	£-721,077	£-1,932,771	£-2,318,672	£-530,556	£-1,742,250
100%	70%	£-10,364,998	£-6,730,276	£-9,193,300	£-9,977,225	£-6,343,003	£-8,806,027
10%	80%	£3,680,510	£4,089,222	£3,812,264	£3,705,913	£4,114,625	£3,837,666
15%	80%	£2,899,344	£3,312,412	£3,086,874	£2,937,448	£3,550,517	£3,135,078
20%	80%	£2,118,178	£2,535,603	£2,381,695	£2,165,980	£2,986,408	£2,432,490
25%	80%	£1,343,012	£1,758,793	£1,516,586	£1,364,874	£2,201,297	£1,677,861
30%	80%	£59,816	£93,363	£62,317	£40,819	£1,416,146	£93,363
35%	80%	£-1,187,652	£51,553	£-1,194,761	£-1,673,339	£165,866	£-1,080,449
40%	80%	£-1,962,846	£-47,427	£-1,910,051	£-2,441,804	£-398,243	£-1,783,037
45%	80%	£-2,738,040	£-104,372	£-2,633,668	£-3,116,157	£-531,115	£-2,581,553
50%	80%	£-3,513,234	£-171,327	£-3,341,907	£-3,815,260	£-664,048	£-3,377,600
10%	60%	£3,704,360	£4,010,894	£3,803,176	£3,755,166	£4,061,700	£3,853,980
15%	60%	£2,935,118	£3,384,820	£3,083,342	£3,011,328	£3,471,123	£3,169,850
20%	60%	£2,165,878	£2,778,946	£2,363,508	£2,267,489	£2,880,557	£2,465,119
25%	60%	£1,396,637	£2,162,973	£1,643,675	£1,523,650	£2,289,886	£1,770,889
30%	60%	£627,396	£1,546,999	£923,841	£779,812	£1,699,415	£1,076,258
35%	60%	£-141,845	£931,025	£204,008	£35,974	£1,108,844	£381,828
40%	60%	£-911,065	£315,051	£-515,825	£-707,864	£518,273	£-312,603
50%	60%	£-2,449,568	£-916,697	£-1,955,492	£-2,195,540	£-662,869	£-1,701,465

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£6,518,965	£6,518,965	£6,518,965	£6,518,965	£6,518,965	£6,518,965
10%	70%	£4,968,558	£5,326,181	£5,083,842	£5,006,662	£5,364,286	£5,121,947
15%	70%	£4,193,356	£4,729,789	£4,366,281	£4,250,511	£4,786,945	£4,423,437
20%	70%	£3,418,151	£4,133,397	£3,645,720	£3,548,359	£4,094,359	£3,724,928
25%	70%	£2,642,947	£3,537,005	£2,931,158	£2,738,207	£3,632,266	£3,026,419
30%	70%	£1,867,744	£2,940,614	£2,213,597	£1,982,056	£3,054,925	£2,327,909
35%	70%	£1,092,541	£2,344,221	£1,496,035	£1,225,904	£2,477,586	£1,629,400
40%	70%	£317,337	£1,747,830	£778,474	£489,753	£1,900,246	£930,891
45%	70%	£-467,867	£1,151,437	£-60,913	£-286,398	£1,322,896	£232,362
50%	70%	£-1,233,070	£555,046	£-656,649	£-1,042,549	£745,586	£-466,128
100%	70%	£-9,088,875	£-5,454,153	£-7,917,177	£-8,701,602	£-5,066,880	£-7,529,904
10%	80%	£4,956,633	£5,365,345	£5,088,386	£4,982,035	£5,390,747	£5,113,789
15%	80%	£4,175,466	£4,768,535	£4,373,097	£4,213,571	£4,626,639	£4,411,201
20%	80%	£3,394,301	£4,171,725	£3,657,807	£3,445,107	£4,378,513	£3,708,513
25%	80%	£2,613,136	£3,574,915	£2,916,651	£2,731,245	£3,929,397	£3,086,262
30%	80%	£1,832,971	£2,978,104	£2,131,185	£1,916,334	£3,480,281	£2,263,513
35%	80%	£1,052,806	£2,381,293	£1,345,729	£1,100,483	£3,031,165	£1,540,764
40%	80%	£26,602	£1,784,482	£60,124	£-13,812	£2,582,049	£93,815
45%	80%	£-151,529	£1,187,671	£-81,361	£-397,217	£1,441,988	£-195,674
50%	80%	£-322,696	£60,866	£-231,830	£-466,682	£977,880	£-506,914
10%	60%	£4,980,483	£5,287,017	£5,079,298	£5,031,289	£5,337,823	£5,130,103
15%	60%	£4,211,242	£4,671,043	£4,359,465	£4,287,451	£4,747,251	£4,435,972
20%	60%	£3,442,031	£4,065,061	£3,639,631	£3,543,811	£4,156,880	£3,741,242
25%	60%	£2,672,760	£3,459,076	£2,919,797	£2,799,773	£3,566,100	£3,046,611
30%	60%	£1,903,519	£2,853,122	£2,199,964	£2,055,935	£3,175,537	£2,352,381
35%	60%	£1,134,278	£2,207,147	£1,480,131	£1,312,097	£2,784,967	£1,657,950
40%	60%	£365,037	£1,591,173	£760,297	£568,259	£1,794,396	£963,520
50%	60%	£-1,173,445	£-99,226	£-879,370	£-919,418	£613,253	£-425,342

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,169,420	£2,169,420	£2,169,420	£2,169,420	£2,169,420	£2,169,420
10%	70%	£619,013	£976,636	£734,297	£657,117	£1,014,741	£772,402
15%	70%	£-156,191	£381,244	£16,736	£-99,094	£437,400	£73,892
20%	70%	£-931,394	£216,147	£-700,825	£-955,186	£-199,938	£-624,617
25%	70%	£-1,706,598	£-812,540	£-1,418,387	£-1,611,337	£-717,279	£-1,323,126
30%	70%	£-2,481,801	£-1,408,931	£-2,135,948	£-2,367,489	£-1,294,619	£-2,021,635
35%	70%	£-3,257,004	£-2,005,324	£-2,853,509	£-3,123,640	£-1,871,959	£-2,720,145
40%	70%	£-4,032,208	£-2,601,715	£-3,571,071	£-3,879,792	£-2,449,299	£-3,418,654
45%	70%	£-4,807,411	£-3,198,107	£-4,288,632	£-4,635,942	£-3,026,638	£-4,117,163
50%	70%	£-5,582,615	£-3,794,499	£-5,006,194	£-5,392,094	£-3,603,979	£-4,815,672
100%	70%	£-13,438,420	£-9,803,696	£-12,266,722	£-13,051,147	£-9,416,425	£-11,879,449
10%	80%	£607,088	£1,015,800	£738,841	£632,491	£1,041,203	£764,244
15%	80%	£-174,079	£438,990	£23,552	£-135,974	£477,094	£61,696
20%	80%	£-955,244	£-137,820	£-891,737	£-904,438	£-97,014	£-840,932
25%	80%	£-2,079,908	£-245,059	£-2,552,894	£-2,979,297	£-2,343,448	£-2,451,283
30%	80%	£-2,854,074	£-302,869	£-3,268,183	£-3,746,761	£-2,907,557	£-3,153,871
35%	80%	£-3,629,240	£-359,679	£-4,083,473	£-4,515,226	£-3,471,665	£-3,956,458
40%	80%	£-4,404,406	£-416,487	£-4,820,919	£-5,256,679	£-4,036,763	£-4,657,646
45%	80%	£-5,179,572	£-473,296	£-5,566,266	£-6,007,132	£-4,611,851	£-5,358,834
50%	80%	£-5,954,738	£-530,105	£-6,304,643	£-6,757,585	£-5,186,940	£-6,059,022
10%	60%	£630,938	£937,472	£729			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,815,534	£7,815,534	£7,815,534	£7,815,534	£7,815,534	£7,815,534
10%	70%	£6,285,126	£6,622,750	£6,380,411	£6,303,231	£6,660,804	£6,418,515
15%	70%	£5,489,923	£5,038,357	£5,662,849	£5,547,079	£5,083,514	£5,720,006
20%	70%	£4,714,719	£5,429,966	£4,945,288	£4,790,927	£5,506,174	£5,021,496
25%	70%	£3,939,515	£4,833,574	£4,227,727	£4,034,776	£4,928,834	£4,322,987
30%	70%	£3,164,313	£4,237,182	£3,510,165	£3,278,624	£4,351,494	£3,624,478
35%	70%	£2,389,109	£3,640,790	£2,792,604	£2,522,473	£3,774,155	£2,925,969
40%	70%	£1,613,905	£3,044,398	£2,075,042	£1,766,321	£3,196,814	£2,227,459
45%	70%	£838,702	£2,448,006	£1,357,481	£1,010,171	£2,619,475	£1,528,950
50%	70%	£63,498	£1,851,615	£639,920	£254,019	£2,042,135	£830,441
100%	70%	£-7,792,307	£-4,157,585	£-6,620,609	£-7,405,034	£-3,770,312	£-6,233,336
10%	80%	£6,253,201	£6,661,913	£6,384,955	£6,278,604	£6,687,316	£6,410,358
15%	80%	£5,472,035	£5,085,103	£5,669,665	£5,510,139	£5,123,208	£5,707,770
20%	80%	£4,690,870	£5,508,294	£4,954,376	£4,741,675	£5,559,099	£5,005,162
40%	80%	£1,566,205	£3,201,054	£2,093,219	£1,667,817	£3,302,665	£2,194,831
45%	80%	£785,039	£2,624,244	£1,377,930	£899,352	£2,738,557	£1,492,243
50%	80%	£3,873	£2,047,434	£662,640	£130,887	£2,174,448	£789,655
10%	60%	£6,277,052	£6,583,585	£6,375,867	£6,327,857	£6,634,391	£6,426,671
15%	60%	£5,507,811	£5,967,611	£5,656,033	£5,584,019	£6,043,820	£5,732,241
20%	60%	£4,738,570	£5,351,637	£4,936,199	£4,840,180	£5,453,248	£5,037,810
25%	60%	£3,969,329	£4,735,664	£4,216,366	£4,096,342	£4,862,677	£4,343,380
30%	60%	£3,200,088	£4,119,690	£3,496,532	£3,352,503	£4,272,106	£3,648,949
35%	60%	£2,430,847	£3,503,716	£2,776,699	£2,608,665	£3,681,536	£2,954,519
40%	60%	£1,661,606	£2,887,742	£2,056,866	£1,894,827	£3,090,964	£2,260,088
50%	60%	£123,124	£1,655,795	£817,199	£377,151	£1,909,822	£871,226

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,203,913	£8,203,913	£8,203,913	£8,203,913	£8,203,913	£8,203,913
10%	70%	£6,653,505	£7,011,129	£6,768,790	£6,691,609	£7,049,233	£6,806,894
15%	70%	£5,878,302	£6,414,736	£6,051,228	£5,935,458	£6,471,893	£6,108,385
20%	70%	£5,103,098	£5,818,345	£5,333,667	£5,179,306	£5,694,553	£5,409,675
25%	70%	£4,327,894	£5,221,953	£4,616,106	£4,423,155	£5,317,213	£4,711,366
30%	70%	£3,552,692	£4,625,561	£3,898,544	£3,667,003	£4,739,873	£4,012,857
35%	70%	£2,777,488	£4,029,169	£3,180,983	£2,910,852	£4,162,533	£3,314,348
40%	70%	£2,002,284	£3,432,777	£2,463,421	£2,154,700	£3,585,193	£2,615,838
45%	70%	£1,227,081	£2,836,385	£1,745,860	£1,399,550	£3,007,854	£1,917,329
50%	70%	£451,877	£2,239,993	£1,028,299	£642,398	£2,430,514	£1,218,820
100%	70%	£-7,403,928	£-3,789,206	£-6,232,230	£-7,016,655	£-3,381,933	£-5,844,957
10%	80%	£6,641,580	£7,050,292	£6,773,334	£6,666,983	£7,075,695	£6,798,737
15%	80%	£5,860,414	£6,473,482	£6,056,044	£5,898,518	£6,511,587	£6,096,149
20%	80%	£5,079,248	£5,886,673	£5,342,755	£5,130,054	£5,947,476	£5,393,361
40%	80%	£1,954,584	£3,589,433	£2,481,598	£2,056,196	£3,691,044	£2,583,210
45%	80%	£1,173,418	£3,012,623	£1,766,309	£1,287,731	£3,126,936	£1,880,622
50%	80%	£392,252	£2,435,813	£1,051,019	£519,266	£2,562,827	£1,178,034
10%	60%	£6,665,431	£6,971,964	£6,764,246	£6,716,236	£7,022,770	£6,815,050
15%	60%	£5,886,190	£6,355,990	£6,044,412	£5,972,398	£6,432,199	£6,120,620
20%	60%	£5,106,949	£5,740,016	£5,324,578	£5,228,559	£5,841,627	£5,426,189
25%	60%	£4,327,708	£5,124,043	£4,604,745	£4,484,721	£5,251,056	£4,731,759
30%	60%	£3,548,466	£4,508,069	£3,884,911	£3,740,882	£4,660,485	£4,037,328
35%	60%	£2,769,225	£3,892,095	£3,165,078	£2,997,044	£4,069,915	£3,342,898
40%	60%	£2,049,984	£3,276,121	£2,445,245	£2,253,206	£3,479,343	£2,648,467
50%	60%	£511,502	£2,044,174	£1,009,578	£785,930	£2,298,201	£1,259,605

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,347,780	£1,347,780	£1,347,780	£1,347,780	£1,347,780	£1,347,780
10%	70%	£515,404	£835,632	£662,437	£553,167	£973,384	£700,200
15%	70%	£99,217	£729,558	£319,766	£155,861	£786,202	£376,409
20%	70%	£-322,155	£523,484	£-23,280	£-245,395	£599,008	£52,619
25%	70%	£-745,149	£317,411	£-371,555	£-649,199	£411,816	£-275,606
30%	70%	£-1,168,144	£111,336	£-719,831	£-1,053,003	£224,624	£-604,891
35%	70%	£-1,591,138	£-294,966	£-1,088,106	£-1,458,808	£37,430	£-933,776
40%	70%	£-2,014,133	£-305,731	£-1,416,382	£-1,860,612	£-152,211	£-1,262,862
45%	70%	£-2,437,128	£-515,175	£-1,764,658	£-2,264,416	£-342,465	£-1,591,948
50%	70%	£-2,860,121	£-724,619	£-2,112,933	£-2,668,222	£-532,720	£-1,921,034
100%	70%	£-7,090,065	£-2,819,062	£-5,595,889	£-6,706,265	£-2,435,262	£-5,211,889
10%	80%	£494,706	£274,966	£662,744	£519,881	£1,900,141	£687,919
15%	80%	£68,171	£768,560	£320,226	£105,933	£826,322	£357,989
20%	80%	£-364,227	£602,154	£-22,656	£-313,054	£652,504	£28,058
25%	80%	£-797,739	£415,747	£-370,775	£-733,773	£478,685	£-306,808
30%	80%	£-1,231,252	£229,341	£-718,895	£-1,154,492	£304,866	£-642,135
35%	80%	£-1,664,765	£42,934	£-1,067,015	£-1,575,211	£131,046	£-977,461
40%	80%	£-2,098,277	£-145,819	£-1,415,134	£-1,995,930	£-43,471	£-1,312,787
45%	80%	£-2,531,789	£-335,274	£-1,763,254	£-2,416,649	£-220,133	£-1,646,114
50%	80%	£-2,965,302	£-524,729	£-2,111,373	£-2,837,368	£-396,795	£-1,983,439
10%	60%	£536,102	£896,297	£662,130	£586,452	£946,647	£712,480
15%	60%	£130,264	£670,555	£319,305	£205,788	£746,080	£394,830
20%	60%	£-200,283	£444,814	£23,904	£-177,736	£545,314	£177,736
25%	60%	£-602,559	£219,073	£-372,336	£-644,625	£344,447	£-244,402
30%	60%	£-1,105,035	£-6,778	£-720,768	£-951,515	£144,381	£-567,247
35%	60%	£-1,617,511	£-236,210	£-1,069,199	£-1,338,405	£-57,104	£-880,092
40%	60%	£-2,129,987	£-465,644	£-1,417,631	£-1,725,295	£-260,951	£-1,212,937
45%	60%	£-2,642,464	£-695,077	£-1,766,063	£-2,112,184	£-464,797	£-1,535,782
50%	60%	£-3,154,940	£-924,511	£-2,114,494	£-2,499,074	£-668,644	£-1,858,627

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,213,335	£53,213,335	£53,213,335	£53,213,335	£53,213,335	£53,213,335
10%	70%	£54,045,710	£53,625,483	£53,898,678	£54,007,948	£53,567,721	£53,860,915
15%	70%	£54,481,898	£53,931,557	£54,241,349	£54,405,254	£53,774,913	£54,184,705
20%	70%	£54,883,270	£54,037,631	£54,584,395	£54,836,510	£53,952,106	£54,508,495
25%	70%	£55,308,264	£54,243,704	£54,932,670	£55,210,314	£54,149,299	£54,836,721
30%	70%	£55,728,258	£54,449,778	£55,280,946	£55,614,118	£54,336,491	£55,165,805
35%	70%	£56,152,253	£54,657,402	£55,629,221	£56,017,923	£54,523,684	£55,494,891
40%	70%	£56,576,248	£54,866,846	£55,977,497	£56,421,727	£54,713,326	£55,823,977
45%	70%	£56,998,241	£55,076,290	£56,325,773	£56,825,531	£54,903,580	£56,153,063
50%	70%	£57,421,236	£55,285,734	£56,674,048	£57,229,336	£55,093,835	£56,482,149
100%	70%	£61,651,180	£57,380,176	£60,156,804	£61,267,380	£56,996,377	£59,773,004
10%	80%	£54,066,408	£53,586,148	£53,898,371	£54,041,234	£53,560,973	£53,873,196
15%	80%	£54,492,944	£53,772,555	£54,240,880	£54,455,182	£53,734,933	£54,203,126
20%	80%	£54,925,342	£53,958,961	£54,583,770	£54,874,169	£53,909,611	£54,533,056
25%	80%	£55,358,392	£54,154,834	£54,927,660	£55,295,160	£54,094,586	£54,873,902
30%	80%	£55,792,904	£54,356,388	£55,274,383	£55,717,764	£54,281,248	£55,209,228
35%	80%	£56,226,416	£54,558,844	£55,617,487	£56,138,483	£54,467,910	£55,544,554
40%	80%	£56,659,928	£54,762,818	£55,962,591	£56,561,187	£54,654,468	£55,883,880
45%	80%	£57,092,440	£54,968,388	£56,307,695	£56,983,891	£54,841,020	£56,223,206
50%	80%	£57,524,952	£55,174,962	£56,652,799	£57,406,595	£55,027,572	£56,562,532
10%	60%	£54,025,012	£53,664,818	£53,898,385	£53,974,663	£53,614,468	£53,848,635
15%	60%	£54,430,851	£53,880,559	£54,241,809	£54,356,327	£53,815,035	£54,166,285
20%	60%	£54,841,197	£54,116,301	£54,585,019	£54,738,851	£54,019,601	£54,483,834
25%	60%	£55,258,673	£54,342,043	£54,928,451	£55,126,740	£54,216,167	£54,808,517
30%	60%	£55,666,150	£54,567,892	£55,281,883	£55,512,630	£54,416,734	£55,128,362
35%	60%	£56,076,626	£54,797,735	£55,630,314	£55,899,520	£54,618,219	£55,451,207
40%	60%	£56,491,102	£55,026,759	£55,978,746	£56,286,410	£54,822,066	£55,774,052
50%	60%	£57,316,055	£55,485,625	£56,675,608	£57,060,189	£55,229,759	£56,419,742

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£41,110,587	£41,110,587	£41,110,587	£41,110,587	£41,110,587	£41,110,587
10%	70%	£41,942,963	£41,522,735	£41,795,930	£41,905,200	£41,484,973	£41,758,167
15%	70%	£42,355,150	£41,728,809	£42,138,801	£42,302,506	£41,672,165	£42,081,957
20%	70%	£42,769,526	£41,934,883	£42,481,647	£42,617,762	£41,869,369	£42,409,746
25%	70%	£43,203,516	£42,140,956	£42,829,922	£43,107,566	£42,046,551	£42,733,973
30%	70%	£43,626,510	£42,347,031	£43,178,198	£43,511,370	£42,233,743	£43,063,058
35%	70%	£44,049,505	£42,554,654	£43,526,473	£43,915,175	£42,420,937	£43,382,143
40%	70%	£44,472,500	£42,764,098	£43,874,749	£44,318,979	£42,610,578	£43,721,229
45%	70%	£44,895,495	£42,973,542	£44,223,025	£44,722,783	£42,800,932	£44,059,315
50%	70%	£45,318,488	£43,182,986	£44,571,300	£45,126,588	£42,991,087	£44,379,401
100%	70%	£49,548,432	£45,277,428	£48,054,056	£49,164,632	£44,893,629	£47,670,256
10%	80%	£41,963,661	£41,483,401	£41,705,623	£41,938,486	£41,458,226	£41,770,448
15%	80%	£42,390,196	£41,689,807	£42,138,141	£42,352,434	£41,632,045	£42,100,378
20%	80%	£42,822,594	£41,895,213	£42,481,923	£42,777,421	£41,805,983	£42,430,369
25%	80%	£43,256,644	£42,101,196	£42,827,905	£43,192,762	£41,979,928	£42,771,154
30%	80%	£43,690,156	£42,303,641	£43,172,621	£43,607,016	£42,154,870	£43,106,841
35%	80%	£44,123,668	£42,506,086	£43,520,346	£44,011,260	£42,330,812	£43,441,828
40%	80%	£44,557,180	£42,708,531	£43,868,071	£44,415,504	£42,505,754	£43,776,815
45%	80%	£44,990,692	£42,910,976	£44,215,796	£44,819,748	£42,678,500	£44,106,481
50%	80%	£45,423,687	£43,113,421	£44,563,521	£45,224,000	£42,851,246	£44,437,567
10%	60%	£41,922,265	£41,562,070	£41,796,237	£41,971,915	£41,511,720	£41,745,887
15%	60%	£42,338,103	£41,767,812	£42,139,062	£42,352,579	£41,712,287	£42,063,537
20%	60%	£42,754,549	£41,973,554	£42,482,271	£42,728,163	£41,892,853	£42,381,187
25%	60%	£43,170,995	£42,179,296	£42,827,036	£43,092,392	£42,073,420	£42,702,769
30%	60%	£43,587,441	£42,385,038	£43,171,765	£43,456,622	£42,248,986	£43,025,614
35%	60%	£43,995,887	£42,589,779	£43,520,494	£43,820,852	£42,424,551	£43,348,459
40%	60%	£44,404,333	£42,794,521	£43,868,223	£44,185,082	£42,599,116	£43,671,304
50%	60%	£45,213,307	£43,282,878	£44,572,861	£44,957,441	£43,127,611	£44,316,994

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,064,941	£18,064,941	£18,064,941	£18,064,941	£18,064,941	£18,064,941
10%	70%	£18,897,316	£18,477,089	£18,750,283	£18,859,554	£18,439,327	£18,712,521
15%	70%	£19,313,574	£18,683,163	£19,292,354	£19,258,860	£18,626,519	£19,036,311
20%	70%	£19,734,876	£18,889,237	£19,436,001	£19,658,116	£18,813,712	£19,360,101
25%	70%	£20,157,870	£19,095,310	£19,784,276	£20,061,920	£19,000,904	£19,688,326
30%	70%	£20,580,864	£19,301,384	£20,132,551	£20,465,724	£19,188,097	£20,017,411
35%	70%	£21,003,859	£19,509,008	£20,480,827	£20,869,529	£19,375,290	£20,346,497
40%	70%	£21,426,853	£19,716,452	£20,829,103	£21,273,333	£19,564,936	£20,675,583
45%	70%	£21,849,847	£19,923,896	£21,177,378	£21,677,137	£19,752,030	£21,004,669
50%	70%	£22,272,842	£20,131,340	£21,525,654	£22,080,942	£19,945,440	£21,333,754
100%	70%	£26,502,786	£22,231,782	£25,008,410	£26,118,986	£21,847,882	£24,624,610
10%	80%	£18,918,014	£18,437,754	£18,749,976	£18,892,839	£18,412,579	£18,724,802
15%	80%	£19,344,550	£18,624,161	£19,092,494	£19,306,787	£18,596,398	£19,054,732
20%	80%	£19,770,988	£18,810,567	£1			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619
10%	70%	-£6,291,994	-£5,871,767	-£5,144,961	-£6,254,231	-£5,234,004	-£6,107,199
15%	70%	-£6,708,182	-£6,077,841	-£6,457,632	-£6,651,537	-£6,021,196	-£6,430,989
20%	70%	-£7,129,554	-£6,283,915	-£6,830,676	-£7,052,793	-£6,208,390	-£6,754,779
25%	70%	-£7,552,547	-£6,489,988	-£7,178,954	-£7,456,597	-£6,395,582	-£7,083,004
30%	70%	-£7,975,542	-£6,696,062	-£7,527,229	-£7,860,402	-£6,582,774	-£7,412,089
35%	70%	-£8,398,536	-£6,903,986	-£7,875,504	-£8,264,207	-£6,769,968	-£7,741,175
40%	70%	-£8,821,531	-£7,113,130	-£8,223,781	-£8,668,011	-£6,959,609	-£8,070,260
45%	70%	-£9,244,525	-£7,322,574	-£8,572,056	-£9,071,815	-£7,149,864	-£8,399,346
50%	70%	-£9,667,519	-£7,532,017	-£8,920,331	-£9,475,620	-£7,340,118	-£8,728,432
100%	70%	-£13,897,463	-£9,626,460	-£12,403,087	-£13,513,663	-£9,242,660	-£12,019,288
10%	80%	-£6,312,692	-£5,832,432	-£6,144,654	-£6,287,517	-£5,807,257	-£6,119,479
15%	80%	-£6,739,228	-£6,019,838	-£6,487,172	-£6,701,465	-£6,381,076	-£6,449,410
20%	80%	-£7,171,625	-£6,205,244	-£6,830,054	-£7,120,452	-£6,554,894	-£6,779,340
25%	80%	-£7,603,675	-£6,393,217	-£7,172,532	-£7,503,328	-£6,730,700	-£7,108,265
30%	80%	-£8,035,675	-£6,581,190	-£7,514,610	-£7,886,203	-£6,906,508	-£7,437,190
35%	80%	-£8,467,675	-£6,769,163	-£7,856,683	-£8,269,078	-£7,082,316	-£7,766,115
40%	80%	-£8,899,675	-£6,957,136	-£8,200,756	-£8,651,953	-£7,258,124	-£8,095,040
45%	80%	-£9,331,675	-£7,145,109	-£8,544,829	-£9,034,828	-£7,437,032	-£8,423,965
50%	80%	-£9,763,675	-£7,333,082	-£8,888,902	-£9,417,703	-£7,615,940	-£8,752,890
10%	60%	-£6,271,296	-£5,911,712	-£6,145,268	-£6,230,946	-£5,860,751	-£6,094,918
15%	60%	-£6,677,135	-£6,136,943	-£6,488,093	-£6,601,611	-£6,261,316	-£6,179,568
20%	60%	-£7,087,481	-£6,362,584	-£6,831,302	-£6,985,135	-£6,446,884	-£6,730,218
25%	60%	-£7,499,957	-£6,588,326	-£7,179,734	-£7,372,024	-£6,622,451	-£7,051,801
30%	60%	-£7,912,434	-£6,814,176	-£7,528,166	-£7,758,913	-£6,803,017	-£7,374,646
35%	60%	-£8,324,911	-£7,040,026	-£7,877,597	-£8,145,803	-£6,984,502	-£7,697,491
40%	60%	-£8,737,388	-£7,273,042	-£8,225,029	-£8,532,693	-£7,168,349	-£8,020,335
50%	60%	-£9,149,865	-£7,506,058	-£8,574,462	-£8,919,578	-£7,349,842	-£8,349,179

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645
10%	70%	-£3,401,020	-£2,880,793	-£3,253,887	-£3,363,257	-£2,943,000	-£3,216,225
15%	70%	-£3,817,208	-£3,186,967	-£3,586,668	-£3,760,563	-£3,130,222	-£3,540,015
20%	70%	-£4,238,580	-£3,392,941	-£3,939,704	-£4,161,819	-£3,317,416	-£3,863,805
25%	70%	-£4,661,573	-£3,599,014	-£4,287,980	-£4,565,623	-£3,504,608	-£4,192,030
30%	70%	-£5,084,566	-£3,805,088	-£4,636,255	-£4,969,428	-£3,691,800	-£4,521,115
35%	70%	-£5,507,559	-£4,012,712	-£4,984,530	-£5,373,233	-£3,878,994	-£4,850,200
40%	70%	-£5,930,552	-£4,222,156	-£5,332,807	-£5,777,037	-£4,068,535	-£5,179,285
45%	70%	-£6,353,545	-£4,431,600	-£5,681,082	-£6,180,841	-£4,258,890	-£5,508,370
50%	70%	-£6,776,538	-£4,641,043	-£6,029,357	-£6,584,646	-£4,448,144	-£5,837,455
100%	70%	-£11,006,489	-£6,735,486	-£9,512,113	-£10,622,689	-£6,351,686	-£9,128,314
10%	80%	-£3,421,718	-£2,941,458	-£3,253,680	-£3,396,543	-£2,916,283	-£3,228,505
15%	80%	-£3,848,254	-£3,127,964	-£3,586,188	-£3,810,491	-£3,090,102	-£3,558,436
20%	80%	-£4,280,651	-£3,314,270	-£3,939,080	-£4,229,479	-£3,273,920	-£3,888,366
25%	80%	-£4,712,048	-£3,500,576	-£4,291,972	-£4,638,467	-£3,458,750	-£4,217,291
30%	80%	-£5,143,445	-£3,686,882	-£4,644,864	-£5,047,455	-£3,643,571	-£4,546,216
35%	80%	-£5,574,842	-£3,873,188	-£4,997,756	-£5,456,443	-£3,828,392	-£4,875,141
40%	80%	-£6,006,239	-£4,059,494	-£5,350,648	-£5,865,431	-£4,013,213	-£5,204,066
45%	80%	-£6,437,636	-£4,245,800	-£5,703,540	-£6,274,419	-£4,198,034	-£5,532,991
50%	80%	-£6,869,033	-£4,432,106	-£6,056,432	-£6,683,407	-£4,382,855	-£5,861,916
10%	60%	-£3,380,322	-£3,020,127	-£3,254,294	-£3,329,972	-£2,969,777	-£3,203,944
15%	60%	-£3,796,161	-£3,245,869	-£3,597,119	-£3,710,637	-£3,170,344	-£3,521,594
20%	60%	-£4,212,000	-£3,471,610	-£3,940,328	-£4,094,161	-£3,370,910	-£3,839,244
25%	60%	-£4,627,839	-£3,697,352	-£4,288,760	-£4,481,050	-£3,571,477	-£4,160,827
30%	60%	-£5,043,678	-£3,923,094	-£4,637,192	-£4,867,939	-£3,772,043	-£4,481,672
35%	60%	-£5,459,517	-£4,148,836	-£4,985,623	-£5,254,829	-£3,972,618	-£4,802,517
40%	60%	-£5,875,356	-£4,374,578	-£5,334,055	-£5,641,719	-£4,177,375	-£5,123,361
50%	60%	-£6,291,195	-£4,600,320	-£5,682,487	-£6,028,607	-£4,372,242	-£5,444,205

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522
10%	70%	-£2,124,897	-£1,704,670	-£1,977,864	-£2,087,135	-£1,666,907	-£1,940,102
15%	70%	-£2,541,085	-£1,910,744	-£2,320,535	-£2,484,441	-£1,854,100	-£2,263,892
20%	70%	-£2,957,273	-£2,116,818	-£2,663,206	-£2,885,697	-£2,041,293	-£2,587,682
25%	70%	-£3,373,461	-£2,322,892	-£3,005,877	-£3,286,953	-£2,228,486	-£2,911,907
30%	70%	-£3,789,649	-£2,528,966	-£3,348,548	-£3,688,209	-£2,415,679	-£3,236,132
35%	70%	-£4,205,837	-£2,735,040	-£3,691,219	-£4,089,465	-£2,602,872	-£3,560,357
40%	70%	-£4,622,025	-£2,941,114	-£4,033,890	-£4,490,721	-£2,790,065	-£3,884,582
45%	70%	-£5,038,213	-£3,147,188	-£4,376,561	-£4,891,977	-£2,979,258	-£4,208,807
50%	70%	-£5,454,401	-£3,353,262	-£4,719,232	-£5,293,233	-£3,168,451	-£4,533,032
100%	70%	-£9,730,366	-£5,459,363	-£8,235,991	-£9,346,567	-£5,075,563	-£8,852,191
10%	80%	-£2,145,595	-£1,665,335	-£1,977,557	-£2,120,420	-£1,640,160	-£1,952,383
15%	80%	-£2,572,131	-£1,851,742	-£2,320,075	-£2,534,368	-£1,813,979	-£2,282,313
20%	80%	-£3,000,520	-£2,038,147	-£2,662,590	-£2,935,355	-£1,997,788	-£2,612,243
25%	80%	-£3,428,909	-£2,224,552	-£3,005,105	-£3,336,342	-£2,181,597	-£2,941,173
30%	80%	-£3,857,298	-£2,410,957	-£3,347,620	-£3,737,329	-£2,365,406	-£3,270,103
35%	80%	-£4,285,687	-£2,597,362	-£3,689,135	-£4,138,316	-£2,549,215	-£3,599,033
40%	80%	-£4,714,076	-£2,783,767	-£4,030,650	-£4,539,303	-£2,733,024	-£3,927,963
45%	80%	-£5,142,465	-£2,970,172	-£4,372,165	-£4,940,290	-£2,916,833	-£4,256,893
50%	80%	-£5,570,854	-£3,156,577	-£4,713,680	-£5,341,277	-£3,100,642	-£4,585,823
10%	60%	-£2,104,199	-£1,744,005	-£1,978,171	-£2,053,849	-£1,693,655	-£1,927,822
15%	60%	-£2,532,638	-£1,929,410	-£2,319,586	-£2,434,514	-£1,877,221	-£2,245,471
20%	60%	-£2,961,077	-£2,114,815	-£2,660,001	-£2,815,038	-£2,060,590	-£2,564,020
25%	60%	-£3,389,516	-£2,300,220	-£3,000,516	-£3,195,553	-£2,245,700	-£2,882,569
30%	60%	-£3,817,955	-£2,485,625	-£3,341,031	-£3,576,068	-£2,430,810	-£3,201,118
35%	60%	-£4,246,394	-£2,671,030	-£3,681,546	-£3,956,583	-£2,615,920	-£3,519,667
40%	60%	-£4,674,833	-£2,856,435	-£4,022,061	-£4,337,098	-£2,801,030	-£3,838,216
45%	60%	-£5,103,272	-£3,041,840	-£4,362,576	-£4,717,613	-£2,986,140	-£4,156,765
50%	60%	-£5,531,711	-£3,227,245	-£4,703,091	-£5,098,128	-£3,171,250	-£4,475,314

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067
10%	70%	-£6,474,442	-£6,054,215	-£6,327,409	-£6,436,680	-£6,016,452	-£6,289,647
15%	70%	-£6,990,630	-£6,260,289	-£6,670,080	-£6,833,986	-£6,203,645	-£6,613,437
20%	70%	-£7,506,818	-£6,466,363	-£7,013,154	-£7,237,292	-£6,390,838	-£7,037,227
25%	70%	-£8,023,006	-£6,672,437	-£7,361,402	-£7,640,598	-£6,578,030	-£7,285,452
30%	70%	-£8,539,194	-£6,878,511	-£7,709,650	-£8,043,904	-£6,765,223	-£7,533,677
35%	70%	-£9,055,382	-£7,084,585	-£8,057,902	-£8,447,210	-£6,952,416	-£7,781,902
40%	70%	-£9,571,570	-£7,290,659	-£8,406,154	-£8,850,516	-£7,139,609	-£8,030,127
45%	70%	-£10,087,758	-£7,496,733	-£8,754,406	-£9,253,822	-£7,326,802	-£8,278,352
50%	70%	-£10,603,946	-£7,702,807	-£9,102,658	-£9,657,128	-£7,514,000	-£8,526,577
100%	70%	-£14,079,911	-£9,808,908	-£12,585,536	-£13,696,112	-£9,425,108	-£12,201,736
10%	80%	-£6,495,140	-£6,014,880	-£6,327,102	-£6,469,965	-£6,049,705	-£6,301,927
15%	80%	-£6,921,676	-£6,201,287	-£6,669,620	-£6,883,913	-£6,163,524	-£6,631,858
20%	80%	-£7,348,212	-£6,387,692	-£7,012,132	-£7,297,900	-£6,347,342	-£7,061,788
25%	80%	-£7,774,748	-£6,574,097	-£7,354,646	-£7,701,887	-£6,530,770	-£7,391,718
30%	80%	-£8,201,284	-£6,760,502	-£7,700,160	-£8,105,874	-£6,715,199	-£7,621,648
35%	80%	-£8,627,820	-£6,946,907	-£8,044,674	-£8,510,861	-£6,900,628	-£7,951,578
40%	80%	-£9,054,356	-£7,133,312	-£8,389,188	-£8,915,848	-£7,085,057	-£8,281,508
45%	80%	-£9,480,892	-£7,319,717	-£8,733,702	-£9,320,		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,047	£4,047	£4,047	£4,047	£4,047	£4,047
10%	70%	-£829,329	-£408,191	-£681,296	-£790,566	-£370,339	-£645,534
15%	70%	-£1,244,516	-£514,175	-£1,023,367	-£1,137,672	-£557,531	-£967,324
20%	70%	-£1,665,688	-£820,250	-£1,367,013	-£1,589,128	-£744,725	-£1,291,114
25%	70%	-£2,088,882	-£1,026,323	-£1,715,289	-£1,992,932	-£931,917	-£1,619,339
30%	70%	-£2,511,877	-£1,232,397	-£2,063,564	-£2,396,736	-£1,119,109	-£1,948,424
35%	70%	-£2,934,871	-£1,440,021	-£2,411,839	-£2,800,541	-£1,306,303	-£2,277,509
40%	70%	-£3,357,866	-£1,649,464	-£2,760,116	-£3,204,345	-£1,495,944	-£2,606,595
45%	70%	-£3,780,859	-£1,858,908	-£3,108,391	-£3,608,150	-£1,686,199	-£2,935,681
50%	70%	-£4,203,854	-£2,068,352	-£3,456,666	-£4,011,955	-£1,876,453	-£3,264,767
100%	70%	-£8,433,798	-£4,162,795	-£6,939,422	-£8,040,998	-£3,778,995	-£6,555,622
10%	80%	-£849,027	-£368,767	-£680,989	-£823,852	-£343,592	-£655,814
15%	80%	-£1,275,862	-£555,173	-£1,023,507	-£1,237,890	-£517,411	-£985,744
20%	80%	-£1,707,860	-£741,579	-£1,368,389	-£1,656,787	-£691,229	-£1,315,675
25%	80%	-£2,142,010	-£931,489	-£1,715,289	-£2,060,541	-£876,204	-£1,644,520
30%	80%	-£2,576,160	-£1,121,399	-£2,063,564	-£2,464,293	-£1,060,679	-£1,973,405
35%	80%	-£3,010,310	-£1,311,309	-£2,411,839	-£2,868,045	-£1,245,154	-£2,302,290
40%	80%	-£3,444,460	-£1,501,219	-£2,760,116	-£3,271,797	-£1,429,629	-£2,631,175
45%	80%	-£3,878,610	-£1,691,129	-£3,108,391	-£3,675,549	-£1,614,104	-£2,960,060
50%	80%	-£4,312,760	-£1,881,039	-£3,456,666	-£4,079,301	-£1,803,579	-£3,288,945
10%	60%	-£807,631	-£447,436	-£681,603	-£757,281	-£397,086	-£631,253
15%	60%	-£1,213,469	-£633,178	-£1,024,428	-£1,137,346	-£597,653	-£948,903
20%	60%	-£1,623,816	-£823,919	-£1,367,637	-£1,521,470	-£798,219	-£1,286,553
25%	60%	-£2,036,292	-£1,014,660	-£1,716,069	-£1,908,358	-£998,786	-£1,588,136
30%	60%	-£2,448,769	-£1,204,401	-£2,064,501	-£2,295,248	-£1,199,352	-£1,910,981
35%	60%	-£2,861,245	-£1,394,142	-£2,412,932	-£2,682,138	-£1,400,837	-£2,233,825
40%	60%	-£3,273,720	-£1,583,883	-£2,761,364	-£3,069,028	-£1,604,684	-£2,556,670
50%	60%	-£4,089,673	-£2,268,244	-£3,458,227	-£3,842,907	-£2,012,377	-£3,202,360

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£392,426	£392,426	£392,426	£392,426	£392,426	£392,426
10%	70%	-£439,950	-£19,722	-£292,917	-£402,187	-£18,040	-£255,155
15%	70%	-£866,137	-£225,797	-£635,588	-£799,493	-£169,152	-£578,945
20%	70%	-£1,277,509	-£431,671	-£978,634	-£1,200,749	-£356,346	-£902,735
25%	70%	-£1,700,503	-£637,944	-£1,326,910	-£1,604,553	-£543,638	-£1,230,960
30%	70%	-£2,123,498	-£844,018	-£1,675,185	-£2,008,357	-£730,730	-£1,560,045
35%	70%	-£2,546,492	-£1,051,642	-£2,023,460	-£2,412,162	-£917,924	-£1,889,130
40%	70%	-£2,969,487	-£1,261,085	-£2,371,737	-£2,815,967	-£1,107,565	-£2,218,215
45%	70%	-£3,392,480	-£1,470,529	-£2,720,012	-£3,219,771	-£1,297,200	-£2,547,302
50%	70%	-£3,815,475	-£1,679,973	-£3,068,287	-£3,623,576	-£1,488,074	-£2,876,388
100%	70%	-£8,045,419	-£3,774,416	-£6,551,043	-£7,661,619	-£3,390,616	-£6,167,244
10%	80%	-£460,848	£19,612	-£292,610	-£435,473	£44,787	-£267,435
15%	80%	-£887,183	-£166,794	-£635,128	-£849,421	-£129,032	-£597,365
20%	80%	-£1,319,581	-£333,200	-£975,010	-£1,268,408	-£302,850	-£927,296
25%	80%	-£1,751,979	-£500,606	-£1,314,373	-£1,662,301	-£495,202	-£1,317,171
30%	80%	-£2,184,377	-£667,812	-£1,661,365	-£2,056,194	-£687,554	-£1,668,640
35%	80%	-£2,616,775	-£835,018	-£2,010,357	-£2,450,087	-£880,006	-£2,029,771
40%	80%	-£3,049,173	-£1,002,224	-£2,359,349	-£2,843,980	-£1,072,458	-£2,381,522
45%	80%	-£3,481,571	-£1,169,430	-£2,708,341	-£3,237,873	-£1,264,910	-£2,733,273
50%	80%	-£3,913,969	-£1,336,636	-£3,057,333	-£3,631,766	-£1,457,362	-£3,084,524
10%	60%	-£419,252	-£59,057	-£293,224	-£368,902	-£8,707	-£242,874
15%	60%	-£825,980	-£284,799	-£636,049	-£749,567	-£209,274	-£590,524
20%	60%	-£1,235,437	-£510,540	-£975,258	-£1,133,091	-£409,840	-£878,174
25%	60%	-£1,647,913	-£736,282	-£1,327,690	-£1,519,979	-£610,407	-£1,199,757
30%	60%	-£2,060,390	-£962,132	-£1,676,122	-£1,906,869	-£810,973	-£1,522,602
35%	60%	-£2,472,866	-£1,191,565	-£2,024,553	-£2,293,759	-£1,012,458	-£1,845,446
40%	60%	-£2,885,341	-£1,420,998	-£2,372,985	-£2,680,649	-£1,216,305	-£2,168,291
50%	60%	-£3,710,294	-£1,879,865	-£3,069,848	-£3,454,428	-£1,623,998	-£2,813,981

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,199,916	£3,199,916	£3,199,916	£3,199,916	£3,199,916	£3,199,916
10%	70%	£2,196,135	£2,603,751	£2,338,357	£2,234,409	£2,642,025	£2,376,832
15%	70%	£1,694,244	£2,305,668	£1,907,577	£1,751,656	£2,363,080	£1,964,989
20%	70%	£1,192,353	£2,007,586	£1,476,798	£1,268,902	£2,084,135	£1,553,348
25%	70%	£690,461	£1,709,503	£1,046,018	£786,149	£1,805,190	£1,141,705
30%	70%	£188,571	£1,411,420	£615,238	£303,396	£1,526,245	£730,063
35%	70%	£-318,444	£1,113,338	£184,459	£-182,291	£1,247,300	£318,421
40%	70%	£-828,544	£815,255	£-250,350	£-672,939	£968,355	£-84,745
45%	70%	£-1,338,643	£517,172	£-888,174	£-1,163,589	£689,410	£-513,121
50%	70%	£-1,848,742	£219,089	£-1,286,000	£-1,654,238	£410,464	£-931,495
100%	70%	£-6,949,736	£-2,806,905	£-5,504,251	£-6,560,726	£-2,417,895	£-5,115,241
10%	80%	£2,176,840	£2,642,687	£2,339,380	£2,202,356	£2,668,204	£2,384,897
15%	80%	£1,665,302	£2,364,072	£1,909,111	£1,703,577	£2,402,348	£1,947,386
20%	80%	£1,153,764	£2,085,458	£1,478,843	£1,204,796	£2,136,491	£1,529,877
25%	80%	£642,224	£1,806,844	£1,048,575	£706,017	£1,870,635	£1,112,366
30%	80%	£130,686	£1,528,229	£618,306	£207,237	£1,604,779	£694,857
35%	80%	£-387,080	£1,249,614	£188,038	£-236,312	£1,338,923	£277,346
40%	80%	£-896,985	£970,999	£-246,192	£-803,240	£1,073,066	£-142,456
45%	80%	£-1,426,890	£692,385	£-683,497	£-1,310,186	£807,210	£-566,794
50%	80%	£-1,946,794	£413,771	£-1,120,803	£-1,817,124	£541,354	£-991,133
10%	60%	£2,215,430	£2,564,814	£2,337,334	£2,266,462	£2,615,848	£2,388,368
15%	60%	£1,723,186	£2,247,263	£1,906,043	£1,799,735	£2,323,814	£1,982,593
20%	60%	£1,230,943	£1,929,713	£1,474,723	£1,333,009	£2,078,819	£1,576,819
25%	60%	£738,698	£1,612,162	£1,043,481	£866,282	£1,739,746	£1,171,044
30%	60%	£246,455	£1,294,611	£612,170	£399,555	£1,447,712	£765,269
35%	60%	£-249,808	£977,061	£180,879	£-68,271	£1,155,678	£359,495
40%	60%	£-760,102	£659,510	£-254,508	£-542,631	£863,643	£-47,036
45%	60%	£-1,250,397	£341,959	£-892,852	£-1,016,981	£571,609	£-459,446
50%	60%	£-1,750,691	£24,409	£-1,131,197	£-1,481,351	£279,575	£-871,658

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£51,361,198	£51,361,198	£51,361,198	£51,361,198	£51,361,198	£51,361,198
10%	70%	£52,364,980	£51,957,364	£52,222,758	£52,326,705	£51,919,090	£52,184,483
15%	70%	£52,868,971	£52,295,447	£52,653,538	£52,809,458	£52,199,035	£52,696,126
20%	70%	£53,368,762	£52,653,538	£53,084,317	£53,292,312	£52,476,980	£53,001,767
25%	70%	£53,870,554	£52,851,612	£53,515,096	£53,774,965	£52,755,925	£53,419,409
30%	70%	£54,372,346	£53,149,695	£53,945,877	£54,257,716	£53,034,870	£53,831,052
35%	70%	£54,875,559	£53,447,777	£54,376,656	£54,743,406	£53,313,815	£54,242,694
40%	70%	£55,389,659	£53,745,860	£54,811,465	£55,234,054	£53,592,760	£54,655,860
45%	70%	£55,899,758	£54,043,943	£55,249,398	£55,721,704	£53,871,705	£55,074,236
50%	70%	£56,405,857	£54,342,025	£55,687,115	£56,215,353	£54,150,650	£55,492,610
100%	70%	£61,510,851	£57,368,020	£60,065,366	£61,121,841	£56,979,010	£59,676,356
10%	80%	£52,384,275	£51,916,428	£52,221,735	£52,358,759	£51,892,911	£52,196,218
15%	80%	£52,895,113	£52,197,043	£52,652,003	£52,857,538	£52,168,767	£52,613,729
20%	80%	£53,407,351	£52,475,657	£53,082,272	£53,356,319	£52,424,623	£53,031,238
25%	80%	£53,918,100	£52,754,953	£53,507,907	£53,849,464	£52,698,049	£53,443,511
30%	80%	£54,428,348	£53,034,249	£53,922,441	£54,332,613	£52,973,475	£53,856,784
35%	80%	£54,938,596	£53,313,544	£54,335,975	£54,815,762	£53,248,901	£54,269,057
40%	80%	£55,448,844	£53,592,839	£54,749,308	£55,299,911	£53,524,327	£54,681,330
45%	80%	£55,959,092	£53,872,134	£55,162,641	£55,783,054	£53,803,753	£55,093,603
50%	80%	£56,469,340	£54,151,429	£55,575,974	£56,266,197	£54,079,161	£55,505,876
10%	60%	£52,345,685	£51,936,301	£52,223,781	£52,294,653	£51,945,267	£52,172,747
15%	60%	£52,837,929	£52,215,851	£52,655,072	£52,761,379	£52,237,301	£52,578,521
20%	60%	£53,330,172	£52,497,402	£53,086,363	£53,229,106	£52,529,335	£53,004,295
25%	60%	£53,822,415	£52,778,953	£53,517,654	£53,694,833	£52,811,369	£53,430,071
30%	60%	£54,314,660	£53,060,503	£53,948,945	£54,161,560	£53,113,403	£53,795,845
35%	60%	£54,806,905	£53,342,054	£54,380,236	£54,629,386	£53,405,437	£54,201,620
40%	60%	£55,299,150	£53,623,605	£54,811,527	£55,093,746	£53,697,472	£54,608,151
50%	60%	£55,791,395	£53,905,156	£55,242,812	£55,552,468	£54,001,506	£55,032,872

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£39,258,450	£39,258,450	£39,258,450	£39,258,450	£39,258,450	£39,258,450
10%	70%	£40,262,232	£39,854,616	£40,120,010	£40,223,958	£39,816,342	£40,081,735
15%	70%	£40,764,123	£40,152,699	£40,550,790	£40,706,711	£40,095,287	£40,493,078
20%	70%	£41,266,014	£40,450,782	£40,981,599	£41,159,465	£40,374,232	£40,904,419
25%	70%	£41,767,905	£40,748,864	£41,412,349	£41,672,218	£40,653,177	£41,316,662
30%	70%	£42,269,796	£41,046,947	£41,843,129	£42,154,971	£40,932,122	£41,728,304
35%	70%	£42,771,687	£41,345,029	£42,273,908	£42,640,658	£41,211,067	£42,139,946
40%	70%	£43,273,578	£41,643,112	£42,708,717	£43,131,306	£41,490,012	£42,551,112
45%	70%	£43,775,469	£41,941,195	£43,146,541	£43,621,986	£41,769,957	£42,962,278
50%	70%	£44,277,360	£42,239,278	£43,584,367	£44,112,605	£42,047,903	£43,389,852
100%	70%	£49,408,103	£45,265,272	£47,962,618	£49,019,093	£44,676,262	£47,573,608
10%	80%	£40,281,527	£39,815,680	£40,118,987	£40,256,011	£39,790,163	£40,093,470
15%	80%	£40,793,095	£40,094,235	£40,549,256	£40,754,790	£40,056,019	£40,510,981
20%	80%	£41,304,663	£40,372,809	£40,979,524	£41,253,571	£40,331,876	£40,928,490
25%	80%	£41,816,231	£40,651,382	£41,412,261	£41,742,352	£40,611,741	£41,340,001
30%	80%	£42,327,799	£40,930,955	£41,843,011	£42,231,133	£40,891,606	£41,751,512
35%	80%	£42,839,367	£41,210,528	£42,272,761	£42,720,914	£41,171,471	£42,162,023
40%	80%	£43,350,935	£41,490,101	£42,703,511	£43,210,695	£41,451,326	£42,572,534
45%	80%	£43,862,503	£41,769,674	£43,144,261	£43,700,476	£41,731,181	£42,983,045
50%	80%	£44,374,071	£42,049,247	£43,575,011	£44,190,257	£42,011,036	£43,393,556
10%	60%	£40,242,937	£39,893,533	£40,121,033	£40,191,905	£39,842,619	£40,069,999
15%	60%	£40,735,181	£40,211,104	£40,552,324	£40,688,632	£40,134,593	£40,475,774
20%	60%	£41,227,425	£40,528,654	£40,983,615	£41,179,368	£40,415,468	£40,881,549
25%	60%	£41,719,669	£40,846,205	£41,414,906	£41,670,149	£40,718,621	£41,292,323
30%	60%	£42,211,913	£41,163,756	£41,846,197	£42,162,930	£41,010,655	£41,693,098
35%	60%	£42,704,157	£41,481,307	£42,277,488	£42,656,638	£41,302,689	£42,098,872
40%	60%	£43,196,401	£41,798,857	£42,712,875	£43,150,938	£41,594,724	£42,505,403
50%	60%	£43,688,645	£42,116,408	£43,148,264	£43,640,718	£41,879,752	£42,912,925

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£16,212,804	£16,212,804	£16,212,804	£16,212,804	£16,212,804	£16,212,804
10%	70%	£17,216,586	£16,808,970	£17,074,364	£17,178,311	£16,770,695	£17,036,089
15%	70%	£17,718,477	£17,007,053	£17,595,144	£17,561,084	£17,049,640	£17,447,731
20%	70%	£18,220,367	£17,405,135	£17,935,923	£18,143,818	£17,328,586	£17,859,373
25%	70%	£18,722,259	£17,703,218	£18,366,702	£18,626,571	£17,607,531	£18,271,015
30%	70%	£19,224,150	£18,001,301	£18,797,482	£19,109,324	£17,886,476	£18,682,658
35%	70%	£19,726,041	£18,299,383	£19,228,262	£19,596,011	£18,165,421	£19,094,300
40%	70%	£20,227,932	£18,597,465	£19,659,071	£20,085,660	£18,444,366	£19,505,942
45%	70%	£20,729,823	£18,895,548	£20,089,850	£20,575,309	£18,723,311	£19,917,584
50%	70%	£21,231,714	£19,193,631	£20,538,721	£21,066,958	£19,002,256	£20,344,216
100%	70%	£26,362,456	£22,219,628	£24,916,971	£25,973,447	£21,830,616	£24,527,962
10%	80%	£17,235,881	£16,770,033	£17,073,341	£17,210,365	£16,744,517	£17,047,824
15%	80%	£17,747,419	£17,049,649	£17,503,609	£17,709,144	£17,010,373	£17,465,335
20%	80%	£					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482
10%	70%	-£4,611,263	-£4,203,648	-£4,469,041	-£4,572,989	-£4,165,373	-£4,430,767
15%	70%	-£5,113,154	-£4,501,730	-£4,899,821	-£5,055,742	-£4,444,318	-£4,842,405
20%	70%	-£5,615,045	-£4,799,812	-£5,330,601	-£5,538,496	-£4,723,263	-£5,254,050
25%	70%	-£6,116,937	-£5,097,895	-£5,761,380	-£6,021,249	-£5,002,208	-£5,665,693
30%	70%	-£6,618,828	-£5,395,978	-£6,192,160	-£6,504,002	-£5,281,153	-£6,077,335
35%	70%	-£7,120,720	-£5,694,060	-£6,622,939	-£6,986,755	-£5,560,098	-£6,488,978
40%	70%	-£7,622,612	-£5,992,143	-£7,057,749	-£7,469,508	-£5,839,044	-£6,900,621
45%	70%	-£8,124,504	-£6,290,226	-£7,496,573	-£7,952,261	-£6,117,989	-£7,312,264
50%	70%	-£8,626,396	-£6,588,309	-£7,933,396	-£8,435,014	-£6,396,934	-£7,723,807
100%	70%	-£10,757,134	-£9,614,304	-£10,311,649	-£10,311,649	-£9,225,293	-£11,822,640
10%	80%	-£4,630,558	-£4,164,711	-£4,468,018	-£4,605,042	-£4,139,194	-£4,442,502
15%	80%	-£5,142,096	-£4,443,326	-£4,898,287	-£5,103,322	-£4,405,051	-£4,860,012
20%	80%	-£5,653,635	-£4,721,940	-£5,328,555	-£5,602,602	-£4,670,907	-£5,277,522
40%	80%	-£7,714,383	-£5,836,999	-£7,053,590	-£7,610,647	-£5,734,332	-£6,940,854
45%	80%	-£8,234,288	-£6,115,013	-£7,490,895	-£8,117,584	-£6,000,188	-£7,374,193
50%	80%	-£8,754,192	-£6,393,627	-£7,928,201	-£8,624,523	-£6,266,045	-£7,786,531
10%	60%	-£4,591,969	-£4,242,584	-£4,470,964	-£4,540,396	-£4,191,551	-£4,419,030
15%	60%	-£5,084,212	-£4,560,135	-£4,901,355	-£5,007,683	-£4,483,585	-£4,824,805
20%	60%	-£5,576,456	-£4,877,685	-£5,332,646	-£5,474,390	-£4,775,618	-£5,230,579
25%	60%	-£6,068,700	-£5,195,236	-£5,763,937	-£5,941,116	-£5,067,652	-£5,636,554
30%	60%	-£6,560,944	-£5,512,787	-£6,195,228	-£6,407,843	-£5,359,686	-£6,042,129
35%	60%	-£7,057,208	-£5,830,337	-£6,626,519	-£6,875,669	-£5,651,720	-£6,447,903
40%	60%	-£7,557,500	-£6,147,888	-£7,057,806	-£7,350,029	-£5,943,755	-£6,854,434
50%	60%	-£8,058,089	-£6,465,439	-£7,489,096	-£7,828,749	-£6,237,623	-£7,265,256

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£716,508	-£716,508	-£716,508	-£716,508	-£716,508	-£716,508
10%	70%	-£1,720,289	-£1,312,674	-£1,578,067	-£1,662,015	-£1,274,389	-£1,539,753
15%	70%	-£2,222,180	-£1,610,756	-£2,008,947	-£2,154,768	-£1,561,435	-£1,915,435
20%	70%	-£2,724,071	-£1,908,838	-£2,439,627	-£2,647,522	-£1,832,289	-£2,363,076
25%	70%	-£3,225,963	-£2,206,921	-£2,870,406	-£3,130,275	-£2,111,234	-£2,774,719
30%	70%	-£3,727,854	-£2,505,004	-£3,301,186	-£3,613,028	-£2,390,179	-£3,186,361
35%	70%	-£4,229,746	-£2,803,086	-£3,731,965	-£4,095,781	-£2,669,124	-£3,598,004
40%	70%	-£4,731,638	-£3,101,169	-£4,162,744	-£4,580,534	-£2,948,070	-£4,009,647
45%	70%	-£5,233,530	-£3,399,252	-£4,604,599	-£5,080,013	-£3,227,015	-£4,421,290
50%	70%	-£5,735,422	-£3,697,335	-£5,042,424	-£5,570,662	-£3,505,960	-£4,832,933
100%	70%	-£10,866,160	-£8,723,330	-£9,420,675	-£10,477,150	-£8,334,319	-£9,031,666
10%	80%	-£1,739,584	-£1,273,737	-£1,577,044	-£1,714,068	-£1,248,220	-£1,551,528
15%	80%	-£2,251,122	-£1,562,352	-£2,027,213	-£2,212,046	-£1,518,077	-£1,969,038
20%	80%	-£2,762,661	-£1,850,966	-£2,437,581	-£2,711,628	-£1,779,333	-£2,386,548
40%	80%	-£4,823,409	-£2,945,425	-£4,162,616	-£4,719,673	-£2,843,358	-£4,058,880
45%	80%	-£5,343,314	-£3,224,039	-£4,599,921	-£5,226,610	-£3,109,214	-£4,483,219
50%	80%	-£5,863,218	-£3,502,653	-£5,037,227	-£5,733,549	-£3,375,071	-£4,907,557
10%	60%	-£1,700,995	-£1,351,610	-£1,579,090	-£1,649,962	-£1,300,577	-£1,528,056
15%	60%	-£2,193,238	-£1,649,161	-£2,010,381	-£2,116,689	-£1,592,611	-£1,933,831
20%	60%	-£2,685,482	-£1,936,711	-£2,441,672	-£2,583,416	-£1,884,644	-£2,339,605
25%	60%	-£3,177,726	-£2,304,262	-£2,872,963	-£3,050,142	-£2,176,678	-£2,745,380
30%	60%	-£3,669,970	-£2,621,813	-£3,304,254	-£3,516,869	-£2,468,712	-£3,151,155
35%	60%	-£4,162,214	-£2,939,363	-£3,735,545	-£3,984,695	-£2,760,746	-£3,556,929
40%	60%	-£4,654,458	-£3,256,914	-£4,170,832	-£4,459,055	-£3,052,791	-£3,963,460
50%	60%	-£5,146,702	-£3,574,465	-£4,607,122	-£4,933,315	-£3,340,825	-£4,374,282

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£599,615	£599,615	£599,615	£599,615	£599,615	£599,615
10%	70%	£444,167	£396,551	£401,945	£405,892	£1,724	£263,670
15%	70%	£396,058	£334,634	£372,725	£398,645	£277,221	£675,312
20%	70%	£1,447,948	£832,716	£1,163,504	£1,371,339	£566,167	£1,986,954
25%	70%	£1,949,840	£930,799	£1,584,283	£1,854,152	£835,112	£1,498,596
30%	70%	£2,451,731	£1,228,882	£2,025,063	£2,336,905	£1,114,057	£1,910,239
35%	70%	£2,953,623	£1,526,965	£2,455,843	£2,822,592	£1,393,002	£2,321,881
40%	70%	£3,455,514	£1,825,048	£2,890,622	£3,313,241	£1,671,947	£2,735,047
45%	70%	£3,957,406	£2,123,131	£3,323,476	£3,803,891	£1,950,892	£3,143,422
50%	70%	£4,459,298	£2,421,214	£3,756,320	£4,294,539	£2,229,837	£3,551,717
100%	70%	£9,590,037	£5,447,207	£8,144,552	£9,201,028	£5,058,197	£7,755,543
10%	80%	£463,461	£2,386	£300,922	£437,946	£27,902	£275,405
15%	80%	£975,000	£276,230	£731,190	£936,725	£237,954	£692,916
20%	80%	£1,486,538	£454,844	£1,181,659	£1,435,095	£593,810	£1,110,425
40%	80%	£3,547,287	£1,669,302	£2,886,494	£3,443,550	£1,567,235	£2,782,758
45%	80%	£4,067,191	£1,947,916	£3,323,798	£3,950,488	£1,833,092	£3,207,096
50%	80%	£4,587,096	£2,226,531	£3,761,104	£4,457,426	£2,098,948	£3,631,434
10%	60%	£424,872	£75,487	£302,967	£373,840	£24,454	£251,934
15%	60%	£917,115	£393,038	£734,258	£940,568	£316,489	£697,708
20%	60%	£1,409,359	£710,589	£1,165,549	£1,397,293	£608,522	£1,063,482
25%	60%	£1,901,603	£1,028,139	£1,596,841	£1,774,020	£900,556	£1,469,259
30%	60%	£2,393,847	£1,345,690	£2,028,132	£2,240,746	£1,192,590	£1,875,032
35%	60%	£2,886,110	£1,663,241	£2,459,423	£2,708,572	£1,484,624	£2,280,806
40%	60%	£3,378,354	£1,980,791	£2,894,809	£3,182,932	£1,776,659	£2,687,337
50%	60%	£3,870,598	£2,308,342	£3,326,195	£3,667,281	£2,068,728	£3,093,868

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930
10%	70%	-£4,793,712	-£4,386,096	-£4,651,489	-£4,755,437	-£4,347,821	-£4,613,215
15%	70%	-£5,295,603	-£4,684,179	-£5,082,270	-£5,236,190	-£4,626,766	-£5,024,857
20%	70%	-£5,797,494	-£4,982,261	-£5,513,049	-£5,720,944	-£4,905,711	-£5,436,499
25%	70%	-£6,299,385	-£5,280,343	-£5,943,828	-£6,203,697	-£5,184,656	-£5,848,141
30%	70%	-£6,801,276	-£5,578,426	-£6,374,608	-£6,686,450	-£5,463,602	-£6,259,783
35%	70%	-£7,303,167	-£5,876,508	-£6,805,388	-£7,172,137	-£5,742,547	-£6,671,426
40%	70%	-£7,805,058	-£6,174,591	-£7,240,166	-£7,662,796	-£6,021,492	-£7,083,069
45%	70%	-£8,306,949	-£6,472,674	-£7,678,021	-£8,153,435	-£6,300,437	-£7,500,967
50%	70%	-£8,808,840	-£6,770,757	-£8,115,846	-£8,644,084	-£6,579,382	-£7,921,342
100%	70%	-£13,939,582	-£9,796,752	-£12,494,097	-£13,550,573	-£9,407,741	-£12,105,088
10%	80%	-£4,813,006	-£4,347,159	-£4,650,467	-£4,787,491	-£4,321,642	-£4,624,950
15%	80%	-£5,324,545	-£4,625,774	-£5,080,735	-£5,286,270	-£4,587,499	-£5,042,460
20%	80%	-£5,836,083	-£4,904,389	-£5,511,003	-£5,785,050	-£4,863,355	-£5,459,970
40%	80%	-£7,898,831	-£6,019,947	-£7,238,038	-£7,793,095	-£5,146,780	-£7,132,302
45%	80%	-£8,410,370	-£6,297,461	-£7,673,343	-£8,300,032	-£5,428,636	-£7,546,641
50%	80%	-£8,921,909	-£6,575,075	-£8,110,649	-£8,806,971	-£5,709,493	-£8,059,979
10%	60%	-£4,774,417	-£4,425,032	-£4,652,512	-£4,723,384	-£4,373,999	-£4,601,479
15%	60%	-£5,285,956	-£4,742,583	-£5,083,803	-£5,190,111	-£4,666,033	-£5,007,253
20%	60%	-£5,797,495	-£5,060,134	-£5,515,094	-£5,669,838	-£4,958,067	-£5,413,027
25%	60%	-£6,309,034	-£5,377,684	-£5,946,385	-£6,123,585	-£5,250,101	-£5,818,803
30%	60%	-£6,820,573	-£5,695,235	-£6,377,676	-£6,590,291	-£5,542,135	-£6,224,577
35%	60%	-£7,332,112	-£6,012,786	-£6,808,968	-£7,058,117	-£5,834,168	-£6,630,351
40%	60%	-£7,843,651	-£6,330,336	-£7,244,354	-£7,532,477	-£6,126,203	-£7,036,882
50%	60%	-£8,355,190	-£6,647,887	-£7,675,745	-£8,016,917	-£6,418,237	-£7,447,413

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,856,183	£1,856,183	£1,856,183	£1,856,183	£1,856,183	£1,856,183
10%	70%	£852,402	£1,260,018	£994,624	£890,676	£1,298,292	£1,032,999
15%	70%	£365,811	£361,935	£563,844	£407,923	£1,019,347	£621,256
20%	70%	£-151,380	£663,853	£133,064	£-74,831	£740,402	£209,615
25%	70%	£-653,272	£365,770	£-297,715	£-557,584	£461,457	£-202,028
30%	70%	£-1,155,163	£67,687	£-728,495	£-1,040,337	£182,512	£-613,670
35%	70%	£-1,662,177	£-230,395	£-1,159,274	£-1,526,024	£-96,433	£-1,025,313
40%	70%	£-2,172,277	£-528,478	£-1,594,083	£-2,016,672	£-375,378	£-1,438,478
45%	70%	£-2,682,376	£-826,561	£-2,031,908	£-2,507,322	£-654,324	£-1,856,854
50%	70%	£-3,192,476	£-1,124,644	£-2,469,733	£-2,997,971	£-933,269	£-2,275,228
100%	70%	£-8,293,469	£-4,150,639	£-6,847,984	£-7,904,459	£-3,761,628	£-6,458,974
10%	80%	£833,107	£1,298,954	£995,647	£958,623	£1,324,471	£1,021,163
15%	80%	£321,569	£1,020,338	£565,378	£359,843	£1,058,615	£603,653
20%	80%	£-189,969	£741,735	£135,110	£-138,937	£792,758	£186,143
25%	80%	£-2,250,718	£-372,734	£-1,589,925	£-2,146,982	£-270,667	£-1,486,189
30%	80%	£-2,770,623	£-651,348	£-2,027,230	£-2,653,919	£-536,523	£-1,910,527
35%	80%	£-3,290,527	£-929,962	£-2,464,536	£-3,160,857	£-802,379	£-2,334,866
40%	80%	£-3,810,432	£-1,208,076	£-2,902,450	£-3,657,795	£-1,066,523	£-2,759,004
45%	80%	£-4,330,337	£-1,487,190	£-3,340,364	£-4,154,733	£-1,330,669	£-3,183,142
50%	80%	£-4,850,242	£-1,766,304	£-3,778,278	£-4,652,671	£-1,594,815	£-3,607,280
10%	60%	£871,696	£1,221,081	£993,601	£922,729	£1,272,115	£1,044,635
15%	60%	£379,453	£903,630	£562,310	£456,022	£990,081	£638,860
20%	60%	£-112,790	£585,980	£131,019	£-10,724	£688,047	£233,086
25%	60%	£-605,035	£266,429	£-300,272	£-477,451	£396,013	£-172,689
30%	60%	£-1,097,278	£-49,122	£-731,563	£-944,178	£103,979	£-578,464
35%	60%	£-1,593,541	£-366,672	£-1,162,854	£-1,412,004	£-188,055	£-984,238
40%	60%	£-2,093,835	£-684,223	£-1,598,241	£-1,886,364	£-480,090	£-1,390,769
50%	60%	£-3,094,424	£-1,319,324	£-2,474,930	£-2,836,084	£-1,064,158	£-2,215,591

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,244,562	£2,244,562	£2,244,562	£2,244,562	£2,244,562	£2,244,562
10%	70%	£1,240,781	£1,648,397	£1,383,003	£1,279,055	£1,686,671	£1,421,278
15%	70%	£738,890	£1,380,314	£892,223	£796,302	£1,407,726	£1,089,836
20%	70%	£298,998	£1,062,232	£521,443	£313,846	£1,126,791	£597,994
25%	70%	£-264,893	£754,149	£90,664	£-169,205	£849,936	£186,351
30%	70%	£-766,784	£456,066	£-340,116	£-651,058	£570,891	£-225,291
35%	70%	£-1,273,798	£157,984	£-770,895	£-1,137,645	£291,946	£-636,934
40%	70%	£-1,783,898	£-140,989	£-1,205,704	£-1,629,293	£13,801	£-1,050,099
45%	70%	£-2,293,997	£-438,192	£-1,643,529	£-2,119,345	£-265,945	£-1,468,475
50%	70%	£-2,804,097	£-736,265	£-2,081,354	£-2,609,592	£-544,890	£-1,886,849
100%	70%	£-7,905,090	£-3,762,260	£-6,459,605	£-7,516,080	£-3,373,249	£-6,070,595
10%	80%	£1,221,486	£1,687,333	£1,384,026	£1,247,002	£1,712,850	£1,409,542
15%	80%	£709,948	£1,408,718	£953,757	£748,222	£1,446,994	£992,032
20%	80%	£198,410	£1,130,104	£523,489	£249,442	£1,181,137	£574,522
25%	80%	£-1,862,339	£15,645	£-1,201,546	£-1,758,603	£117,712	£-1,097,810
30%	80%	£-2,382,244	£-262,969	£-1,638,851	£-2,265,540	£-148,144	£-1,522,148
35%	80%	£-2,902,148	£-541,583	£-2,076,157	£-2,772,478	£-414,000	£-1,946,487
40%	80%	£-3,422,053	£-820,197	£-2,514,060	£-3,279,402	£-677,854	£-2,370,625
45%	80%	£-3,941,958	£-1,100,811	£-2,951,974	£-3,786,326	£-941,708	£-2,795,163
50%	80%	£-4,461,863	£-1,380,425	£-3,389,888	£-4,293,250	£-1,205,562	£-3,219,701
10%	60%	£1,260,075	£1,609,460	£1,381,980	£1,311,108	£1,660,494	£1,433,014
15%	60%	£767,832	£1,291,909	£950,689	£844,381	£1,368,460	£1,027,239
20%	60%	£275,889	£974,359	£519,399	£377,654	£1,076,426	£621,465
25%	60%	£-216,656	£656,808	£88,107	£-89,072	£794,392	£215,690
30%	60%	£-708,899	£339,257	£-343,184	£-555,799	£492,358	£-190,085
35%	60%	£-1,205,162	£21,707	£-774,475	£-1,023,625	£200,324	£-595,859
40%	60%	£-1,705,456	£-295,844	£-1,209,862	£-1,497,985	£-91,711	£-1,002,980
50%	60%	£-2,706,045	£-590,945	£-2,086,581	£-2,446,705	£-675,779	£-1,827,212

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,107,548	£2,107,548	£2,107,548	£2,107,548	£2,107,548	£2,107,548
10%	70%	£1,201,249	£1,619,936	£1,348,302	£1,226,216	£1,644,853	£1,373,249
15%	70%	£748,129	£1,376,130	£968,678	£785,550	£1,413,551	£1,006,099
20%	70%	£294,989	£1,132,325	£589,055	£344,884	£1,182,218	£638,949
25%	70%	£-160,736	£888,518	£209,432	£-97,349	£950,886	£271,800
30%	70%	£-821,288	£644,712	£-172,975	£-545,222	£719,553	£-56,909
35%	70%	£-1,081,838	£400,906	£-559,807	£-993,095	£498,221	£-470,084
40%	70%	£-1,542,389	£157,100	£-944,639	£-1,440,969	£256,889	£-843,218
45%	70%	£-2,002,940	£-88,124	£-1,330,470	£-1,888,842	£25,556	£-1,216,373
50%	70%	£-2,463,490	£-335,917	£-1,716,303	£-2,336,715	£-209,142	£-1,589,527
100%	70%	£-7,068,998	£-2,813,852	£-5,574,623	£-6,815,447	£-2,560,300	£-5,321,072
10%	80%	£1,180,823	£1,659,100	£1,348,660	£1,197,255	£1,675,731	£1,385,292
15%	80%	£717,161	£1,434,676	£968,217	£742,108	£1,459,823	£994,164
20%	80%	£263,699	£1,210,652	£589,773	£286,961	£1,243,915	£623,036
25%	80%	£-213,194	£986,429	£210,330	£-170,936	£1,028,006	£251,908
30%	80%	£-684,237	£762,204	£-171,880	£-633,527	£812,098	£-121,169
35%	80%	£-1,155,279	£537,980	£-557,529	£-1,096,118	£596,190	£-498,368
40%	80%	£-1,626,323	£313,757	£-943,179	£-1,558,709	£390,282	£-875,665
45%	80%	£-2,097,365	£89,532	£-1,328,829	£-2,021,299	£164,373	£-1,282,763
50%	80%	£-2,568,407	£-136,894	£-1,714,478	£-2,483,890	£-52,377	£-1,629,961
10%	60%	£1,221,914	£1,580,772	£1,347,943	£1,255,177	£1,614,035	£1,381,206
15%	60%	£779,098	£1,317,384	£968,140	£528,952	£1,367,278	£1,018,034
20%	60%	£306,281	£1,053,986	£586,337	£402,807	£1,120,521	£635,882
25%	60%	£-108,276	£790,608	£208,534	£-23,761	£873,765	£291,691
30%	60%	£-558,338	£527,220	£-174,069	£-456,917	£627,008	£-72,649
35%	60%	£-1,008,397	£283,833	£-560,084	£-890,073	£380,251	£-441,760
40%	60%	£-1,458,456	£445	£-946,099	£-1,323,228	£133,496	£-810,872
45%	60%	£-1,908,515	£-267,244	£-1,332,113	£-1,796,384	£-115,113	£-1,179,982
50%	60%	£-2,358,574	£-534,940	£-1,718,128	£-2,189,541	£-365,906	£-1,549,094

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£52,453,567	£52,453,567	£52,453,567	£52,453,567	£52,453,567	£52,453,567
10%	70%	£53,359,846	£52,941,178	£53,212,813	£53,334,898	£52,916,231	£53,187,866
15%	70%	£53,812,986	£53,184,985	£53,592,437	£53,775,565	£53,147,564	£53,555,016
20%	70%	£54,266,126	£53,428,790	£53,972,060	£54,218,251	£53,378,897	£53,922,166
25%	70%	£54,721,851	£53,672,597	£54,351,683	£54,658,464	£53,610,229	£54,289,315
30%	70%	£55,182,403	£53,916,403	£54,734,090	£55,106,337	£53,841,562	£54,658,024
35%	70%	£55,642,953	£54,160,208	£55,119,922	£55,554,210	£54,072,893	£55,031,179
40%	70%	£56,103,503	£54,404,013	£55,505,754	£56,002,083	£54,304,226	£55,404,333
45%	70%	£56,564,053	£54,647,818	£55,891,585	£56,449,957	£54,535,453	£55,777,488
50%	70%	£57,024,603	£54,891,623	£56,277,417	£56,897,830	£54,770,257	£56,150,642
100%	70%	£61,630,113	£57,374,967	£60,135,738	£61,376,562	£57,121,415	£59,882,187
10%	80%	£53,380,491	£52,902,015	£53,212,455	£53,363,860	£52,885,384	£53,195,823
15%	80%	£53,843,954	£53,126,239	£53,991,898	£54,181,007	£53,101,292	£53,566,951
20%	80%	£54,307,416	£53,350,462	£54,971,342	£54,274,154	£53,317,200	£53,938,079
25%	80%	£54,771,878	£53,574,685	£55,950,786	£54,367,302	£54,180,345	£54,312,690
30%	80%	£55,236,340	£53,800,908	£56,930,230	£54,459,450	£54,081,438	£54,687,301
35%	80%	£55,700,802	£54,025,131	£57,909,674	£54,551,598	£53,972,531	£55,062,912
40%	80%	£56,165,264	£54,249,354	£58,889,118	£54,643,746	£53,864,624	£55,438,523
45%	80%	£56,630,726	£54,473,577	£59,868,562	£54,735,894	£53,756,717	£55,814,134
50%	80%	£57,095,188	£54,697,800	£60,848,006	£54,828,042	£53,648,810	£56,189,745
10%	60%	£53,339,201	£52,980,343	£53,213,172	£53,305,938	£52,947,080	£53,179,909
15%	60%	£53,782,017	£53,243,731	£53,592,975	£53,723,123	£53,193,837	£53,543,080
20%	60%	£54,225,833	£53,507,119	£53,972,778	£54,138,398	£53,449,593	£53,906,253
25%	60%	£54,669,649	£53,770,507	£54,352,581	£54,548,276	£53,687,340	£54,269,424
30%	60%	£55,113,465	£54,033,895	£54,735,384	£54,957,154	£53,934,107	£54,633,764
35%	60%	£55,557,281	£54,297,282	£55,121,189	£55,366,032	£54,180,863	£55,002,875
40%	60%	£56,001,097	£54,560,670	£55,507,214	£55,774,910	£54,427,619	£55,371,987
50%	60%	£56,444,913	£54,825,058	£55,892,242	£56,183,788	£54,674,371	£55,741,099

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£40,350,819	£40,350,819	£40,350,819	£40,350,819	£40,350,819	£40,350,819
10%	70%	£41,257,098	£40,838,431	£41,110,065	£41,232,151	£40,813,483	£41,085,118
15%	70%	£41,710,238	£41,082,237	£41,489,889	£41,672,817	£41,044,916	£41,452,268
20%	70%	£42,163,378	£41,326,042	£41,869,713	£41,856,453	£41,276,149	£41,819,416
25%	70%	£42,616,518	£41,569,848	£42,248,536	£42,555,716	£41,507,481	£42,186,567
30%	70%	£43,073,658	£41,813,653	£42,631,342	£43,003,589	£41,738,814	£42,555,276
35%	70%	£43,540,208	£42,057,460	£43,017,174	£43,451,462	£41,970,146	£42,928,431
40%	70%	£44,000,758	£42,301,267	£43,403,006	£43,899,336	£42,201,478	£43,301,585
45%	70%	£44,461,308	£42,545,073	£43,788,837	£44,347,209	£42,432,911	£43,674,740
50%	70%	£44,921,858	£42,788,880	£44,174,670	£44,795,082	£42,664,343	£44,047,894
100%	70%	£49,527,365	£45,272,219	£48,032,990	£49,273,814	£45,018,667	£47,779,439
10%	80%	£41,277,743	£40,799,267	£41,108,707	£41,261,112	£40,782,636	£41,083,075
15%	80%	£41,741,206	£41,023,491	£41,489,150	£41,716,259	£40,998,544	£41,464,203
20%	80%	£42,204,668	£41,247,715	£41,868,594	£42,171,406	£41,214,452	£41,835,331
25%	80%	£42,668,130	£41,471,939	£42,248,037	£42,626,553	£41,430,660	£42,206,459
30%	80%	£43,131,592	£41,696,163	£42,628,480	£43,077,076	£41,646,868	£42,577,587
35%	80%	£43,596,054	£41,920,387	£43,013,923	£43,528,600	£41,863,076	£42,948,715
40%	80%	£44,060,516	£42,144,611	£43,400,366	£43,979,124	£42,078,284	£43,319,843
45%	80%	£44,524,978	£42,368,835	£43,787,196	£44,429,648	£42,293,494	£43,691,130
50%	80%	£44,989,440	£42,593,059	£44,174,629	£44,879,172	£42,508,704	£44,062,417
10%	60%	£41,238,463	£40,877,585	£41,110,424	£41,203,190	£40,844,332	£41,077,161
15%	60%	£41,679,269	£41,140,983	£41,490,227	£41,629,375	£41,097,989	£41,440,333
20%	60%	£42,120,075	£41,404,371	£41,870,030	£42,068,560	£41,337,948	£41,803,506
25%	60%	£42,560,881	£41,667,759	£42,249,833	£42,482,128	£41,584,602	£42,166,676
30%	60%	£43,016,705	£41,931,147	£42,632,436	£42,915,284	£41,831,359	£42,531,016
35%	60%	£43,466,764	£42,194,534	£43,018,451	£43,348,440	£42,078,115	£42,900,127
40%	60%	£43,916,823	£42,457,922	£43,404,466	£43,781,595	£42,324,871	£43,269,239
50%	60%	£44,366,882	£42,722,310	£43,792,481	£44,214,750	£42,571,622	£43,638,351

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£17,305,172	£17,305,172	£17,305,172	£17,305,172	£17,305,172	£17,305,172
10%	70%	£18,211,451	£17,792,784	£18,064,419	£18,186,504	£17,767,837	£18,039,471
15%	70%	£19,068,591	£18,036,591	£18,444,043	£19,027,771	£18,000,000	£18,406,523
20%	70%	£19,917,731	£18,280,396	£18,823,666	£19,067,937	£18,230,503	£18,773,771
25%	70%	£20,766,871	£18,524,202	£19,203,289	£19,510,069	£18,461,835	£19,140,921
30%	70%	£21,616,011	£18,768,009	£19,582,912	£19,952,201	£18,693,167	£19,509,630
35%	70%	£22,465,151	£19,011,814	£19,971,528	£20,403,816	£18,924,499	£19,882,785
40%	70%	£23,314,291	£19,255,620	£20,360,143	£20,855,989	£19,155,832	£20,255,939
45%	70%	£24,163,431	£19,500,425	£20,748,759	£21,307,162	£19,387,165	£20,629,093
50%	70%	£25,012,571	£19,744,230	£21,128,023	£21,758,335	£19,618,498	£21,002,248
100%	70%	£26,861,719	£22,226,572	£24,987,343	£26,228,168	£21,973,021	£24,733,793
10%	80%	£18,232,097	£17,753,621	£18,064,060	£18,215,466	£17,736,989	£18,047,429
15%	80%	£18,695,559	£17,977,845	£18,443,504	£18,670,612	£17,952,897	£18,418,557
20%	80%	£19,159,022	£18,202,069</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850
10%	70%	-£5,036,129	-£5,187,462	-£5,459,096	-£5,581,182	-£5,162,515	-£5,434,149
15%	70%	-£6,059,269	-£5,431,268	-£5,838,720	-£6,021,848	-£5,393,849	-£5,801,301
20%	70%	-£6,512,409	-£5,675,074	-£6,218,343	-£6,462,515	-£5,625,180	-£6,168,449
25%	70%	-£6,968,135	-£5,918,880	-£6,597,966	-£6,904,747	-£5,856,512	-£6,535,599
30%	70%	-£7,426,686	-£6,162,686	-£6,980,373	-£7,352,620	-£6,087,845	-£6,904,308
35%	70%	-£7,886,236	-£6,406,492	-£7,366,205	-£7,800,494	-£6,319,177	-£7,277,463
40%	70%	-£8,349,787	-£6,650,298	-£7,752,038	-£8,246,367	-£6,550,510	-£7,650,617
45%	70%	-£8,810,338	-£6,895,522	-£8,137,869	-£8,696,240	-£6,781,843	-£8,023,772
50%	70%	-£9,270,889	-£7,143,315	-£8,523,701	-£9,144,113	-£7,016,540	-£8,396,926
100%	70%	-£13,876,397	-£9,621,250	-£12,382,021	-£13,822,845	-£9,367,639	-£12,128,471
10%	80%	-£5,626,775	-£5,148,299	-£5,458,738	-£5,610,143	-£5,131,667	-£5,442,107
15%	80%	-£6,090,237	-£5,372,322	-£5,838,181	-£6,065,290	-£5,347,575	-£6,013,234
20%	80%	-£6,553,699	-£5,596,746	-£6,217,625	-£6,520,438	-£5,563,453	-£6,184,362
25%	80%	-£7,017,161	-£5,821,170	-£6,597,068	-£7,057,577	-£5,789,337	-£6,549,495
30%	80%	-£7,480,623	-£6,045,594	-£6,977,511	-£7,504,716	-£6,015,221	-£6,914,628
35%	80%	-£7,944,085	-£6,270,018	-£7,357,954	-£7,951,855	-£6,241,105	-£7,280,761
40%	80%	-£8,407,547	-£6,494,442	-£7,738,397	-£8,408,994	-£6,467,989	-£7,646,894
45%	80%	-£8,871,009	-£6,718,866	-£8,118,840	-£8,866,133	-£6,693,873	-£8,013,027
50%	80%	-£9,334,471	-£6,943,290	-£8,509,283	-£9,323,272	-£6,920,757	-£8,379,160
10%	60%	-£5,985,484	-£5,226,526	-£5,459,455	-£5,652,221	-£5,193,363	-£5,426,193
15%	60%	-£6,448,946	-£5,450,950	-£5,839,898	-£6,045,087	-£5,424,706	-£6,001,326
20%	60%	-£6,912,408	-£5,675,374	-£6,220,341	-£6,437,929	-£5,650,049	-£6,376,459
25%	60%	-£7,375,870	-£5,900,798	-£6,600,784	-£6,830,772	-£5,875,392	-£6,751,592
30%	60%	-£7,839,332	-£6,125,222	-£6,981,227	-£7,223,615	-£6,100,735	-£7,126,725
35%	60%	-£8,302,794	-£6,349,646	-£7,361,670	-£7,616,458	-£6,326,178	-£7,501,858
40%	60%	-£8,766,256	-£6,574,070	-£7,742,113	-£8,009,301	-£6,551,621	-£7,876,991
45%	60%	-£9,229,718	-£6,798,494	-£8,122,556	-£8,402,144	-£6,777,064	-£8,252,124
50%	60%	-£9,693,180	-£7,022,918	-£8,503,000	-£8,795,987	-£6,992,507	-£8,627,257

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876
10%	70%	-£2,216,155	-£2,296,468	-£2,589,122	-£2,690,298	-£2,271,541	-£2,543,175
15%	70%	-£2,629,295	-£2,540,294	-£2,947,246	-£3,130,874	-£2,628,874	-£2,910,326
20%	70%	-£3,042,435	-£2,784,100	-£3,327,369	-£3,571,541	-£2,734,206	-£3,277,475
25%	70%	-£3,455,575	-£3,027,906	-£3,706,992	-£4,013,773	-£2,965,538	-£3,644,625
30%	70%	-£3,868,715	-£3,271,712	-£4,089,399	-£4,461,646	-£3,196,871	-£4,013,334
35%	70%	-£4,281,855	-£3,515,518	-£4,475,231	-£4,909,520	-£3,428,203	-£4,386,489
40%	70%	-£4,694,995	-£3,759,324	-£4,861,064	-£5,357,393	-£3,659,536	-£4,759,644
45%	70%	-£5,108,135	-£4,003,130	-£5,246,896	-£5,805,266	-£3,890,869	-£5,132,798
50%	70%	-£5,521,275	-£4,246,936	-£5,632,727	-£6,253,139	-£4,125,566	-£5,505,952
100%	70%	-£10,985,423	-£6,730,276	-£9,491,047	-£10,731,871	-£6,476,725	-£9,237,497
10%	80%	-£2,735,801	-£2,257,324	-£2,567,764	-£2,719,169	-£2,240,693	-£2,551,133
15%	80%	-£3,148,941	-£2,481,548	-£2,957,207	-£3,174,316	-£2,466,001	-£3,222,280
20%	80%	-£3,562,081	-£2,705,772	-£3,346,650	-£3,623,464	-£2,691,314	-£3,593,429
25%	80%	-£3,975,221	-£2,929,996	-£3,736,093	-£4,071,607	-£2,916,627	-£3,964,578
30%	80%	-£4,388,361	-£3,154,220	-£4,125,536	-£4,519,750	-£3,141,940	-£4,335,727
35%	80%	-£4,801,501	-£3,378,444	-£4,515,479	-£4,967,893	-£3,367,253	-£4,706,876
40%	80%	-£5,214,641	-£3,602,668	-£4,905,422	-£5,416,036	-£3,592,566	-£5,078,025
45%	80%	-£5,627,781	-£3,826,892	-£5,295,365	-£5,864,179	-£3,817,879	-£5,449,174
50%	80%	-£6,040,921	-£4,051,116	-£5,685,308	-£6,312,322	-£4,043,192	-£5,820,323
10%	60%	-£2,694,510	-£2,335,652	-£2,568,481	-£2,661,247	-£2,302,389	-£2,535,219
15%	60%	-£3,107,650	-£2,559,876	-£2,957,924	-£3,074,390	-£2,527,532	-£2,898,370
20%	60%	-£3,520,790	-£2,784,100	-£3,347,367	-£3,523,533	-£2,752,675	-£3,269,521
25%	60%	-£3,933,930	-£3,008,324	-£3,736,810	-£3,974,676	-£2,977,818	-£3,640,672
30%	60%	-£4,347,070	-£3,232,548	-£4,126,253	-£4,425,819	-£3,203,161	-£4,011,823
35%	60%	-£4,760,210	-£3,456,772	-£4,515,696	-£4,876,962	-£3,428,504	-£4,382,974
40%	60%	-£5,173,350	-£3,680,996	-£4,905,639	-£5,328,105	-£3,653,847	-£4,754,125
45%	60%	-£5,586,490	-£3,905,220	-£5,295,582	-£5,779,248	-£3,879,190	-£5,125,276
50%	60%	-£6,000,630	-£4,129,444	-£5,685,525	-£6,230,391	-£4,104,533	-£5,496,427

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£532,753	-£532,753	-£532,753	-£532,753	-£532,753	-£532,753
10%	70%	-£1,439,032	-£1,020,365	-£1,292,000	-£1,414,085	-£995,418	-£1,267,052
15%	70%	-£1,852,172	-£1,264,172	-£1,671,824	-£1,854,752	-£1,226,751	-£1,634,203
20%	70%	-£2,265,312	-£1,507,978	-£2,051,648	-£2,246,426	-£1,458,083	-£2,001,352
25%	70%	-£2,678,452	-£1,751,784	-£2,431,472	-£2,637,100	-£1,691,416	-£2,368,502
30%	70%	-£3,091,592	-£1,995,590	-£2,811,296	-£3,027,774	-£1,924,749	-£2,735,652
35%	70%	-£3,504,732	-£2,239,396	-£3,191,120	-£3,418,448	-£2,158,082	-£3,102,802
40%	70%	-£3,917,872	-£2,483,202	-£3,570,944	-£3,809,100	-£2,391,415	-£3,470,952
45%	70%	-£4,331,012	-£2,727,008	-£3,950,768	-£4,199,752	-£2,624,748	-£3,839,102
50%	70%	-£4,744,152	-£2,970,814	-£4,330,592	-£4,590,404	-£2,858,081	-£4,207,252
100%	70%	-£9,709,300	-£5,454,153	-£8,214,324	-£9,455,749	-£5,200,602	-£8,961,374
10%	80%	-£1,459,678	-£981,202	-£1,291,641	-£1,443,047	-£964,570	-£1,275,010
15%	80%	-£1,923,140	-£1,205,426	-£1,671,085	-£1,898,193	-£1,180,478	-£1,646,138
20%	80%	-£2,386,602	-£1,429,640	-£2,050,928	-£2,353,341	-£1,396,388	-£2,101,288
25%	80%	-£2,850,064	-£1,653,854	-£2,430,772	-£2,734,484	-£1,612,721	-£2,467,438
30%	80%	-£3,313,526	-£1,878,068	-£2,810,616	-£3,115,627	-£1,829,054	-£2,838,588
35%	80%	-£3,776,988	-£2,102,282	-£3,190,460	-£3,496,770	-£2,045,387	-£3,209,738
40%	80%	-£4,240,450	-£2,326,496	-£3,570,304	-£3,877,913	-£2,261,720	-£3,580,888
45%	80%	-£4,703,912	-£2,550,710	-£3,950,148	-£4,259,056	-£2,478,053	-£3,952,038
50%	80%	-£5,167,374	-£2,774,924	-£4,330,000	-£4,640,200	-£2,694,386	-£4,323,188
10%	60%	-£1,418,388	-£1,059,530	-£1,292,359	-£1,385,125	-£1,026,267	-£1,259,096
15%	60%	-£1,881,850	-£1,322,918	-£1,672,161	-£1,811,310	-£1,273,023	-£1,622,267
20%	60%	-£2,345,312	-£1,586,306	-£2,051,965	-£2,231,495	-£1,519,780	-£2,085,435
25%	60%	-£2,808,774	-£1,849,694	-£2,431,768	-£2,664,063	-£1,766,537	-£2,448,611
30%	60%	-£3,272,236	-£2,113,082	-£2,811,571	-£3,097,219	-£1,991,293	-£2,712,951
35%	60%	-£3,735,698	-£2,376,469	-£3,191,374	-£3,530,374	-£2,216,626	-£3,084,102
40%	60%	-£4,199,160	-£2,639,857	-£3,571,177	-£3,963,527	-£2,441,959	-£3,455,252
45%	60%	-£4,662,622	-£2,903,244	-£3,950,980	-£4,396,680	-£2,667,292	-£3,826,402
50%	60%	-£5,126,084	-£3,166,632	-£4,330,783	-£4,829,833	-£2,892,625	-£4,197,552

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298
10%	70%	-£5,788,577	-£5,369,910	-£5,641,544	-£5,763,630	-£5,344,963	-£5,616,597
15%	70%	-£6,241,717	-£5,613,716	-£6,021,168	-£6,204,296	-£5,575,296	-£6,069,748
20%	70%	-£6,694,857	-£5,857,522	-£6,400,791	-£6,644,963	-£5,807,629	-£6,350,899
25%	70%	-£7,148,000	-£6,101,328	-£6,780,415	-£7,087,195	-£6,038,960	-£6,718,047
30%	70%	-£7,601,140	-£6,345,135	-£7,160,039	-£7,536,068	-£6,270,293	-£7,086,756
35%	70%	-£8,054,280	-£6,588,940	-£7,539,663	-£7,984,941	-£6,501,625	-£7,454,911
40%	70%	-£8,507,420	-£6,832,746	-£7,919,287	-£8,433,814	-£6,732,958	-£7,908,062
45%	70%	-£8,960,560	-£7,076,552	-£8,298,911	-£8,882,687	-£6,965,321	-£8,361,213
50%	70%	-£9,413,700	-£7,320,358	-£8,678,535	-£9,331,560	-£7,197,684	-£8,814,364
100%	70%	-£14,058,846	-£9,803,698	-£12,564,469	-£13,805,293	-£9,550,147	-£12,310,919
10%	80%	-£5,809,223	-£5,330,747	-£5,641,186	-£5,792,592	-£5,314,115	-£5,624,555
15%	80%	-£6,272,685	-£5,574,553	-£6,020,630	-£6,247,738	-£5,530,223	-£6,095,683
20%	80%	-£6,736,147	-£5,818,359	-£6,400,773	-£6,702,886	-£5,745,931	-£6,568,810
25%	80%	-£7,199,609	-£6,062,165	-£6,780,916	-£7,155,029	-£5,958,034	-£6,940,937
30%	80%	-£7,663,071	-£6,305,971	-£7,161,059	-£7,606,172	-£6,170,137	-£7,313,088
35%	80%	-£8,126,533	-£6,549,776	-£7,541,202	-£8,057,315	-£6,385,240	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£763,815	£763,815	£763,815	£763,815	£763,815	£763,815
10%	70%	-£142,464	£276,203	£4,568	-£117,517	£301,150	£23,516
15%	70%	-£395,034	£32,387	-£375,056	-£358,183	£59,819	£37,634
20%	70%	-£1,048,744	-£211,408	-£754,678	-£998,849	-£161,515	-£704,784
25%	70%	-£1,504,469	-£455,215	-£1,134,301	-£1,441,082	-£392,847	-£1,071,933
30%	70%	-£1,965,021	-£699,021	-£1,516,708	-£1,888,955	-£624,180	-£1,440,642
35%	70%	-£2,425,571	-£942,827	-£1,902,540	-£2,336,828	-£855,512	-£1,813,797
40%	70%	-£2,886,122	-£1,186,633	-£2,288,372	-£2,784,702	-£1,086,846	-£2,186,951
45%	70%	-£3,346,673	-£1,431,857	-£2,674,204	-£3,232,575	-£1,318,177	-£2,560,106
50%	70%	-£3,807,223	-£1,679,650	-£3,060,036	-£3,680,448	-£1,552,875	-£2,933,260
100%	70%	-£8,412,732	-£4,157,585	-£6,918,356	-£8,159,180	-£3,904,033	-£6,664,805
10%	80%	-£183,110	£318,367	£4,927	-£146,478	£331,998	£21,599
15%	80%	-£626,972	£91,143	-£374,516	-£501,625	£116,396	£349,569
20%	80%	-£1,090,034	-£133,081	-£753,960	-£1,056,772	-£39,819	£720,697
25%	80%	-£2,970,056	-£1,028,976	-£2,286,912	-£2,902,442	-£963,451	-£2,219,288
30%	80%	-£3,441,098	-£1,254,201	-£2,672,562	-£3,365,032	-£1,179,360	-£2,596,496
35%	80%	-£3,912,140	-£1,480,627	-£3,058,212	-£3,827,623	-£1,386,111	-£2,973,694
40%	80%	-£4,383,182	-£1,707,053	-£3,451,622	-£4,290,214	-£1,592,862	-£3,350,892
45%	80%	-£4,854,224	-£1,933,479	-£3,835,033	-£4,752,806	-£1,799,613	-£3,728,090
50%	80%	-£5,325,266	-£2,159,905	-£4,218,440	-£5,215,398	-£1,996,364	-£4,105,288
10%	60%	-£121,819	£237,039	£4,210	-£88,555	£270,302	£37,473
15%	60%	-£564,636	£26,349	-£375,583	-£514,741	£23,545	£325,689
20%	60%	-£1,007,452	-£288,737	-£755,397	-£940,927	-£223,212	-£688,871
25%	60%	-£1,452,011	-£553,125	-£1,135,199	-£1,367,495	-£469,968	-£1,052,404
30%	60%	-£1,902,071	-£816,513	-£1,517,802	-£1,800,650	-£716,725	-£1,416,382
35%	60%	-£2,352,130	-£1,079,900	-£1,903,817	-£2,233,806	-£963,482	-£1,785,493
40%	60%	-£2,802,189	-£1,343,288	-£2,289,832	-£2,666,361	-£1,210,237	-£2,154,605
50%	60%	-£3,252,248	-£1,607,673	-£2,665,961	-£3,049,274	-£1,409,639	-£2,532,827

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,152,194	£1,152,194	£1,152,194	£1,152,194	£1,152,194	£1,152,194
10%	70%	£245,915	£964,592	£392,948	£270,862	£689,529	£417,895
15%	70%	-£207,225	£420,776	£13,324	-£169,804	£458,197	£50,745
20%	70%	-£660,365	£176,970	-£296,299	-£610,471	£226,864	£316,405
25%	70%	-£1,116,090	-£66,836	-£745,922	-£1,052,703	-£4,468	-£683,554
30%	70%	-£1,576,642	-£310,642	-£1,128,329	-£1,500,576	-£235,801	-£1,052,263
35%	70%	-£2,037,192	-£554,448	-£1,514,161	-£1,948,449	-£467,133	-£1,425,418
40%	70%	-£2,497,743	-£798,254	-£1,899,893	-£2,386,323	-£696,466	-£1,796,572
45%	70%	-£2,958,294	-£1,043,475	-£2,285,825	-£2,844,196	-£929,798	-£2,171,727
50%	70%	-£3,418,845	-£1,291,271	-£2,671,657	-£3,292,069	-£1,164,496	-£2,544,861
100%	70%	-£8,024,353	-£3,769,206	-£6,529,977	-£7,770,801	-£3,515,654	-£6,276,427
10%	80%	£225,269	£703,746	£393,306	£241,901	£720,377	£409,937
15%	80%	-£238,193	£479,522	£13,863	-£213,246	£504,469	£38,810
20%	80%	-£701,655	£255,296	-£365,581	-£668,393	£288,561	£332,318
25%	80%	-£1,162,217	-£101,677	-£1,060,540	-£1,452,714	-£241,153	-£811,364
30%	80%	-£1,622,778	-£345,082	-£1,453,304	-£1,906,888	-£434,731	-£1,222,157
35%	80%	-£2,083,339	-£588,487	-£1,845,148	-£2,361,062	-£677,280	-£1,587,782
40%	80%	-£2,543,900	-£831,892	-£2,233,008	-£2,815,236	-£918,829	-£1,948,407
45%	80%	-£3,004,461	-£1,075,297	-£2,623,164	-£3,269,410	-£1,169,878	-£2,309,532
50%	80%	-£3,465,022	-£1,318,702	-£3,014,320	-£3,723,584	-£1,420,927	-£2,670,657
10%	60%	£206,560	£625,418	£392,589	£299,823	£658,681	£425,852
15%	60%	-£176,297	£362,030	£12,786	-£126,362	£411,324	£6,690
20%	60%	-£319,073	£98,642	-£267,018	-£352,548	£165,167	£300,492
25%	60%	-£1,063,632	-£164,746	-£746,820	-£979,116	-£81,589	-£663,663
30%	60%	-£1,513,692	-£428,134	-£1,129,423	-£1,412,271	-£328,346	-£1,028,003
35%	60%	-£1,963,751	-£691,521	-£1,515,438	-£1,845,427	-£575,103	-£1,397,114
40%	60%	-£2,413,810	-£954,910	-£1,901,453	-£2,278,582	-£821,858	-£1,766,226
50%	60%	-£2,863,869	-£1,218,304	-£2,267,482	-£2,752,756	-£1,076,260	-£2,141,490

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,015,180	£1,015,180	£1,015,180	£1,015,180	£1,015,180	£1,015,180
10%	70%	£202,046	£989,427	£352,927	£198,800	£596,180	£489,681
15%	70%	£207,865	£391,550	£21,801	£212,816	£386,680	£16,931
20%	70%	£621,082	£183,673	£314,385	£627,682	£177,180	£320,984
25%	70%	£1,034,299	£24,600	£650,927	£1,042,548	£32,849	£659,176
30%	70%	£1,447,515	£235,877	£987,469	£1,457,414	£245,775	£997,368
35%	70%	£1,860,732	£447,153	£1,324,011	£1,872,281	£456,702	£1,335,560
40%	70%	£2,273,948	£668,430	£1,660,553	£2,287,147	£671,629	£1,673,751
45%	70%	£2,687,164	£889,707	£1,997,096	£2,702,013	£884,555	£2,011,943
50%	70%	£3,100,381	£1,080,984	£2,333,637	£3,116,879	£1,097,482	£2,350,136
100%	70%	£7,232,545	£3,193,750	£5,699,058	£7,265,541	£3,226,747	£5,732,054
10%	80%	£181,217	£635,366	£353,652	£179,053	£533,202	£351,486
15%	80%	£239,620	£445,460	£222,889	£242,920	£442,212	£19,643
20%	80%	£663,421	£255,552	£312,910	£667,821	£251,224	£317,310
25%	80%	£1,087,222	£65,645	£649,083	£1,092,722	£60,234	£654,583
30%	80%	£1,511,024	£126,294	£985,257	£1,517,623	£132,894	£991,856
35%	80%	£1,934,825	£319,307	£1,321,430	£1,942,525	£327,006	£1,329,129
40%	80%	£2,358,627	£512,320	£1,657,604	£2,367,425	£522,119	£1,666,403
45%	80%	£2,782,428	£705,333	£1,993,777	£2,792,326	£715,231	£2,003,675
50%	80%	£3,206,229	£898,346	£2,329,950	£3,217,228	£909,345	£2,340,949
10%	60%	£222,875	£563,486	£352,202	£218,546	£559,158	£347,873
15%	60%	£176,112	£337,640	£20,713	£182,711	£331,147	£14,220
20%	60%	£178,743	£1,111,793	£1,111,793	£183,860	£1,111,793	£134,858
25%	60%	£981,375	£1,519,919	£952,770	£982,373	£1,519,919	£963,789
30%	60%	£1,384,007	£345,460	£989,681	£1,397,206	£358,658	£1,002,880
35%	60%	£1,786,639	£575,000	£1,326,592	£1,802,037	£590,399	£1,341,990
40%	60%	£2,189,270	£804,541	£1,663,503	£2,206,868	£822,138	£1,681,101
45%	60%	£2,591,902	£1,034,080	£2,000,413	£2,611,700	£1,053,879	£2,020,211
50%	60%	£2,994,533	£1,263,621	£2,337,324	£3,016,531	£1,285,619	£2,359,322

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,545,935	£53,545,935	£53,545,935	£53,545,935	£53,545,935	£53,545,935
10%	70%	£54,359,069	£93,961,688	£54,208,188	£54,362,315	£53,564,935	£54,211,434
15%	70%	£54,768,980	£94,189,585	£54,539,314	£54,773,931	£54,174,435	£54,544,184
20%	70%	£55,182,197	£54,377,442	£54,875,908	£55,188,797	£54,393,395	£54,892,096
25%	70%	£55,595,414	£54,585,715	£55,212,042	£55,603,663	£54,593,964	£55,220,291
30%	70%	£56,008,630	£54,796,982	£55,548,583	£56,018,529	£54,806,890	£55,558,483
35%	70%	£56,421,847	£55,008,268	£55,885,126	£56,433,396	£55,019,817	£55,896,675
40%	70%	£56,835,063	£55,219,545	£56,221,668	£56,848,262	£55,232,743	£56,234,866
45%	70%	£57,248,279	£55,430,821	£56,556,210	£57,263,128	£55,445,670	£56,572,058
50%	70%	£57,661,496	£55,642,098	£56,894,752	£57,677,994	£55,658,597	£56,911,251
100%	70%	£61,793,660	£57,754,865	£60,260,173	£61,826,656	£57,767,862	£60,293,169
10%	80%	£54,379,898	£53,925,749	£54,207,462	£54,382,062	£53,927,913	£54,209,627
15%	80%	£54,800,735	£54,115,665	£54,538,225	£54,804,035	£54,118,903	£54,541,472
20%	80%	£55,224,536	£54,305,563	£54,874,025	£55,229,936	£54,309,891	£54,876,424
25%	80%	£55,648,337	£54,495,461	£55,212,815	£55,653,837	£54,499,789	£55,227,517
30%	80%	£56,072,138	£54,685,359	£55,552,705	£56,078,738	£54,699,687	£55,562,410
35%	80%	£56,495,939	£54,875,257	£55,891,595	£56,503,639	£54,899,585	£55,897,303
40%	80%	£56,919,740	£55,065,155	£56,230,485	£56,938,540	£55,099,483	£56,232,196
45%	80%	£57,343,541	£55,255,053	£56,569,375	£57,373,441	£55,299,381	£56,577,089
50%	80%	£57,767,342	£55,444,951	£56,908,265	£57,808,342	£55,499,279	£56,916,982
10%	60%	£54,338,240	£53,997,629	£54,208,913	£54,342,569	£53,997,629	£54,213,242
15%	60%	£54,737,227	£54,223,475	£54,540,402	£54,743,825	£54,229,968	£54,548,895
20%	60%	£55,136,214	£54,449,321	£54,876,974	£55,149,687	£54,457,979	£54,865,773
25%	60%	£55,535,201	£54,675,167	£55,213,865	£55,552,548	£54,666,083	£55,224,884
30%	60%	£55,934,188	£54,901,013	£55,550,796	£55,957,409	£54,910,773	£55,563,995
35%	60%	£56,333,175	£55,126,859	£55,887,707	£56,363,152	£55,151,513	£55,903,105
40%	60%	£56,732,162	£55,352,705	£56,224,817	£56,777,983	£55,363,253	£56,242,216
50%	60%	£57,131,149	£55,578,551	£56,588,439	£57,197,848	£55,584,724	£56,620,437

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£41,443,187	£41,443,187	£41,443,187	£41,443,187	£41,443,187	£41,443,187
10%	70%	£42,256,321	£41,859,840	£42,105,440	£42,259,567	£41,862,187	£42,108,686
15%	70%	£42,669,455	£42,068,917	£42,436,566	£42,671,193	£42,071,687	£42,441,436
20%	70%	£43,082,589	£42,278,994	£42,767,687	£43,085,800	£42,281,187	£42,779,351
25%	70%	£43,495,723	£42,489,071	£43,108,294	£43,500,915	£42,491,216	£43,117,543
30%	70%	£43,908,857	£42,699,148	£43,448,836	£43,915,781	£42,704,142	£43,455,735
35%	70%	£44,321,991	£42,909,225	£43,789,378	£44,330,648	£42,917,069	£43,793,927
40%	70%	£44,735,125	£43,119,302	£44,119,920	£44,745,514	£43,129,996	£44,132,118
45%	70%	£45,148,259	£43,329,379	£44,450,462	£45,160,380	£43,343,922	£44,470,310
50%	70%	£45,561,393	£43,539,456	£44,781,004	£45,575,246	£43,553,849	£44,808,503
100%	70%	£49,690,912	£45,652,117	£48,157,425	£49,723,908	£45,665,114	£48,190,421
10%	80%	£42,277,150	£41,823,001	£42,104,714	£42,279,314	£41,825,165	£42,106,879
15%	80%	£42,697,987	£42,012,807	£42,435,478	£42,701,287	£42,016,155	£42,438,724
20%	80%	£43,117,788	£42,202,815	£42,771,577	£43,126,188	£42,207,143	£42,775,677
25%	80%	£43,537,589	£42,392,823	£43,102,676	£43,541,089	£42,392,143	£43,124,770
30%	80%	£43,957,390	£42,582,831	£43,433,775	£43,955,990	£42,587,143	£43,479,863
35%	80%	£44,377,191	£42,772,839	£43,764,874	£44,370,891	£42,777,143	£43,734,956
40%	80%	£44,796,992	£42,962,847	£44,095,973	£44,795,792	£42,962,143	£44,090,049
45%	80%	£45,216,793	£43,152,855	£44,427,072	£45,210,693	£43,157,143	£44,445,142
50%	80%	£45,636,594	£43,342,863	£44,758,171	£45,635,594	£43,347,143	£44,790,235
10%	60%	£42,235,492	£41,894,881	£42,106,165	£42,239,821	£41,899,209	£42,110,494
15%	60%	£42,634,479	£42,120,727	£42,437,654	£42,641,078	£42,127,220	£42,444,147
20%	60%	£43,033,466	£42,346,574	£42,774,227	£43,045,989	£42,351,219	£42,793,025
25%	60%	£43,432,453	£42,574,286	£43,111,137	£43,450,740	£42,585,285	£43,122,136
30%	60%	£43,831,440	£42,801,998	£43,448,048	£43,855,573	£42,817,025	£43,461,247
35%	60%	£44,230,427	£43,033,367	£43,784,959	£44,260,404	£43,048,766	£43,800,357
40%	60%	£44,629,414	£43,262,908	£44,121,870	£44,655,235	£43,280,505	£44,139,468
50%	60%	£45,028,401	£43,492,449	£44,456,881	£45,050,166	£43,493,986	£44,478,579

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,397,541	£18,397,541	£18,397,541	£18,397,541	£18,397,541	£18,397,541
10%	70%	£19,210,674	£18,813,294	£18,959,793	£19,213,921	£18,816,540	£19,063,040
15%	70%	£19,623,807	£19,023,371	£19,390,926	£19,627,054	£19,029,586	£19,395,788
20%	70%	£20,036,940	£19,233,448	£19,722,105	£20,040,402	£19,235,541	£19,733,795
25%	70%	£20,447,019	£19,443,525	£20,063,648	£20,455,268	£19,445,569	£20,071,897
30%	70%	£20,858,100	£19,653,602	£20,400,189	£20,870,134	£19,658,456	£20,410,089
35%	70%	£21,269,181	£19,863,679	£20,736,731	£21,285,001	£19,871,423	£20,748,280
40%	70%	£21,680,262	£20,073,756	£21,073,274	£21,699,868	£20,084,349	£21,086,472
45%	70%	£22,091,343	£20,283,833	£21,409,816	£22,114,734	£20,297,276	£21,424,664
50%	70%	£22,502,424	£20,493,910	£21,746,357	£22,529,601	£20,510,202	£21,762,856
100%	70%	£26,645,266	£22,606,471	£25,111,779	£26,678,262	£22,639,468	£25,144,775
10%	80%	£19,231,504	£18,777,354	£18,959,068	£19,233,667	£18,779,519	£19,061,233
15%	80%	£19,652,341	£18,987,261	£19,390,831	£19,656,640	£18,970,580	£19,393,078
20%	80%	£20,073,178	£19,197,169	£19,725,631	£20,080,842	£19,197,487	£19,730,080

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218
10%	70%	-£6,936,352	-£6,207,972	-£6,454,471	-£6,608,698	-£6,211,218	-£6,487,717
15%	70%	-£7,015,264	-£6,415,849	-£6,785,597	-£7,020,214	-£6,420,718	-£6,790,467
20%	70%	-£7,428,480	-£6,623,726	-£7,121,783	-£7,436,080	-£6,630,219	-£7,128,383
25%	70%	-£7,841,697	-£6,831,998	-£7,458,325	-£7,849,946	-£6,840,247	-£7,466,574
30%	70%	-£8,254,914	-£7,043,275	-£7,794,867	-£8,264,812	-£7,053,174	-£7,804,766
35%	70%	-£8,668,130	-£7,254,551	-£8,131,409	-£8,679,679	-£7,266,100	-£8,142,958
40%	70%	-£9,081,346	-£7,465,829	-£8,467,951	-£9,094,545	-£7,478,027	-£8,481,150
45%	70%	-£9,494,563	-£7,677,105	-£8,804,494	-£9,509,411	-£7,691,953	-£8,919,341
50%	70%	-£9,907,779	-£7,888,382	-£9,141,035	-£9,924,277	-£7,904,880	-£9,357,534
100%	70%	-£14,039,944	-£10,001,148	-£12,906,456	-£14,072,340	-£10,034,145	-£12,539,452
10%	80%	-£6,626,181	-£6,172,032	-£6,453,746	-£6,628,345	-£6,174,197	-£6,455,910
15%	80%	-£7,047,018	-£6,361,939	-£6,784,509	-£7,050,318	-£6,365,186	-£6,787,755
20%	80%	-£7,470,819	-£6,551,846	-£7,120,308	-£7,475,220	-£6,556,175	-£7,124,708
40%	80%	-£9,186,025	-£7,319,718	-£8,465,002	-£9,174,824	-£7,328,517	-£8,473,801
45%	80%	-£9,589,826	-£7,512,731	-£8,801,175	-£9,599,724	-£7,522,630	-£8,811,073
50%	80%	-£10,013,827	-£7,705,744	-£9,137,348	-£10,024,626	-£7,716,743	-£9,149,347
10%	60%	-£6,584,524	-£6,243,912	-£6,455,196	-£6,588,852	-£6,248,240	-£6,459,526
15%	60%	-£6,983,510	-£6,449,759	-£6,786,695	-£6,990,109	-£6,476,251	-£6,793,179
20%	60%	-£7,386,141	-£6,656,605	-£7,123,258	-£7,394,940	-£6,704,262	-£7,132,057
25%	60%	-£7,788,774	-£6,863,317	-£7,460,169	-£7,799,772	-£6,934,316	-£7,471,168
30%	60%	-£8,191,405	-£7,070,158	-£7,797,079	-£8,204,604	-£7,166,056	-£7,810,279
35%	60%	-£8,594,037	-£7,277,000	-£8,133,990	-£8,609,435	-£7,397,797	-£8,149,388
40%	60%	-£8,996,668	-£7,483,842	-£8,470,901	-£9,014,267	-£7,629,537	-£8,488,499
50%	60%	-£9,401,932	-£7,691,019	-£8,808,722	-£9,429,099	-£7,861,017	-£8,936,726

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244
10%	70%	-£3,714,978	-£3,316,998	-£3,563,497	-£3,710,624	-£3,320,244	-£3,566,745
15%	70%	-£4,124,296	-£3,524,875	-£3,894,623	-£4,129,240	-£3,529,744	-£3,899,493
20%	70%	-£4,537,606	-£3,732,752	-£4,230,809	-£4,544,106	-£3,739,245	-£4,237,409
25%	70%	-£4,950,723	-£3,941,024	-£4,567,351	-£4,958,972	-£3,949,273	-£4,575,600
30%	70%	-£5,363,940	-£4,152,301	-£4,903,893	-£5,373,838	-£4,162,200	-£4,913,792
35%	70%	-£5,777,156	-£4,363,577	-£5,240,435	-£5,788,705	-£4,375,126	-£5,251,984
40%	70%	-£6,190,372	-£4,574,854	-£5,576,977	-£6,203,571	-£4,588,053	-£5,590,175
45%	70%	-£6,603,589	-£4,786,131	-£5,913,520	-£6,618,437	-£4,800,979	-£5,928,367
50%	70%	-£7,016,805	-£4,997,408	-£6,250,061	-£7,033,303	-£5,013,906	-£6,266,560
100%	70%	-£11,148,970	-£7,110,174	-£9,615,482	-£11,181,966	-£7,143,171	-£9,648,478
10%	80%	-£3,735,207	-£3,281,058	-£3,562,772	-£3,737,371	-£3,283,223	-£3,564,936
15%	80%	-£4,156,044	-£3,470,965	-£3,893,935	-£4,159,344	-£3,474,212	-£3,896,791
20%	80%	-£4,576,881	-£3,660,872	-£4,229,334	-£4,584,246	-£3,665,201	-£4,233,744
40%	80%	-£6,275,051	-£4,428,744	-£5,574,028	-£6,283,850	-£4,437,543	-£5,582,827
45%	80%	-£6,698,852	-£4,621,757	-£5,910,201	-£6,708,750	-£4,631,656	-£5,920,099
50%	80%	-£7,122,653	-£4,814,770	-£6,246,374	-£7,133,652	-£4,825,769	-£6,257,373
10%	60%	-£3,993,550	-£3,352,938	-£3,564,222	-£3,997,878	-£3,357,266	-£3,568,552
15%	60%	-£4,092,536	-£3,578,785	-£3,895,712	-£4,098,135	-£3,585,277	-£3,902,205
20%	60%	-£4,495,167	-£3,804,631	-£4,232,284	-£4,503,966	-£3,813,288	-£4,241,083
25%	60%	-£4,897,800	-£4,032,343	-£4,569,195	-£4,908,798	-£4,043,342	-£4,580,194
30%	60%	-£5,300,431	-£4,261,884	-£4,906,105	-£5,313,630	-£4,275,082	-£4,919,305
35%	60%	-£5,703,063	-£4,491,424	-£5,243,016	-£5,718,461	-£4,506,823	-£5,298,414
40%	60%	-£6,106,694	-£4,720,965	-£5,579,927	-£6,123,293	-£4,738,563	-£5,597,525
50%	60%	-£6,510,957	-£4,950,505	-£5,916,748	-£6,538,955	-£4,952,043	-£5,925,746

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122
10%	70%	-£2,438,255	-£2,040,875	-£2,287,374	-£2,441,502	-£2,044,121	-£2,290,621
15%	70%	-£2,948,167	-£2,248,752	-£2,618,501	-£2,953,117	-£2,253,022	-£2,623,370
20%	70%	-£3,261,384	-£2,456,629	-£2,954,628	-£3,267,983	-£2,463,122	-£2,961,286
25%	70%	-£3,674,600	-£2,664,501	-£3,291,229	-£3,682,849	-£2,673,150	-£3,299,478
30%	70%	-£4,087,817	-£2,872,179	-£3,627,770	-£4,097,715	-£2,886,077	-£3,637,670
35%	70%	-£4,501,034	-£3,080,056	-£3,964,312	-£4,512,582	-£3,099,004	-£3,975,861
40%	70%	-£4,914,249	-£3,287,933	-£4,300,855	-£4,927,448	-£3,311,930	-£4,314,053
45%	70%	-£5,327,466	-£3,495,810	-£4,637,397	-£5,342,315	-£3,524,857	-£4,652,245
50%	70%	-£5,740,683	-£3,721,285	-£4,973,938	-£5,757,181	-£3,737,783	-£4,990,437
100%	70%	-£9,872,847	-£5,834,052	-£8,339,360	-£9,905,843	-£5,867,049	-£8,372,356
10%	80%	-£2,459,085	-£2,004,935	-£2,286,649	-£2,461,248	-£2,007,100	-£2,288,814
15%	80%	-£2,879,921	-£2,194,842	-£2,617,412	-£2,883,221	-£2,198,089	-£2,620,659
20%	80%	-£3,300,757	-£2,384,750	-£2,954,250	-£3,305,122	-£2,398,078	-£2,963,511
40%	80%	-£4,998,928	-£3,152,622	-£4,297,905	-£5,007,727	-£3,161,420	-£4,306,704
45%	80%	-£5,422,729	-£3,345,635	-£4,634,078	-£5,432,628	-£3,355,533	-£4,643,977
50%	80%	-£5,846,530	-£3,538,647	-£4,970,251	-£5,857,529	-£3,549,646	-£4,981,250
10%	60%	-£2,417,427	-£2,076,816	-£2,288,100	-£2,421,755	-£2,081,144	-£2,292,429
15%	60%	-£2,816,414	-£2,302,662	-£2,619,589	-£2,823,012	-£2,309,155	-£2,626,082
20%	60%	-£3,219,045	-£2,528,508	-£2,956,727	-£3,224,844	-£2,537,166	-£2,964,960
25%	60%	-£3,621,677	-£2,756,221	-£3,293,072	-£3,632,675	-£2,767,220	-£3,304,071
30%	60%	-£4,024,308	-£2,985,761	-£3,629,983	-£4,037,507	-£2,998,959	-£3,643,182
35%	60%	-£4,426,940	-£3,215,302	-£3,966,893	-£4,442,339	-£3,230,700	-£3,982,292
40%	60%	-£4,829,571	-£3,444,842	-£4,303,804	-£4,847,170	-£3,462,440	-£4,321,403
50%	60%	-£5,234,835	-£3,674,383	-£4,641,226	-£5,246,002	-£3,676,188	-£4,660,514

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667
10%	70%	-£6,787,800	-£6,390,420	-£6,636,919	-£6,791,047	-£6,393,666	-£6,640,166
15%	70%	-£7,197,712	-£6,598,297	-£6,968,045	-£7,202,862	-£6,603,166	-£6,972,915
20%	70%	-£7,610,929	-£6,806,174	-£7,304,231	-£7,615,738	-£6,812,667	-£7,310,831
25%	70%	-£8,024,145	-£7,014,446	-£7,640,774	-£8,032,394	-£7,022,695	-£7,649,023
30%	70%	-£8,437,362	-£7,222,723	-£7,977,315	-£8,447,260	-£7,235,622	-£7,987,214
35%	70%	-£8,850,578	-£7,431,000	-£8,313,857	-£8,862,127	-£7,448,548	-£8,325,406
40%	70%	-£9,263,794	-£7,639,277	-£8,650,400	-£9,276,993	-£7,661,475	-£8,663,598
45%	70%	-£9,677,011	-£7,847,554	-£8,986,942	-£9,691,859	-£7,874,402	-£9,001,790
50%	70%	-£10,090,227	-£8,055,831	-£9,323,483	-£10,106,725	-£8,087,328	-£9,338,982
100%	70%	-£14,222,392	-£10,183,957	-£12,688,905	-£14,255,388	-£10,216,594	-£12,721,901
10%	80%	-£6,808,630	-£6,354,480	-£6,636,194	-£6,810,793	-£6,356,645	-£6,638,359
15%	80%	-£7,229,466	-£6,544,387	-£6,966,957	-£7,232,766	-£6,547,634	-£6,970,204
20%	80%	-£7,653,267	-£6,734,295	-£7,302,757	-£7,657,668	-£6,738,623	-£7,307,156
40%	80%	-£9,348,474	-£7,502,166	-£8,647,450	-£9,352,272	-£7,510,965	-£8,656,249
45%	80%	-£9,772,274	-£7,695,179	-£8,983,623	-£9,782,172	-£7,705,078	-£8,993,521
50%	80%	-£10,196,075	-£7,888,192	-£9,319,796	-£10,207,074	-£7,899,191	-£9,330,795
10%	60%	-£6,766,972	-£6,426,360	-£6,637,644	-£6,771,300	-£6,430,689	-£6,641,974
15%	60%	-£7,185,958	-£6,652,207	-£6,969,134	-£7,172,557	-£6,658,700	-£6,975,627
20%	60%	-£7,598,944	-£6,878,053	-£7,305,706	-£7,577,388	-£6,886,711	-£7,314,505
25%	60%	-£8,011,222	-£7,105,766	-£7,642,617	-£8,022,220	-£7,116,765	-£7,653,616
30%	60%	-£8,424,500	-£7,333,479	-£7,979,528	-£8,437,052	-£7,348,504	-£7,992,727
35%	60%	-£8,837,778	-£7,561,192	-£8,316,438	-£8,852,884	-£7,560,245	-£8,331,837
40%	60%	-£9,251,056	-£7,788,905	-£8,653,349	-£9,266,715	-£7,781,985	-£8,670,948
50%	60%	-£9,664,334	-£8,016,618	-£9,001,171	-£9,679,546	-£8,025,465	-£9,019,059

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£328,553	-£328,553	-£328,553	-£328,553	-£328,553	-£328,553
10%	70%	-£1,741,687	-£744,206	-£990,806	-£1,144,933	-£747,503	-£994,052
15%	70%	-£1,551,589	-£362,193	-£1,211,932	-£1,556,549	-£567,053	-£1,326,902
20%	70%	-£1,964,815	-£1,160,061	-£1,658,116	-£1,971,415	-£1,166,553	-£1,664,718
25%	70%	-£2,378,032	-£1,368,333	-£1,994,660	-£2,386,281	-£1,376,582	-£2,002,909
30%	70%	-£2,791,249	-£1,579,610	-£2,331,202	-£2,801,147	-£1,589,508	-£2,341,101
35%	70%	-£3,204,465	-£1,790,886	-£2,667,744	-£3,216,014	-£1,802,435	-£2,679,293
40%	70%	-£3,617,681	-£2,002,163	-£3,004,286	-£3,630,880	-£2,016,362	-£3,017,484
45%	70%	-£4,030,897	-£2,213,440	-£3,340,829	-£4,045,746	-£2,228,288	-£3,355,676
50%	70%	-£4,444,114	-£2,424,717	-£3,677,370	-£4,460,612	-£2,441,215	-£3,693,869
100%	70%	-£8,576,279	-£4,537,483	-£7,042,791	-£8,609,275	-£4,570,480	-£7,075,787
10%	80%	-£1,162,516	-£708,367	-£990,081	-£1,164,680	-£710,531	-£992,245
15%	80%	-£1,583,353	-£898,274	-£1,320,844	-£1,585,653	-£901,521	-£1,324,090
20%	80%	-£2,007,154	-£1,088,181	-£1,658,643	-£2,011,555	-£1,092,510	-£1,661,043
40%	80%	-£3,702,960	-£1,856,053	-£3,001,337	-£3,711,158	-£1,864,852	-£3,010,136
45%	80%	-£4,126,161	-£2,049,066	-£3,337,510	-£4,136,059	-£2,058,964	-£3,347,408
50%	80%	-£4,549,962	-£2,242,079	-£3,673,683	-£4,560,961	-£2,253,078	-£3,684,682
10%	60%	-£1,720,859	-£780,247	-£991,531	-£1,125,187	-£784,575	-£995,860
15%	60%	-£1,519,845	-£1,108,083	-£1,323,021	-£1,526,444	-£1,012,586	-£1,325,513
20%	60%	-£1,922,476	-£1,231,940	-£1,658,593	-£1,931,275	-£1,240,597	-£1,668,391
25%	60%	-£2,325,108	-£1,459,652	-£1,996,503	-£2,336,106	-£1,470,651	-£2,007,502
30%	60%	-£2,727,740	-£1,689,193	-£2,333,414	-£2,740,939	-£1,702,391	-£2,346,613
35%	60%	-£3,130,372	-£1,918,733	-£2,670,325	-£3,145,770	-£1,934,132	-£2,685,723
40%	60%	-£3,533,003	-£2,148,274	-£3,007,236	-£3,550,602	-£2,165,871	-£3,024,834
50%	60%	-£4,338,266	-£2,607,854	-£3,681,087	-£4,360,264	-£2,629,352	-£3,703,055

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£59,826	£59,826	£59,826	£59,826	£59,826	£59,826
10%	70%	-£753,308	-£385,927	-£602,427	-£756,854	-£389,174	-£605,673
15%	70%	-£1,163,220	-£363,805	-£833,353	-£1,168,170	-£388,674	-£838,423
20%	70%	-£1,576,436	-£771,682	-£1,289,738	-£1,583,036	-£778,174	-£1,276,339
25%	70%	-£1,989,653	-£979,954	-£1,606,281	-£1,997,902	-£988,203	-£1,614,530
30%	70%	-£2,402,870	-£1,191,231	-£1,942,823	-£2,412,768	-£1,201,129	-£1,952,722
35%	70%	-£2,816,086	-£1,402,507	-£2,279,365	-£2,827,635	-£1,414,056	-£2,290,914
40%	70%	-£3,229,302	-£1,613,785	-£2,615,907	-£3,242,501	-£1,626,983	-£2,629,106
45%	70%	-£3,642,518	-£1,825,061	-£2,952,450	-£3,657,367	-£1,839,909	-£2,967,297
50%	70%	-£4,055,735	-£2,036,338	-£3,288,991	-£4,072,233	-£2,052,836	-£3,305,490
100%	70%	-£8,187,900	-£4,149,104	-£6,654,412	-£8,220,896	-£4,182,101	-£6,687,408
10%	80%	-£774,137	-£319,988	-£601,702	-£776,301	-£322,152	-£603,866
15%	80%	-£1,194,974	-£509,895	-£932,465	-£1,198,274	-£513,142	-£935,711
20%	80%	-£1,618,775	-£899,802	-£1,268,264	-£1,623,176	-£704,131	-£1,272,864
40%	80%	-£3,313,981	-£1,467,674	-£2,612,958	-£3,322,779	-£1,476,473	-£2,621,757
45%	80%	-£3,737,782	-£1,660,687	-£2,949,131	-£3,747,680	-£1,670,585	-£2,959,029
50%	80%	-£4,161,583	-£1,853,700	-£3,285,304	-£4,172,582	-£1,884,699	-£3,296,303
10%	60%	-£732,480	-£391,868	-£603,152	-£736,808	-£396,196	-£607,481
15%	60%	-£1,131,406	-£617,714	-£804,642	-£1,138,065	-£624,207	-£811,134
20%	60%	-£1,534,097	-£943,561	-£1,271,214	-£1,542,896	-£952,218	-£1,280,012
25%	60%	-£1,936,730	-£1,071,273	-£1,608,124	-£1,947,728	-£1,082,272	-£1,619,123
30%	60%	-£2,339,361	-£1,300,814	-£1,945,035	-£2,352,560	-£1,314,012	-£1,958,234
35%	60%	-£2,741,993	-£1,530,354	-£2,281,946	-£2,757,391	-£1,545,753	-£2,297,344
40%	60%	-£3,144,624	-£1,759,895	-£2,618,857	-£3,162,223	-£1,777,493	-£2,636,455
50%	60%	-£3,949,887	-£2,218,975	-£3,292,678	-£3,971,885	-£2,240,973	-£3,314,676

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	1
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£31,948,004	£31,948,004	£31,948,004	£31,948,004	£31,948,004	£31,948,004
10%	70%	£27,739,711	£28,229,816	£27,866,522	£27,800,277	£28,290,382	£27,827,088
15%	70%	£26,635,564	£26,370,723	£25,825,871	£25,726,413	£26,461,571	£25,916,629
20%	70%	£23,531,417	£24,511,628	£23,785,039	£23,652,549	£24,632,760	£23,906,171
25%	70%	£21,427,271	£22,652,535	£21,744,298	£21,578,685	£22,803,949	£21,896,712
30%	70%	£19,323,124	£20,793,440	£19,703,557	£19,504,821	£20,975,138	£19,885,254
35%	70%	£17,218,977	£18,934,347	£17,662,815	£17,430,367	£19,146,327	£17,874,796
40%	70%	£15,114,830	£17,075,252	£15,622,073	£15,357,093	£17,317,516	£15,864,337
45%	70%	£13,010,684	£15,216,159	£13,581,332	£13,283,230	£15,488,705	£13,853,878
50%	70%	£10,894,567	£13,357,064	£11,537,750	£11,201,756	£13,659,894	£11,843,420
100%	70%	£10,620,670	£5,485,100	£9,291,883	£9,986,032	£4,850,462	£8,657,245
10%	80%	£27,728,517	£28,288,638	£27,873,444	£27,768,894	£28,328,015	£27,913,822
15%	80%	£25,618,773	£26,458,954	£25,836,163	£25,679,339	£26,519,520	£25,896,729
20%	80%	£23,509,030	£24,629,271	£23,798,883	£23,589,784	£24,710,026	£23,879,638
25%	80%	£21,399,287	£22,799,589	£21,761,604	£21,500,230	£22,900,532	£21,862,546
30%	80%	£19,289,543	£20,969,905	£19,724,323	£19,410,675	£21,091,037	£19,845,455
35%	80%	£17,179,799	£19,140,222	£17,687,043	£17,321,119	£19,281,542	£17,828,363
40%	80%	£15,070,056	£17,310,539	£15,649,763	£15,231,364	£17,472,047	£15,811,271
45%	80%	£12,960,312	£15,480,855	£13,612,482	£13,142,010	£15,662,553	£13,794,180
50%	80%	£10,837,793	£13,651,172	£11,572,859	£11,042,586	£13,853,059	£11,777,088
10%	60%	£27,750,905	£28,170,995	£27,859,599	£27,831,658	£28,251,749	£27,940,354
15%	60%	£25,652,355	£26,282,490	£25,815,397	£25,734,486	£26,403,622	£25,936,529
20%	60%	£23,553,905	£24,393,986	£23,711,195	£23,571,913	£24,555,485	£23,932,730
25%	60%	£21,455,255	£22,505,481	£21,726,993	£21,616,340	£22,707,367	£21,928,878
30%	60%	£19,356,705	£20,616,977	£19,682,789	£19,598,967	£20,859,240	£19,925,053
35%	60%	£17,258,155	£18,728,472	£17,638,587	£17,540,795	£19,011,112	£17,921,228
40%	60%	£15,159,605	£16,839,967	£15,594,385	£15,482,623	£17,162,985	£15,917,403
45%	60%	£13,061,055	£14,951,463	£13,550,183	£13,424,450	£15,314,857	£13,913,577
50%	60%	£10,961,342	£13,062,958	£11,502,840	£11,360,927	£13,466,730	£11,909,752

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£38,314,883	£38,314,883	£38,314,883	£38,314,883	£38,314,883	£38,314,883
10%	70%	£42,523,175	£42,033,070	£42,396,365	£42,462,610	£41,972,505	£42,336,799
15%	70%	£44,627,323	£43,892,164	£44,437,106	£44,536,474	£44,091,316	£44,346,257
20%	70%	£46,731,469	£45,751,298	£46,477,246	£46,610,338	£46,300,127	£46,358,716
25%	70%	£48,835,616	£47,610,352	£48,518,589	£48,684,202	£48,458,938	£48,367,175
30%	70%	£50,939,762	£49,469,446	£50,559,330	£50,768,066	£49,297,749	£50,377,632
35%	70%	£53,043,910	£51,328,540	£52,600,071	£52,831,930	£51,116,560	£52,388,091
40%	70%	£55,148,056	£53,187,634	£54,640,813	£54,905,794	£52,945,370	£54,398,549
45%	70%	£57,252,202	£55,046,728	£56,681,554	£57,079,677	£55,054,181	£56,409,007
50%	70%	£59,356,348	£56,905,822	£58,722,295	£59,091,131	£56,602,992	£58,419,467
100%	70%	£60,883,567	£75,747,986	£79,554,769	£80,248,919	£75,113,348	£78,820,131
10%	80%	£42,534,369	£41,974,248	£42,389,442	£42,493,992	£41,933,871	£42,349,065
15%	80%	£44,644,113	£43,803,932	£44,426,723	£44,583,547	£43,743,366	£44,366,157
20%	80%	£46,753,858	£45,633,615	£46,464,003	£46,673,103	£45,592,861	£46,383,248
25%	80%	£48,863,603	£47,463,298	£48,494,134	£48,724,132	£47,600,639	£47,511,615
30%	80%	£50,973,348	£49,292,031	£50,524,265	£50,754,166	£49,400,647	£50,337,833
35%	80%	£53,083,093	£51,120,764	£53,054,396	£53,304,197	£51,116,560	£52,388,091
40%	80%	£55,192,838	£52,949,497	£55,184,527	£55,454,228	£52,945,370	£54,398,549
45%	80%	£57,302,583	£54,778,230	£57,274,658	£57,584,259	£55,054,181	£56,409,007
50%	80%	£59,412,328	£56,606,963	£59,384,789	£59,734,290	£56,602,992	£58,419,467
10%	60%	£42,511,982	£42,091,892	£42,403,287	£42,431,228	£42,011,137	£42,322,533
15%	60%	£44,616,532	£43,890,397	£44,447,489	£44,489,401	£43,899,285	£44,326,358
20%	60%	£46,721,082	£45,689,901	£46,491,032	£46,547,974	£45,707,289	£46,330,183
25%	60%	£48,826,632	£47,489,405	£48,531,583	£48,685,746	£47,516,810	£48,332,008
30%	60%	£50,932,182	£49,288,909	£50,580,097	£50,835,519	£49,326,327	£50,343,833
35%	60%	£53,037,732	£51,088,413	£53,084,628	£53,339,240	£51,136,848	£53,149,058
40%	60%	£55,143,282	£52,887,917	£55,139,179	£55,393,961	£52,947,357	£54,350,583
45%	60%	£57,248,832	£54,687,421	£57,243,730	£57,508,482	£54,757,866	£56,351,108
50%	60%	£59,354,382	£56,486,925	£59,348,281	£59,613,003	£56,568,375	£58,351,633

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£22,729,167	£22,729,167	£22,729,167	£22,729,167	£22,729,167	£22,729,167
10%	70%	£26,937,460	£26,447,355	£26,810,649	£26,876,894	£26,386,789	£26,750,084
15%	70%	£29,041,608	£28,306,449	£28,851,391	£28,950,758	£28,215,600	£28,760,542
20%	70%	£31,145,756	£30,165,543	£30,896,134	£31,024,622	£30,044,411	£30,771,061
25%	70%	£33,249,903	£32,024,637	£32,932,874	£33,098,486	£31,873,222	£32,781,459
30%	70%	£35,354,050	£33,883,731	£34,973,615	£35,172,350	£33,702,033	£34,791,917
35%	70%	£37,458,197	£35,742,824	£37,014,356	£37,246,214	£35,530,844	£36,802,376
40%	70%	£39,562,344	£37,601,919	£39,055,097	£39,320,079	£37,359,655	£38,812,834
45%	70%	£41,666,491	£39,461,012	£41,095,838	£41,393,941	£39,468,466	£40,823,293
50%	70%	£43,770,638	£41,320,107	£43,136,581	£43,475,805	£41,017,277	£42,833,751
100%	70%	£45,297,842	£60,162,271	£63,969,054	£64,663,203	£59,527,633	£63,344,416
10%	80%	£26,948,654	£26,388,533	£26,803,727	£26,908,277	£26,348,156	£26,763,350
15%	80%	£29,052,802	£28,218,217	£28,841,008	£28,997,832	£28,157,051	£28,780,442
20%	80%	£31,156,950	£30,077,310	£30,878,288	£31,087,387	£29,967,145	£30,787,533
25%	80%	£33,261,097	£31,936,403	£32,927,039	£33,076,241	£31,776,256	£32,797,091
30%	80%	£35,365,244	£33,795,496	£34,975,780	£35,065,094	£33,585,367	£34,807,649
35%	80%	£37,469,391	£35,654,589	£37,024,521	£37,153,947	£35,394,478	£36,818,207
40%	80%	£39,573,538	£37,513,682	£39,073,262	£39,242,801	£37,203,589	£38,828,765
45%	80%	£41,677,685	£39,372,775	£41,122,003	£41,331,655	£39,312,699	£40,839,323
50%	80%	£43,781,832	£41,231,868	£43,169,744	£43,420,509	£41,021,810	£42,849,881
10%	60%	£26,926,266	£26,508,176	£26,817,572	£26,845,513	£26,425,422	£26,736,617
15%	60%	£29,030,414	£28,394,681	£28,861,774	£28,963,686	£28,273,550	£28,740,642
20%	60%	£31,134,562	£30,280,185	£30,895,976	£30,981,898	£30,121,676	£30,744,467
25%	60%	£33,238,710	£32,165,689	£32,930,178	£33,020,031	£31,969,804	£32,748,293
30%	60%	£35,342,858	£34,050,194	£34,971,382	£35,078,204	£33,817,932	£34,752,118
35%	60%	£37,446,005	£35,934,699	£37,012,584	£37,136,377	£35,666,060	£36,755,943
40%	60%	£39,549,152	£37,819,204	£39,056,786	£39,184,548	£37,514,186	£38,759,788
45%	60%	£41,653,299	£39,703,709	£41,100,988	£41,232,700	£39,402,295	£40,764,633

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£6,948,629	£6,948,629	£6,948,629	£6,948,629	£6,948,629	£6,948,629
10%	70%	£2,740,336	£3,230,441	£2,867,147	£2,800,902	£3,291,007	£2,927,712
15%	70%	£6,936,185	£7,371,347	£7,325,436	£7,272,638	£7,462,786	£7,317,341
20%	70%	£1,467,958	£4,877,747	£1,214,337	£1,346,826	£2,665,615	£1,093,205
25%	70%	£3,572,105	£2,346,841	£3,295,078	£3,420,690	£2,195,426	£3,103,663
30%	70%	£5,676,251	£4,205,935	£5,295,819	£5,494,554	£4,024,237	£5,114,121
35%	70%	£7,780,398	£6,065,028	£7,336,560	£7,568,418	£5,853,048	£7,124,580
40%	70%	£9,884,545	£7,924,123	£9,377,302	£9,642,282	£7,691,859	£9,135,038
45%	70%	£11,988,691	£9,783,218	£11,416,043	£11,714,164	£9,516,146	£11,145,097
50%	70%	£14,092,838	£11,642,313	£13,461,825	£13,797,619	£11,339,481	£13,155,855
100%	70%	£38,620,046	£				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£23,181,551	£23,181,551	£23,181,551	£23,181,551	£23,181,551	£23,181,551
10%	70%	£19,973,288	£19,463,363	£19,100,069	£19,033,824	£19,523,829	£19,160,635
15%	70%	£16,869,111	£17,604,270	£17,059,328	£16,959,960	£17,695,118	£17,150,176
20%	70%	£14,764,984	£15,745,175	£15,018,586	£14,886,096	£15,866,307	£15,139,717
25%	70%	£12,660,818	£13,886,082	£12,977,845	£12,812,232	£14,037,496	£13,129,259
30%	70%	£10,556,671	£12,026,987	£10,937,104	£10,738,368	£12,208,685	£11,118,801
35%	70%	£8,452,524	£10,167,894	£8,896,362	£8,664,204	£10,379,874	£9,108,343
40%	70%	£6,348,377	£8,308,799	£6,835,820	£6,590,640	£8,551,063	£7,097,884
45%	70%	£4,244,231	£6,449,706	£4,814,679	£4,516,777	£6,722,252	£5,087,425
50%	70%	£2,128,114	£4,590,611	£2,771,297	£2,435,303	£4,893,441	£3,076,967
100%	70%	£19,387,123	£14,261,653	£16,058,336	£18,752,485	£13,616,915	£17,423,698
10%	80%	£18,962,064	£19,522,185	£19,106,991	£19,002,441	£19,562,562	£19,147,368
15%	80%	£16,852,330	£17,892,501	£17,369,710	£16,912,888	£17,753,087	£17,130,276
20%	80%	£14,742,577	£15,862,818	£15,032,430	£14,823,331	£15,943,573	£15,113,185
25%	80%	£12,632,824	£13,833,135	£13,002,942	£12,812,833	£14,033,060	£13,102,697
30%	80%	£10,523,071	£11,803,452	£10,973,454	£10,783,364	£12,213,549	£11,183,209
35%	80%	£8,413,318	£9,873,769	£8,943,966	£8,693,674	£10,404,068	£9,153,721
40%	80%	£6,303,565	£7,944,086	£6,914,214	£6,664,382	£8,594,577	£7,143,233
45%	80%	£4,193,812	£6,014,402	£4,864,429	£4,535,090	£6,685,086	£5,027,727
50%	80%	£2,073,340	£4,184,719	£2,806,408	£2,476,133	£4,776,086	£3,010,635
10%	60%	£18,984,452	£19,408,542	£19,093,146	£19,069,205	£19,485,296	£19,173,901
15%	60%	£16,874,700	£17,478,857	£17,031,747	£16,912,888	£17,695,118	£17,170,076
20%	60%	£14,764,984	£15,627,533	£15,004,742	£14,948,860	£15,789,042	£15,166,251
25%	60%	£12,655,229	£13,778,028	£12,960,540	£12,809,687	£13,940,914	£13,162,425
30%	60%	£10,545,476	£11,928,524	£10,916,336	£10,832,514	£12,092,786	£11,158,600
35%	60%	£8,435,723	£9,999,019	£8,872,134	£8,744,342	£10,244,659	£9,154,775
40%	60%	£6,325,970	£8,069,514	£6,827,832	£6,716,170	£8,396,532	£7,150,950
50%	60%	£4,216,217	£6,140,009	£4,786,187	£4,584,473	£6,448,276	£5,143,299

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£26,904,499	£26,904,499	£26,904,499	£26,904,499	£26,904,499	£26,904,499
10%	70%	£22,096,296	£22,196,311	£22,823,017	£22,736,772	£23,246,877	£22,893,392
15%	70%	£18,592,120	£18,327,217	£18,602,808	£18,418,068	£19,141,068	£18,602,808
20%	70%	£15,087,912	£14,468,123	£14,741,533	£14,609,044	£15,589,255	£14,862,665
25%	70%	£12,583,765	£11,609,029	£11,700,792	£11,635,180	£12,760,444	£11,852,207
30%	70%	£10,079,619	£9,749,935	£10,660,051	£10,461,316	£11,931,633	£11,841,749
35%	70%	£7,575,471	£7,890,841	£8,819,310	£8,587,452	£10,102,822	£10,831,290
40%	70%	£5,071,325	£6,031,747	£6,910,588	£6,613,688	£8,273,013	£8,020,832
45%	70%	£2,567,179	£4,172,654	£5,537,827	£5,230,725	£6,445,200	£6,130,373
50%	70%	£5,851,062	£6,313,559	£6,484,245	£6,188,251	£8,616,389	£6,799,915
100%	70%	£15,664,176	£10,528,605	£14,335,388	£15,029,537	£9,893,967	£13,700,750
10%	80%	£22,685,012	£23,245,133	£22,829,939	£22,725,389	£23,285,510	£22,870,316
15%	80%	£20,575,268	£21,415,449	£20,792,858	£20,695,834	£21,476,015	£20,853,224
20%	80%	£18,465,525	£19,585,766	£18,755,376	£18,546,279	£19,589,521	£18,836,133
25%	80%	£16,355,782	£17,756,087	£17,045,187	£16,836,180	£17,900,022	£17,126,842
30%	80%	£14,246,039	£15,926,408	£15,214,288	£15,005,059	£16,212,524	£15,443,290
35%	80%	£12,136,296	£14,096,729	£13,382,569	£13,173,330	£14,523,026	£13,768,742
40%	80%	£10,026,551	£12,267,034	£11,606,258	£11,408,059	£12,428,542	£11,767,766
45%	80%	£7,916,807	£10,437,350	£9,568,977	£9,360,504	£10,619,047	£9,750,675
50%	80%	£5,807,064	£8,607,667	£8,529,354	£8,299,081	£9,809,553	£8,733,582
10%	60%	£22,707,400	£23,127,490	£22,816,994	£22,788,153	£23,208,244	£22,896,849
15%	60%	£20,608,850	£21,238,985	£20,771,892	£20,729,880	£21,360,118	£20,893,024
20%	60%	£18,510,300	£19,350,481	£18,727,690	£18,671,808	£19,511,390	£18,889,199
25%	60%	£16,411,750	£17,461,976	£16,683,487	£16,613,635	£17,663,862	£16,885,373
30%	60%	£14,313,200	£15,573,472	£14,639,284	£14,565,462	£15,815,734	£14,881,548
35%	60%	£12,214,649	£13,684,966	£12,995,082	£12,497,289	£13,967,606	£12,877,723
40%	60%	£10,116,099	£11,796,461	£10,550,860	£10,439,118	£12,119,480	£10,873,698
50%	60%	£8,017,549	£9,908,452	£9,459,135	£9,317,421	£9,423,224	£8,866,247

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£28,547,868	£28,547,868	£28,547,868	£28,547,868	£28,547,868	£28,547,868
10%	70%	£24,339,575	£24,829,680	£24,466,386	£24,400,141	£24,890,246	£24,526,952
15%	70%	£20,235,428	£22,970,587	£22,425,645	£22,326,277	£23,061,435	£22,519,493
20%	70%	£16,131,281	£21,111,490	£20,584,903	£20,482,413	£21,212,624	£20,584,903
25%	70%	£12,027,135	£19,252,399	£18,344,162	£18,178,549	£19,403,813	£18,495,576
30%	70%	£10,922,988	£17,393,304	£16,303,421	£16,104,685	£17,575,002	£16,485,118
35%	70%	£8,818,841	£15,534,211	£14,262,679	£14,030,821	£15,746,191	£14,474,660
40%	70%	£6,714,694	£13,675,116	£12,221,937	£11,956,957	£13,917,380	£12,464,201
45%	70%	£4,610,548	£11,816,023	£10,181,196	£9,883,094	£11,089,569	£10,453,743
50%	70%	£2,506,401	£9,956,928	£8,137,614	£7,801,620	£10,259,758	£8,443,284
100%	70%	£14,020,806	£8,885,236	£12,692,019	£13,386,168	£8,250,598	£12,057,381
10%	80%	£24,328,381	£24,888,502	£24,473,308	£24,368,758	£24,928,879	£24,513,686
15%	80%	£22,218,637	£23,058,818	£22,436,027	£22,279,203	£23,119,384	£22,496,593
20%	80%	£20,108,894	£21,220,135	£20,388,747	£20,288,548	£21,309,880	£20,472,592
25%	80%	£18,000,920	£19,381,403	£18,249,627	£18,131,428	£19,071,911	£18,211,135
30%	80%	£15,892,946	£17,542,679	£16,600,506	£16,482,207	£17,663,862	£16,800,660
35%	80%	£13,784,971	£15,693,954	£14,669,385	£14,551,008	£16,255,026	£15,388,483
40%	80%	£11,676,996	£13,845,229	£12,846,266	£12,727,830	£14,846,179	£13,971,000
45%	80%	£9,569,021	£11,996,504	£11,037,149	£10,919,401	£13,437,342	£12,562,512
50%	80%	£7,461,046	£10,147,779	£9,188,030	£9,070,153	£12,028,487	£11,143,264
10%	60%	£24,350,789	£24,770,859	£24,459,463	£24,431,522	£24,851,613	£24,540,218
15%	60%	£22,252,219	£22,892,354	£22,415,261	£22,373,390	£23,003,486	£22,536,393
20%	60%	£20,153,669	£20,993,850	£20,371,059	£20,315,177	£21,155,369	£20,532,568
25%	60%	£18,055,119	£19,105,345	£18,326,857	£18,257,004	£19,307,231	£18,528,742
30%	60%	£15,956,569	£17,216,841	£16,282,653	£16,198,831	£17,459,104	£16,524,917
35%	60%	£13,858,019	£15,328,336	£14,238,451	£14,140,659	£15,610,976	£14,521,092
40%	60%	£11,759,469	£13,439,831	£12,194,249	£12,082,487	£13,762,849	£12,517,267
50%	60%	£9,660,919	£11,551,326	£10,545,043	£10,433,231	£11,573,721	£10,423,224

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£22,946,597	£22,946,597	£22,946,597	£22,946,597	£22,946,597	£22,946,597
10%	70%	£18,738,304	£19,228,409	£18,865,115	£18,798,870	£19,288,975	£18,925,681
15%	70%	£14,524,157	£17,369,316	£16,824,374	£16,725,906	£17,460,164	£16,915,222
20%	70%	£10,310,010	£15,510,221	£14,783,632	£14,651,142	£15,831,353	£14,904,764
25%	70%	£8,205,863	£13,651,128	£12,742,891	£12,577,278	£13,802,542	£12,894,305
30%	70%	£6,101,716	£11,792,034	£10,702,150	£10,503,414	£11,973,731	£10,883,848
35%	70%	£4,007,569	£9,932,940	£8,661,409	£8,429,550	£10,144,920	£9,073,389
40%	70%	£1,903,422	£8,073,846	£6,620,667	£6,355,686	£8,316,109	£7,062,930
45%	70%	£4,008,277	£6,214,752	£4,979,926	£4,811,823	£6,487,298	£4,852,472
50%	70%	£1,893,160	£4,355,656	£2,536,344	£2,200,348	£4,658,487	£2,842,013
100%	70%	£10,622,077	£14,468,507	£18,293,250	£18,387,439	£13,851,868	£17,658,651
10%	80%	£18,727,110	£19,287,231	£18,872,038	£18,767,488	£19,327,609	£18,912,415
15%	80%	£16,617,367	£17,457,548	£16,834,757	£16,677,933	£17,518,114	£16,895,323
20%	80%	£14,507,624	£15,627,865	£14,787,477	£14,588,377	£15,708,619	£14,878,231
25%	80%	£12,402,881	£13,798,132	£12,848,256	£12,730,157	£13,840,640	£12,895,894
30%	80%	£10,303,138	£11,968,448	£11,397,525	£		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,217,567	£30,217,567	£30,217,567	£30,217,567	£30,217,567	£30,217,567
10%	70%	£26,009,274	£26,499,379	£26,136,085	£26,069,840	£26,559,945	£26,196,651
15%	70%	£23,905,127	£24,840,286	£24,085,344	£23,995,976	£24,731,134	£24,186,192
20%	70%	£21,800,980	£22,781,191	£22,054,602	£21,932,112	£22,902,323	£22,175,734
25%	70%	£19,696,834	£20,922,098	£20,013,861	£19,848,248	£21,073,512	£20,165,275
30%	70%	£17,592,687	£19,063,003	£17,973,120	£17,774,384	£19,244,701	£18,154,817
35%	70%	£15,488,540	£17,203,910	£15,932,379	£15,700,620	£17,415,890	£16,144,359
40%	70%	£13,384,393	£15,344,815	£13,891,637	£13,628,866	£15,587,079	£14,133,900
45%	70%	£11,280,247	£13,485,722	£11,850,895	£11,552,793	£13,758,268	£12,123,442
50%	70%	£9,164,130	£11,626,628	£9,807,314	£9,471,319	£11,929,457	£10,112,983
100%	70%	£12,351,107	£7,215,537	£11,022,320	£11,716,469	£6,560,899	£10,387,682
10%	80%	£25,998,080	£26,558,201	£26,143,007	£26,038,458	£26,598,579	£26,183,385
15%	80%	£23,889,336	£24,725,517	£24,105,726	£23,948,902	£24,769,083	£24,166,292
20%	80%	£21,779,594	£22,898,835	£22,068,447	£21,859,947	£22,979,589	£22,140,201
40%	80%	£13,339,619	£15,580,102	£13,919,326	£13,501,127	£15,741,610	£14,080,834
45%	80%	£11,229,875	£13,750,418	£11,882,045	£11,411,573	£13,932,116	£12,063,743
50%	80%	£9,107,356	£11,920,735	£9,842,423	£9,312,149	£12,122,622	£10,046,651
10%	60%	£26,020,468	£26,440,558	£26,129,163	£26,101,222	£26,521,313	£26,209,917
15%	60%	£23,921,918	£24,352,053	£24,084,960	£24,043,949	£24,673,185	£24,206,092
20%	60%	£21,823,368	£22,663,549	£22,040,758	£21,984,676	£22,825,058	£22,202,267
25%	60%	£19,724,818	£20,775,044	£19,996,556	£19,926,703	£20,976,930	£20,198,441
30%	60%	£17,626,268	£18,886,540	£17,952,352	£17,868,531	£19,128,803	£18,194,616
35%	60%	£15,527,718	£16,998,035	£15,908,150	£15,810,358	£17,280,675	£16,190,791
40%	60%	£13,429,168	£15,109,530	£13,863,948	£13,752,186	£15,432,548	£14,186,966
50%	60%	£9,220,905	£11,352,521	£9,772,204	£9,630,490	£11,736,293	£10,179,515

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,717,715	£30,717,715	£30,717,715	£30,717,715	£30,717,715	£30,717,715
10%	70%	£26,508,422	£26,999,527	£26,636,233	£26,569,988	£27,060,093	£26,696,799
15%	70%	£24,405,275	£25,140,434	£24,388,492	£24,486,124	£25,231,282	£24,686,340
20%	70%	£22,301,128	£23,281,339	£22,554,750	£22,422,260	£23,402,471	£22,675,882
25%	70%	£20,196,982	£21,422,246	£20,514,009	£20,348,396	£21,573,660	£20,665,423
30%	70%	£18,092,835	£19,563,151	£18,473,268	£18,274,532	£19,744,849	£18,654,965
35%	70%	£15,988,688	£17,704,058	£16,432,527	£16,200,668	£17,916,038	£16,644,507
40%	70%	£13,884,541	£15,844,963	£14,381,794	£14,126,804	£16,087,227	£14,634,048
45%	70%	£11,780,395	£13,985,870	£12,351,043	£12,052,941	£14,258,416	£12,623,590
50%	70%	£9,664,278	£12,126,775	£10,307,461	£9,971,467	£12,429,605	£10,613,131
100%	70%	£11,850,959	£6,715,389	£10,522,172	£11,216,321	£6,080,751	£9,887,534
10%	80%	£26,498,228	£27,058,349	£26,643,155	£26,538,605	£27,098,726	£26,683,533
15%	80%	£24,388,484	£25,228,655	£24,605,874	£24,449,050	£25,299,231	£24,666,440
20%	80%	£22,279,741	£23,398,962	£22,568,594	£22,359,495	£23,479,737	£22,640,349
40%	80%	£13,839,767	£16,080,250	£14,419,474	£14,001,275	£16,241,758	£14,580,982
45%	80%	£11,730,023	£14,250,566	£12,382,193	£11,911,721	£14,432,264	£12,563,891
50%	80%	£9,607,504	£12,420,883	£10,342,570	£9,812,297	£12,622,770	£10,546,799
10%	60%	£26,520,616	£26,840,706	£26,629,310	£26,601,369	£27,021,460	£26,710,065
15%	60%	£24,422,066	£25,052,201	£24,385,108	£24,543,197	£25,173,333	£24,706,240
20%	60%	£22,323,516	£23,163,697	£22,540,906	£22,485,024	£23,326,206	£22,702,415
25%	60%	£20,224,966	£21,275,192	£20,496,704	£20,426,851	£21,477,078	£20,694,589
30%	60%	£18,126,416	£19,386,688	£18,452,500	£18,368,679	£19,628,951	£18,694,764
35%	60%	£16,027,866	£17,498,183	£16,408,298	£16,310,506	£17,780,823	£16,690,939
40%	60%	£13,929,316	£15,609,678	£14,364,096	£14,252,334	£15,932,696	£14,687,114
50%	60%	£9,721,053	£11,832,669	£10,272,351	£10,130,638	£12,236,441	£10,679,463

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4	CIL Zone	1
	Value Area	Med
No Units		100
Site Area		0.85 Ha
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,518,983	£21,518,983	£21,518,983	£21,518,983	£21,518,983	£21,518,983
0%	70%	£18,336,632	£18,443,697	£18,475,722	£18,396,171	£18,903,236	£18,539,292
15%	70%	£16,745,455	£17,506,055	£16,960,092	£16,834,765	£17,595,364	£17,049,400
20%	70%	£16,154,023	£16,168,412	£15,440,461	£15,273,358	£16,287,490	£15,559,540
25%	70%	£13,553,555	£14,830,769	£13,916,433	£13,704,547	£14,979,617	£14,067,423
30%	70%	£11,953,088	£13,493,126	£12,388,541	£12,134,278	£13,671,743	£12,569,730
35%	70%	£10,352,620	£12,152,902	£10,860,649	£10,584,008	£12,363,871	£11,072,036
40%	70%	£8,752,154	£10,809,618	£9,332,757	£8,993,739	£11,051,204	£9,574,343
45%	70%	£7,151,687	£9,466,334	£7,804,865	£7,423,471	£9,738,118	£8,076,649
50%	70%	£5,551,219	£8,123,050	£6,276,973	£5,853,202	£8,425,032	£6,578,955
100%	70%	£10,798,387	£5,485,100	£9,299,012	£10,174,505	£4,861,218	£8,675,130
10%	80%	£18,323,015	£18,902,519	£18,486,547	£18,362,707	£18,942,212	£18,526,240
15%	80%	£16,725,031	£17,594,287	£16,970,330	£16,784,570	£17,653,826	£17,029,869
20%	80%	£15,126,398	£16,286,054	£15,454,111	£15,206,433	£16,365,440	£15,533,497
25%	80%	£13,519,023	£14,977,823	£13,933,740	£13,619,685	£15,077,055	£14,034,401
30%	80%	£11,911,650	£13,669,590	£12,409,310	£12,032,443	£13,788,668	£12,530,103
35%	80%	£10,304,277	£12,361,358	£10,884,880	£10,445,202	£12,500,283	£11,025,805
40%	80%	£8,696,904	£11,049,291	£9,360,450	£8,857,960	£11,209,349	£9,521,507
45%	80%	£7,089,530	£9,734,841	£7,836,019	£7,270,720	£9,916,031	£8,017,209
50%	80%	£5,482,156	£8,421,391	£6,311,589	£5,683,478	£8,622,713	£6,512,911
60%	80%	£18,350,248	£18,784,876	£18,472,897	£18,429,634	£18,864,261	£18,552,283
15%	60%	£16,765,881	£17,417,822	£16,949,854	£16,884,959	£17,536,900	£17,088,933
20%	60%	£16,181,513	£16,050,769	£15,426,811	£15,340,284	£16,385,583	£15,585,580
25%	60%	£13,589,086	£14,683,715	£13,899,124	£13,789,400	£14,882,179	£14,100,446
30%	60%	£11,994,526	£13,316,661	£12,367,770	£12,236,112	£13,554,819	£12,609,357
35%	60%	£10,400,965	£11,944,063	£10,836,418	£10,682,815	£12,225,913	£11,118,268
40%	60%	£8,807,404	£10,570,945	£9,305,064	£9,129,518	£10,893,059	£9,627,178
45%	60%	£7,213,844	£9,197,826	£7,773,710	£7,576,221	£9,560,205	£8,136,089
50%	60%	£5,620,282	£7,824,708	£6,242,357	£6,022,926	£8,227,352	£6,645,000

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£48,743,903	£48,743,903	£48,743,903	£48,743,903	£48,743,903	£48,743,903
10%	70%	£51,026,255	£51,419,190	£51,763,164	£51,866,716	£51,359,850	£51,723,625
15%	70%	£53,517,431	£52,796,832	£53,302,795	£53,438,121	£52,667,523	£53,213,488
20%	70%	£56,108,864	£54,094,475	£54,822,426	£54,889,578	£53,675,286	£54,703,546
25%	70%	£58,709,332	£55,432,118	£56,346,454	£56,558,340	£55,283,270	£56,195,463
30%	70%	£61,309,798	£56,769,761	£57,874,346	£58,128,609	£56,591,143	£57,693,156
35%	70%	£63,910,266	£58,109,985	£59,402,238	£59,698,878	£57,899,016	£59,190,851
40%	70%	£66,511,733	£59,453,268	£60,930,129	£61,269,147	£59,211,883	£60,688,544
45%	70%	£69,113,200	£60,796,553	£62,458,021	£62,839,416	£60,524,769	£62,186,237
50%	70%	£71,714,667	£62,139,837	£63,985,913	£64,409,684	£61,837,655	£63,683,931
100%	70%	£81,061,273	£75,747,586	£79,561,898	£80,437,391	£75,124,104	£78,938,016
10%	80%	£51,939,872	£51,360,367	£51,776,340	£51,900,179	£51,320,675	£51,736,646
15%	80%	£53,537,856	£52,668,600	£53,292,557	£53,478,318	£52,609,061	£53,233,018
20%	80%	£55,136,489	£53,976,832	£54,809,775	£55,056,454	£53,897,447	£54,729,390
25%	80%	£56,735,123	£55,285,065	£56,321,992	£56,404,926	£55,033,538	£56,121,589
30%	80%	£58,333,756	£56,593,298	£57,834,209	£58,292,167	£56,346,858	£57,245,678
35%	80%	£60,932,390	£57,901,531	£59,346,426	£59,784,438	£57,289,979	£58,753,767
40%	80%	£63,531,023	£59,209,764	£60,858,643	£61,276,709	£58,233,100	£60,261,856
45%	80%	£66,129,656	£60,518,000	£62,370,860	£62,769,980	£59,178,221	£61,770,945
50%	80%	£68,728,289	£61,826,233	£63,883,071	£64,262,251	£60,123,342	£63,279,034
10%	60%	£53,497,006	£52,845,084	£53,313,033	£53,377,927	£52,725,989	£53,193,983
20%	60%	£56,096,374	£54,212,118	£54,836,075	£54,922,032	£54,053,907	£54,677,304
25%	60%	£58,695,742	£55,579,152	£56,355,112	£56,473,478	£55,369,708	£56,182,441
30%	60%	£61,295,110	£56,946,225	£57,874,146	£58,026,775	£56,706,068	£57,687,579
35%	60%	£63,894,478	£58,313,298	£59,393,179	£59,580,071	£58,036,973	£59,192,710
40%	60%	£66,493,846	£59,680,371	£60,908,212	£61,133,368	£59,369,827	£60,697,848
50%	60%	£69,093,214	£61,047,444	£62,422,243	£62,685,664	£60,702,681	£62,198,986

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,158,188	£33,158,188	£33,158,188	£33,158,188	£33,158,188	£33,158,188
10%	70%	£36,340,540	£39,833,474	£36,197,449	£36,291,001	£35,773,933	£36,137,910
15%	70%	£37,931,716	£37,171,116	£37,217,090	£37,842,406	£37,081,908	£37,927,771
20%	70%	£39,522,892	£35,508,759	£35,226,710	£35,403,813	£35,389,891	£35,117,631
25%	70%	£41,114,068	£33,846,403	£32,760,739	£32,972,624	£32,697,555	£32,420,748
30%	70%	£42,705,244	£32,184,046	£30,300,768	£30,524,894	£30,254,286	£30,107,441
35%	70%	£44,296,420	£30,521,689	£27,840,797	£28,077,164	£27,912,017	£27,654,134
40%	70%	£45,887,596	£28,859,332	£25,380,826	£25,629,434	£25,477,749	£25,200,827
45%	70%	£47,478,772	£27,196,975	£22,920,855	£23,181,702	£23,025,481	£22,752,520
50%	70%	£49,069,948	£25,534,618	£20,460,884	£20,633,970	£20,470,212	£20,204,213
100%	70%	£65,475,558	£60,162,271	£63,976,183	£64,851,676	£59,538,389	£63,352,301
10%	80%	£36,354,157	£35,774,652	£36,190,625	£36,314,464	£35,734,959	£36,150,931
15%	80%	£37,945,333	£34,092,295	£33,730,654	£33,892,601	£33,023,346	£33,647,303
20%	80%	£39,536,509	£32,409,938	£31,270,683	£31,429,728	£30,564,372	£30,183,674
25%	80%	£41,127,685	£30,727,581	£28,810,712	£28,951,853	£28,100,403	£27,629,045
30%	80%	£42,718,861	£29,045,224	£26,350,741	£26,492,984	£25,641,434	£25,170,176
35%	80%	£44,309,037	£27,362,867	£23,890,770	£24,035,115	£24,182,465	£23,721,307
40%	80%	£45,900,213	£25,680,510	£21,430,800	£21,576,246	£21,723,496	£21,272,438
45%	80%	£47,491,389	£23,998,153	£18,970,829	£19,121,377	£19,264,527	£18,813,569
50%	80%	£49,082,565	£22,315,796	£16,510,858	£16,662,508	£16,805,558	£16,354,600
10%	60%	£37,911,291	£37,259,349	£37,727,317	£37,792,212	£37,140,271	£37,608,238
20%	60%	£39,502,467	£35,577,992	£35,270,346	£35,345,463	£34,688,532	£34,541,589
25%	60%	£41,093,643	£33,895,635	£32,810,375	£32,885,554	£32,230,603	£32,083,650
30%	60%	£42,684,819	£32,213,278	£30,350,404	£30,425,685	£29,771,634	£29,624,697
35%	60%	£44,275,995	£30,530,921	£27,890,433	£27,965,766	£27,312,663	£27,165,750
40%	60%	£45,867,171	£28,848,564	£25,430,462	£25,505,897	£24,853,694	£24,706,781
45%	60%	£47,458,347	£27,166,207	£22,970,491	£23,045,928	£22,594,723	£22,447,810
50%	60%	£49,049,523	£25,483,850	£20,510,520	£20,585,059	£20,135,754	£19,986,841

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,480,392	£3,480,392	£3,480,392	£3,480,392	£3,480,392	£3,480,392
10%	70%	£6,662,744	£6,195,678	£6,519,653	£6,603,205	£6,096,139	£6,460,114
15%	70%	£7,253,920	£7,493,320	£7,339,284	£7,422,836	£7,404,012	£7,349,975
20%	70%	£7,845,096	£8,830,963	£8,558,914	£8,726,017	£8,711,885	£8,657,848
25%	70%	£8,436,272	£10,168,607	£11,082,943	£11,294,828	£10,019,759	£10,931,952
30%	70%	£9,027,448	£11,506,250	£12,610,835	£12,865,088	£11,327,632	£12,429,645
35%	70%	£9,618,624	£12,843,893	£14,138,728	£14,435,367	£12,635,505	£13,627,339
40%	70%	£10,209,800	£14,181,536	£15,666,620	£15,995,638	£13,948,171	£15,425,033
45%	70%	£10,800,976	£15,519,179	£17,197,513	£17,566,656	£15,260,834	£16,622,726
50%	70%	£11,392,152	£16,856,822	£18,728,406	£19,146,713	£16,574,344	£17,820,420
100%	70%	£35,797,762	£30,484,475	£34,298,387	£35,173,880	£29,860,593	£33,674,505
10%	80%	£6,676,361	£6,096,856	£6,512,829	£6,636,668	£6,057,163	£6,473,135
15%	80%	£8,274,344	£7,405,089	£8,029,046	£8,214,805	£7,345,550	£7,969,507
20%	80%	£9,872,327	£8,713,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,752,530	£12,752,530	£12,752,530	£12,752,530	£12,752,530	£12,752,530
10%	70%	£10,570,179	£10,077,244	£9,713,269	£9,629,718	£10,136,793	£9,772,869
15%	70%	£7,979,002	£8,739,602	£8,193,639	£8,068,312	£8,829,811	£8,282,947
20%	70%	£6,387,570	£7,401,959	£6,674,008	£6,506,905	£7,251,037	£6,793,067
25%	70%	£4,787,102	£6,064,316	£5,149,979	£4,938,094	£5,213,164	£5,300,970
30%	70%	£3,186,635	£4,726,673	£3,622,088	£3,367,825	£4,905,290	£3,803,277
35%	70%	£1,585,167	£3,389,030	£2,094,198	£1,797,555	£3,597,418	£2,305,583
40%	70%	£0	£2,043,165	£566,304	£227,286	£2,294,751	£807,890
45%	70%	£-1,614,766	£699,881	£-561,585	£-1,342,982	£971,665	£-689,804
50%	70%	£-3,215,234	£-643,403	£-2,488,480	£-2,913,251	£-341,421	£-2,187,498
100%	70%	£-19,664,840	£-14,251,953	£-18,065,465	£-18,940,958	£-13,627,671	£-17,441,683
10%	80%	£9,556,562	£10,136,066	£9,720,094	£9,596,254	£10,175,759	£9,759,757
15%	80%	£7,958,578	£8,827,834	£8,203,876	£8,019,117	£8,867,373	£8,263,416
20%	80%	£6,359,945	£7,519,601	£6,687,658	£6,439,980	£7,598,987	£6,767,044
40%	80%	£-69,549	£2,281,838	£593,997	£91,507	£2,442,896	£755,054
45%	80%	£-1,676,923	£968,385	£-930,434	£-1,495,733	£1,149,578	£-749,244
50%	80%	£-3,284,297	£-345,062	£-2,454,864	£-3,082,975	£-143,740	£-2,253,542
10%	60%	£9,583,795	£10,018,423	£9,736,444	£9,663,181	£10,097,808	£9,785,830
15%	60%	£7,989,428	£8,851,369	£8,183,401	£8,118,508	£8,770,447	£8,302,480
20%	60%	£6,415,060	£7,284,315	£6,680,358	£6,573,831	£7,443,067	£6,819,130
25%	60%	£4,821,633	£5,917,262	£5,132,671	£5,022,956	£5,115,726	£5,333,993
30%	60%	£3,228,073	£4,550,208	£3,601,317	£3,469,659	£4,788,366	£3,842,904
35%	60%	£1,634,512	£3,177,610	£2,069,964	£1,916,362	£3,459,460	£2,351,815
40%	60%	£0	£1,804,492	£330,611	£293,865	£2,126,696	£869,725
50%	60%	£-3,146,171	£-941,745	£-2,624,096	£-2,743,627	£-259,101	£-2,121,453

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£16,475,478	£16,475,478	£16,475,478	£16,475,478	£16,475,478	£16,475,478
10%	70%	£13,293,126	£13,890,192	£13,436,217	£13,352,895	£13,859,731	£13,465,756
15%	70%	£11,701,960	£12,462,550	£11,916,586	£11,791,260	£12,351,858	£11,959,886
20%	70%	£10,110,517	£11,124,906	£10,396,956	£10,229,853	£11,243,985	£10,516,035
25%	70%	£8,510,050	£9,787,263	£8,872,927	£8,661,041	£9,936,111	£9,023,918
30%	70%	£6,909,583	£8,449,620	£7,345,035	£7,090,772	£8,628,238	£7,526,225
35%	70%	£5,309,115	£7,109,977	£5,817,144	£5,520,503	£7,320,365	£6,026,531
40%	70%	£3,708,648	£5,769,113	£4,389,401	£4,050,234	£6,007,689	£4,530,857
45%	70%	£2,108,182	£4,422,828	£2,761,360	£2,379,966	£4,694,612	£3,033,144
50%	70%	£507,714	£3,079,545	£1,233,468	£809,697	£3,381,526	£1,535,450
100%	70%	£-15,841,892	£-10,528,605	£-14,342,617	£-15,219,010	£-9,904,723	£-13,718,635
10%	80%	£13,279,509	£13,859,014	£13,443,041	£13,319,202	£13,898,707	£13,482,735
15%	80%	£11,681,626	£12,529,781	£11,926,324	£11,741,065	£12,610,320	£11,986,363
20%	80%	£10,082,892	£11,242,469	£10,410,606	£10,162,928	£11,321,834	£10,489,892
40%	80%	£3,653,398	£5,004,796	£4,316,945	£3,814,455	£5,165,843	£4,478,002
45%	80%	£2,046,025	£4,691,336	£2,792,514	£2,227,215	£4,872,525	£2,973,703
50%	80%	£438,651	£3,377,885	£1,268,084	£639,973	£3,579,208	£1,469,406
10%	60%	£13,306,743	£13,741,370	£13,429,392	£13,386,129	£13,820,796	£13,506,777
15%	60%	£11,722,375	£12,374,317	£11,898,349	£11,841,454	£12,483,395	£12,025,428
20%	60%	£10,138,008	£11,007,263	£10,383,306	£10,296,779	£11,166,034	£10,542,077
25%	60%	£8,544,581	£9,640,210	£8,855,618	£8,745,903	£9,838,673	£9,056,941
30%	60%	£6,951,021	£8,273,156	£7,324,265	£7,192,607	£8,511,314	£7,565,851
35%	60%	£5,357,460	£6,900,558	£5,792,912	£5,639,310	£7,182,408	£6,074,762
40%	60%	£3,763,899	£5,527,439	£4,261,599	£4,086,613	£5,949,594	£4,583,673
50%	60%	£576,777	£2,781,203	£1,198,851	£979,420	£3,163,846	£1,601,495

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,118,847	£18,118,847	£18,118,847	£18,118,847	£18,118,847	£18,118,847
10%	70%	£14,936,496	£15,443,561	£15,079,586	£14,996,035	£15,503,100	£15,139,126
15%	70%	£13,345,319	£14,109,919	£13,559,956	£13,434,629	£14,195,228	£13,649,264
20%	70%	£11,753,887	£12,768,275	£12,040,325	£11,973,222	£12,897,454	£12,189,404
25%	70%	£10,153,419	£11,430,633	£10,516,297	£10,304,411	£11,579,481	£10,667,267
30%	70%	£8,552,952	£10,092,990	£8,988,405	£8,734,142	£10,271,607	£9,169,594
35%	70%	£6,952,484	£8,752,766	£7,460,513	£7,163,873	£8,963,735	£7,671,900
40%	70%	£5,352,018	£7,409,482	£5,932,621	£5,593,603	£7,651,068	£6,174,207
45%	70%	£3,751,551	£6,066,198	£4,404,725	£4,023,335	£6,337,982	£4,676,513
50%	70%	£2,151,083	£4,722,914	£2,676,837	£2,453,066	£5,024,896	£3,178,919
100%	70%	£-14,198,523	£-8,885,236	£-12,699,148	£-13,674,641	£-8,261,354	£-12,075,265
10%	80%	£14,922,879	£15,502,383	£15,086,411	£14,962,571	£15,542,076	£15,126,104
15%	80%	£13,324,895	£14,194,151	£13,570,194	£13,384,434	£14,253,690	£13,629,733
20%	80%	£11,726,262	£12,985,978	£12,033,975	£11,866,297	£12,865,394	£12,133,361
40%	80%	£5,296,795	£7,648,155	£5,960,314	£5,457,824	£7,809,213	£6,121,375
45%	80%	£3,689,394	£6,334,705	£4,435,883	£3,870,584	£5,515,895	£4,617,073
50%	80%	£2,082,020	£5,021,255	£2,911,453	£2,283,342	£5,222,577	£3,112,775
10%	60%	£14,960,112	£15,384,740	£15,029,498	£15,029,498	£15,484,125	£15,152,147
15%	60%	£13,365,745	£14,017,696	£13,549,718	£13,484,823	£14,136,785	£13,666,797
20%	60%	£11,761,377	£12,650,633	£12,026,675	£11,940,148	£12,869,940	£12,185,447
25%	60%	£10,167,950	£11,283,579	£10,498,988	£10,389,273	£11,482,043	£10,700,310
30%	60%	£8,594,390	£9,916,525	£8,967,634	£8,835,976	£10,154,683	£9,209,221
35%	60%	£7,000,829	£8,543,927	£7,436,262	£7,282,679	£8,825,777	£7,718,132
40%	60%	£5,407,268	£7,170,809	£5,904,928	£5,729,362	£7,492,923	£6,227,042
50%	60%	£2,220,146	£4,424,572	£2,842,221	£2,622,790	£4,827,216	£3,244,864

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,517,576	£12,517,576	£12,517,576	£12,517,576	£12,517,576	£12,517,576
10%	70%	£9,336,225	£9,842,290	£9,478,316	£9,394,764	£9,901,829	£9,537,855
15%	70%	£7,744,049	£8,504,648	£7,958,685	£7,833,358	£8,593,957	£8,047,994
20%	70%	£6,152,816	£7,167,005	£6,439,054	£6,271,852	£7,286,083	£6,584,134
25%	70%	£4,552,148	£5,829,362	£4,915,026	£4,703,140	£5,978,210	£5,066,017
30%	70%	£2,951,681	£4,491,719	£3,387,134	£3,132,871	£4,670,337	£3,568,323
35%	70%	£1,351,214	£3,151,495	£1,859,242	£1,562,602	£3,362,464	£2,070,629
40%	70%	£-249,253	£1,808,212	£331,360	£-67,667	£2,049,797	£572,936
45%	70%	£-1,849,720	£464,927	£-1,196,541	£-1,977,336	£798,711	£-824,757
50%	70%	£-3,450,187	£-187,257	£-2,724,433	£-3,148,205	£-276,375	£-2,422,462
100%	70%	£-19,799,793	£-14,486,507	£-18,300,418	£-19,175,911	£-13,862,624	£-17,676,536
10%	80%	£9,321,608	£9,901,112	£9,485,140	£9,361,301	£9,940,805	£9,524,834
15%	80%	£7,723,624	£8,592,880	£7,968,923	£7,783,163	£8,652,419	£8,028,462
20%	80%	£6,124,991	£7,284,647	£6,452,705	£6,206,026	£7,364,033	£6,532,090
40%	80%	£-694,593	£2,046,894	£399,045	£-143,446	£2,297,942	£-629,100
45%	80%	£-1,911,876	£733,435	£-1,165,388	£-1,730,687	£914,624	£-594,198
50%	80%	£-3,519,250	£-580,016	£-2,688,818	£-3,317,928	£-378,694	£-2,488,495
10%	60%	£9,348,942	£9,783,469	£9,471,491	£9,428,227	£9,862,855	£9,550,876
15%	60%	£7,764,474	£8,416,415	£7,948,447	£7,883,552	£8,535,484	£8,067,526
20%	60%	£6,180,196	£7,049,362	£6,426,406	£6,339,877	£7,298,193	£6,584,176
25%	60%	£4,586,680	£5,682,308	£4,897,717	£4,788,002	£5,890,772	£5,099,039
30%	60%	£2,993,120	£4,315,255	£3,366,363	£3,234,705	£4,553,412	£3,607,950
35%	60%	£1,399,558	£2,942,657	£1,835,011	£1,681,408	£3,224,507	£2,116,861
40%	60%	£-194,003	£1,569,538	£303,657	£128,112	£1,891,652	£825,772
50%	60%	£-3,381,124	£-1,176,688	£-2,759,050	£-2,978,481	£-774,055	£-2,356,407

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,788,546	£19,788,546	£19,788,546	£19,788,546	£19,788,546	£19,788,546
10%	70%	£16,806,195	£17,113,260	£16,749,286	£16,665,734	£17,172,799	£16,808,825
15%	70%	£15,015,019	£15,775,618	£15,229,655	£15,194,326	£15,864,927	£15,318,264
20%	70%	£13,423,586	£14,437,975	£13,710,024	£13,542,922	£14,557,053	£13,829,103
25%	70%	£11,823,118	£13,100,332	£12,185,996	£11,974,110	£13,249,180	£12,336,986
30%	70%	£10,222,651	£11,762,689	£10,658,104	£10,403,841	£11,941,306	£10,839,293
35%	70%	£9,622,184	£10,422,465	£9,130,212	£8,833,972	£10,633,434	£9,341,599
40%	70%	£7,021,717	£9,079,181	£7,602,320	£7,263,302	£9,320,767	£7,843,936
45%	70%	£5,421,250	£7,735,897	£6,074,428	£5,693,034	£8,007,681	£6,346,213
50%	70%	£3,820,782	£6,392,613	£4,546,537	£4,122,765	£6,694,595	£4,848,518
100%	70%	£12,628,824	£7,215,537	£11,029,449	£11,804,941	£6,591,655	£10,405,566
10%	80%	£16,592,578	£17,172,082	£16,756,110	£16,632,271	£17,211,775	£16,796,804
15%	80%	£14,984,594	£15,863,890	£15,239,893	£15,094,133	£15,923,388	£15,299,432
20%	80%	£13,385,861	£14,555,617	£13,723,674	£13,475,995	£14,636,003	£13,893,060
40%	80%	£6,966,467	£9,317,854	£7,630,013	£7,127,524	£9,478,912	£7,791,070
45%	80%	£5,359,094	£8,004,404	£6,105,582	£5,540,283	£8,185,594	£6,286,772
50%	80%	£3,751,719	£6,690,954	£4,581,152	£3,953,041	£6,892,276	£4,782,474
10%	60%	£16,619,812	£17,054,439	£16,742,460	£16,699,197	£17,133,824	£16,821,846
15%	60%	£15,035,444	£15,687,385	£15,219,417	£15,154,322	£15,898,464	£15,338,496
20%	60%	£13,451,076	£14,320,332	£13,696,375	£13,609,847	£14,479,103	£13,855,146
25%	60%	£11,857,650	£12,953,278	£12,168,687	£12,058,972	£13,151,742	£12,370,009
30%	60%	£10,264,089	£11,586,224	£10,637,333	£10,505,675	£11,824,382	£10,878,920
35%	60%	£8,670,528	£10,213,627	£9,105,981	£8,952,378	£10,495,477	£9,387,831
40%	60%	£7,076,967	£8,840,508	£7,574,627	£7,399,081	£9,162,622	£7,896,742
50%	60%	£5,483,405	£7,469,471	£6,043,920	£5,892,489	£8,496,915	£6,914,563

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,288,694	£20,288,694	£20,288,694	£20,288,694	£20,288,694	£20,288,694
10%	70%	£17,106,343	£17,613,408	£17,249,433	£17,165,882	£17,672,947	£17,308,973
15%	70%	£15,515,186	£16,275,786	£15,729,803	£15,604,476	£16,365,075	£15,819,111
20%	70%	£13,923,734	£14,938,123	£14,210,172	£14,043,069	£15,057,201	£14,329,251
25%	70%	£12,323,266	£13,600,480	£12,686,144	£12,474,258	£13,749,328	£12,837,134
30%	70%	£10,722,799	£12,262,837	£11,158,252	£10,903,989	£12,441,454	£11,339,441
35%	70%	£9,122,331	£10,922,613	£9,630,360	£9,333,720	£11,133,582	£9,841,747
40%	70%	£7,521,865	£9,579,329	£8,102,468	£7,763,460	£9,820,915	£8,344,054
45%	70%	£5,921,398	£8,236,045	£6,574,576	£6,193,182	£8,557,629	£6,846,360
50%	70%	£4,320,930	£6,892,761	£5,046,684	£4,622,913	£7,194,743	£5,348,666
100%	70%	£12,028,676	£6,715,389	£10,529,301	£11,404,794	£6,091,507	£9,905,418
10%	80%	£17,092,726	£17,672,230	£17,256,258	£17,132,418	£17,711,923	£17,295,951
15%	80%	£15,494,742	£16,363,998	£15,740,041	£15,554,281	£16,423,537	£15,799,580
20%	80%	£13,896,109	£15,055,785	£14,223,822	£13,976,144	£15,136,151	£14,393,298
40%	80%	£7,466,615	£9,818,002	£8,130,161	£7,627,671	£9,979,060	£8,291,218
45%	80%	£5,858,241	£8,504,552	£6,605,730	£6,040,431	£8,685,744	£6,786,920
50%	80%	£4,251,867	£7,191,102	£5,081,300	£4,453,189	£7,392,424	£5,282,622
10%	60%	£17,119,959	£17,554,587	£17,242,608	£17,199,345	£17,633,972	£17,321,994
15%	60%	£15,535,592	£16,187,533	£15,719,565	£15,654,670	£16,306,612	£15,826,644
20%	60%	£13,951,224	£14,820,480	£14,196,522	£14,109,995	£14,979,251	£14,355,294
25%	60%	£12,357,797	£13,453,426	£12,668,835	£12,559,120	£13,651,890	£12,870,157
30%	60%	£10,764,237	£12,086,372	£11,137,481	£11,005,823	£12,324,530	£11,379,068
35%	60%	£9,170,676	£10,713,774	£9,606,129	£9,452,626	£10,995,624	£9,887,979
40%	60%	£7,577,115	£9,340,656	£8,074,775	£7,899,229	£9,662,770	£8,396,889
50%	60%	£5,983,553	£7,967,538	£6,542,888	£6,292,637	£8,997,063	£7,414,711

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

No Units	100
Site Area	0.85 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,041,239	£11,041,239	£11,041,239	£11,041,239	£11,041,239	£11,041,239
10%	70%	£8,858,935	£9,403,792	£9,034,577	£8,919,072	£9,463,928	£9,094,713
15%	70%	£7,767,785	£8,585,070	£8,031,246	£7,857,989	£8,675,274	£8,121,451
20%	70%	£6,676,633	£7,766,346	£7,027,916	£6,796,905	£7,886,619	£7,148,188
25%	70%	£5,577,001	£6,947,623	£6,023,286	£5,729,801	£7,097,963	£6,174,926
30%	70%	£4,474,646	£6,128,901	£5,019,188	£4,658,005	£6,309,309	£5,193,547
35%	70%	£3,372,291	£5,310,177	£4,015,090	£3,987,090	£5,520,854	£4,211,008
40%	70%	£2,269,936	£4,485,007	£2,983,992	£2,514,415	£4,729,466	£3,228,470
45%	70%	£1,167,581	£3,659,536	£1,970,894	£1,442,619	£3,934,575	£2,245,932
50%	70%	£65,226	£2,834,064	£957,795	£370,824	£3,139,663	£1,263,394
100%	70%	£-11,137,550	£-5,509,302	£-9,323,214	£-10,516,358	£-4,888,110	£-8,702,022
10%	80%	£8,841,546	£9,464,242	£9,042,282	£8,981,639	£9,504,333	£9,082,372
15%	80%	£7,741,704	£8,675,744	£8,042,803	£7,801,840	£8,735,879	£8,102,939
20%	80%	£6,641,858	£7,887,245	£7,043,325	£6,722,039	£7,967,427	£7,123,506
25%	80%	£5,532,822	£7,098,746	£6,044,862	£5,634,688	£7,198,973	£6,144,073
30%	80%	£4,421,631	£6,310,248	£5,033,679	£4,543,870	£6,430,521	£5,155,918
35%	80%	£3,310,439	£5,521,750	£4,024,496	£3,453,053	£5,662,068	£4,167,108
40%	80%	£2,199,249	£4,730,759	£3,015,313	£2,362,235	£4,893,615	£3,178,299
45%	80%	£1,088,058	£3,936,007	£2,006,129	£1,271,416	£4,119,366	£2,189,489
50%	80%	£-23,511	£3,141,254	£996,947	£180,699	£3,344,986	£1,200,679
10%	60%	£8,876,323	£9,343,343	£9,026,873	£8,956,505	£9,423,525	£9,107,054
15%	60%	£7,793,866	£8,494,396	£8,019,690	£7,914,138	£8,614,668	£8,199,962
20%	60%	£6,711,408	£7,645,448	£7,012,507	£6,871,777	£7,805,816	£7,142,870
25%	60%	£5,621,181	£6,796,500	£6,003,711	£5,824,913	£6,996,954	£6,205,778
30%	60%	£4,527,661	£5,947,552	£4,986,697	£4,772,140	£6,188,097	£5,231,176
35%	60%	£3,434,142	£5,095,446	£3,969,684	£3,719,367	£5,379,240	£4,254,909
40%	60%	£2,340,623	£4,239,255	£2,952,671	£2,666,595	£4,565,227	£3,278,642
45%	60%	£1,247,103	£3,383,065	£1,935,657	£1,613,621	£3,749,784	£2,302,375
50%	60%	£153,585	£2,526,875	£918,644	£581,049	£2,934,339	£1,326,109

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648
10%	70%	£-61,403,951	£-60,859,094	£-61,228,309	£-61,343,614	£-60,798,958	£-61,168,174
15%	70%	£-52,495,102	£-51,577,817	£-52,231,640	£-52,404,898	£-51,587,613	£-52,141,436
20%	70%	£-43,586,254	£-42,496,540	£-43,234,971	£-43,466,981	£-42,376,268	£-43,114,698
25%	70%	£-34,685,885	£-33,315,263	£-34,239,601	£-34,533,086	£-33,164,923	£-34,087,961
30%	70%	£-25,788,241	£-24,133,986	£-25,252,699	£-25,604,882	£-24,353,577	£-25,069,340
35%	70%	£-16,890,596	£-15,952,709	£-16,265,796	£-16,676,677	£-15,442,233	£-16,051,878
40%	70%	£-7,992,950	£-6,777,879	£-7,278,885	£-7,748,472	£-6,533,401	£-7,034,416
45%	70%	£-1,096,308	£-560,831	£-629,393	£-690,286	£-466,312	£-506,955
50%	70%	£-70,197,661	£-67,428,822	£-69,305,091	£-69,852,063	£-67,123,224	£-68,599,493
100%	70%	£-81,400,437	£-75,772,189	£-79,586,101	£-80,779,244	£-75,150,996	£-78,964,908
10%	80%	£-61,421,338	£-60,798,645	£-61,220,605	£-61,381,248	£-60,758,554	£-61,180,515
15%	80%	£-52,521,183	£-51,587,143	£-52,230,083	£-52,401,047	£-51,527,007	£-52,149,947
20%	80%	£-43,621,029	£-42,375,642	£-43,219,542	£-43,540,847	£-42,295,460	£-43,139,380
25%	80%	£-34,720,875	£-33,565,127	£-34,217,874	£-34,590,662	£-33,489,271	£-34,033,122
30%	80%	£-25,820,721	£-24,664,679	£-25,266,757	£-25,691,470	£-24,583,521	£-25,073,997
35%	80%	£-16,920,567	£-15,861,632	£-16,265,940	£-16,682,288	£-15,490,900	£-16,062,207
40%	80%	£-7,020,413	£-6,061,583	£-6,261,382	£-6,748,748	£-5,503,362	£-6,015,832
45%	80%	£-1,120,259	£-561,534	£-624,196	£-694,748	£-468,219	£-512,925
50%	80%	£-70,197,661	£-67,428,822	£-69,305,091	£-69,852,063	£-67,123,224	£-68,599,493
100%	80%	£-81,400,437	£-75,772,189	£-79,586,101	£-80,779,244	£-75,150,996	£-78,964,908
10%	60%	£-61,421,338	£-60,798,645	£-61,220,605	£-61,381,248	£-60,758,554	£-61,180,515
15%	60%	£-52,521,183	£-51,587,143	£-52,230,083	£-52,401,047	£-51,527,007	£-52,149,947
20%	60%	£-43,621,029	£-42,375,642	£-43,219,542	£-43,540,847	£-42,295,460	£-43,139,380
25%	60%	£-34,720,875	£-33,565,127	£-34,217,874	£-34,590,662	£-33,489,271	£-34,033,122
30%	60%	£-25,820,721	£-24,664,679	£-25,266,757	£-25,691,470	£-24,583,521	£-25,073,997
35%	60%	£-16,920,567	£-15,861,632	£-16,265,940	£-16,682,288	£-15,490,900	£-16,062,207
40%	60%	£-7,020,413	£-6,061,583	£-6,261,382	£-6,748,748	£-5,503,362	£-6,015,832
45%	60%	£-1,120,259	£-561,534	£-624,196	£-694,748	£-468,219	£-512,925
50%	60%	£-70,197,661	£-67,428,822	£-69,305,091	£-69,852,063	£-67,123,224	£-68,599,493

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932
10%	70%	£-25,818,238	£-25,273,379	£-25,642,594	£-25,758,099	£-25,213,243	£-25,582,458
15%	70%	£-16,908,387	£-16,363,528	£-16,732,743	£-16,848,248	£-16,303,392	£-16,672,607
20%	70%	£-8,000,536	£-7,455,677	£-7,824,892	£-7,940,397	£-7,395,541	£-7,769,756
25%	70%	£-100,170	£-47,729,548	£-48,653,886	£-48,947,371	£-47,579,208	£-48,502,246
30%	70%	£-50,202,525	£-48,548,271	£-49,668,983	£-50,019,167	£-48,367,862	£-49,483,625
35%	70%	£-1,304,881	£-49,366,994	£-50,690,081	£-51,090,962	£-49,156,517	£-50,466,163
40%	70%	£-52,407,235	£-50,192,164	£-51,693,180	£-52,162,756	£-49,947,666	£-51,448,701
45%	70%	£-3,598,598	£-51,017,635	£-52,782,277	£-53,294,592	£-50,748,598	£-51,431,239
50%	70%	£-54,611,946	£-51,843,107	£-53,719,376	£-54,306,347	£-51,537,508	£-52,431,778
100%	70%	£-65,814,722	£-60,186,474	£-64,000,385	£-65,193,529	£-59,565,281	£-63,379,193
10%	80%	£-45,835,623	£-45,212,930	£-45,634,689	£-45,795,533	£-45,172,838	£-45,594,799
15%	80%	£-36,935,468	£-36,311,428	£-36,733,384	£-36,894,228	£-36,271,533	£-36,693,394
20%	80%	£-28,035,313	£-27,411,273	£-27,833,227	£-28,004,071	£-27,381,376	£-27,799,527
25%	80%	£-19,135,158	£-18,511,107	£-18,933,061	£-19,103,905	£-18,480,210	£-18,898,361
30%	80%	£-10,235,003	£-9,611,052	£-10,026,956	£-10,207,800	£-9,584,905	£-9,996,056
35%	80%	£-1,304,881	£-49,366,994	£-50,690,081	£-51,090,962	£-49,156,517	£-50,466,163
40%	80%	£-52,407,235	£-50,192,164	£-51,693,180	£-52,162,756	£-49,947,666	£-51,448,701
45%	80%	£-3,598,598	£-51,017,635	£-52,782,277	£-53,294,592	£-50,748,598	£-51,431,239
50%	80%	£-54,611,946	£-51,843,107	£-53,719,376	£-54,306,347	£-51,537,508	£-52,431,778
100%	80%	£-65,814,722	£-60,186,474	£-64,000,385	£-65,193,529	£-59,565,281	£-63,379,193
10%	60%	£-45,835,623	£-45,212,930	£-45,634,689	£-45,795,533	£-45,172,838	£-45,594,799
15%	60%	£-36,935,468	£-36,311,428	£-36,733,384	£-36,894,228	£-36,271,533	£-36,693,394
20%	60%	£-28,035,313	£-27,411,273	£-27,833,227	£-28,004,071	£-27,381,376	£-27,799,527
25%	60%	£-19,135,158	£-18,511,107	£-18,933,061	£-19,103,905	£-18,480,210	£-18,898,361
30%	60%	£-10,235,003	£-9,611,052	£-10,026,956	£-10,207,800	£-9,584,905	£-9,996,056
35%	60%	£-1,304,881	£-49,366,994	£-50,690,081	£-51,090,962	£-49,156,517	£-50,466,163
40%	60%	£-52,407,235	£-50,192,164	£-51,693,180	£-52,162,756	£-49,947,666	£-51,448,701
45%	60%	£-3,598,598	£-51,017,635	£-52,782,277	£-53,294,592	£-50,748,598	£-51,431,239
50%	60%	£-54,611,946	£-51,843,107	£-53,719,376	£-54,306,347	£-51,537,508	£-52,431,778

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136
10%	70%	£-16,140,440	£-15,595,583	£-15,964,789	£-16,080,303	£-15,535,447	£-15,904,662
15%	70%	£-17,231,591	£-16,686,734	£-16,955,940	£-17,071,454	£-16,526,501	£-16,877,813
20%	70%	£-18,322,742	£-17,777,885	£-17,947,091	£-18,057,605	£-17,517,652	£-17,851,187
25%	70%	£-19,413,893	£-18,869,036	£-18,938,242	£-19,043,756	£-18,608,803	£-18,924,561
30%	70%	£-20,505,044	£-19,960,187	£-19,929,393	£-20,029,907		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,274,786	£2,274,786	£2,274,786	£2,274,786	£2,274,786	£2,274,786
10%	70%	£92,482	£637,339	£398,124	£152,318	£997,475	£326,230
15%	70%	£938,668	£181,383	£735,207	£908,464	£91,179	£645,003
20%	70%	£2,089,820	£1,000,107	£1,738,538	£1,969,548	£879,834	£1,618,265
25%	70%	£3,189,452	£1,818,830	£2,743,167	£3,036,652	£1,668,490	£2,591,527
30%	70%	£4,291,807	£2,637,562	£3,756,285	£4,108,448	£2,457,144	£3,572,906
35%	70%	£5,394,162	£3,456,276	£4,769,393	£5,180,243	£3,245,799	£4,555,445
40%	70%	£6,496,517	£4,274,989	£5,782,462	£6,252,038	£4,038,957	£5,537,983
45%	70%	£7,598,872	£5,106,517	£6,795,559	£7,323,834	£4,831,878	£6,520,521
50%	70%	£8,701,228	£5,932,389	£7,808,658	£8,395,629	£5,626,790	£7,503,060
100%	70%	£19,904,003	£14,276,755	£18,089,667	£19,282,611	£13,654,583	£17,468,475
10%	80%	£75,055	£697,789	£275,829	£115,186	£737,880	£315,919
15%	80%	£1,024,749	£30,709	£723,650	£384,814	£30,574	£683,514
20%	80%	£2,124,595	£879,208	£1,723,128	£2,044,414	£799,026	£1,642,947
40%	80%	£6,567,204	£4,035,694	£5,751,140	£6,404,218	£3,872,838	£5,588,154
45%	80%	£7,678,354	£4,830,446	£6,760,324	£7,495,037	£4,647,087	£6,576,864
50%	80%	£8,789,504	£5,625,199	£7,769,506	£8,585,854	£5,421,467	£7,565,774
10%	60%	£108,870	£576,890	£260,420	£180,652	£657,072	£340,801
15%	60%	£372,588	£272,057	£746,753	£452,315	£151,785	£628,491
20%	60%	£2,055,045	£1,121,005	£1,753,946	£1,894,683	£960,643	£1,593,583
25%	60%	£3,145,272	£1,969,953	£2,762,742	£2,941,540	£1,769,499	£2,560,675
30%	60%	£4,238,792	£2,818,901	£3,779,756	£3,994,313	£2,578,356	£3,535,277
35%	60%	£5,332,311	£3,671,007	£4,796,769	£5,047,086	£3,387,213	£4,511,544
40%	60%	£6,425,831	£4,523,198	£5,813,782	£6,099,358	£4,201,226	£5,487,811
50%	60%	£8,612,868	£6,288,576	£7,847,809	£8,205,404	£5,832,114	£7,440,344

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,997,734	£5,997,734	£5,997,734	£5,997,734	£5,997,734	£5,997,734
10%	70%	£3,815,430	£4,360,287	£3,991,072	£3,975,567	£4,420,423	£4,051,208
15%	70%	£2,724,279	£3,541,564	£2,987,744	£2,814,485	£3,631,768	£3,077,845
20%	70%	£1,633,128	£2,722,841	£1,984,410	£1,753,400	£2,943,113	£2,104,683
25%	70%	£533,496	£1,904,118	£979,780	£686,295	£2,054,458	£1,131,420
30%	70%	£568,859	£1,085,395	£333,317	£385,501	£1,285,804	£150,041
35%	70%	£1,671,215	£298,872	£1,046,415	£1,457,296	£477,148	£832,497
40%	70%	£2,773,668	£558,408	£2,056,214	£2,474,020	£1,114,800	£1,815,935
45%	70%	£3,875,924	£1,383,969	£3,072,612	£3,600,886	£1,108,930	£2,797,574
50%	70%	£4,978,280	£2,209,441	£4,085,710	£4,672,681	£1,903,642	£3,780,112
100%	70%	£16,181,058	£10,552,808	£14,366,720	£16,559,863	£9,311,615	£13,745,527
10%	80%	£3,798,043	£4,420,736	£3,998,776	£3,838,133	£4,460,628	£4,038,867
15%	80%	£2,698,198	£3,032,238	£2,999,298	£2,768,304	£3,692,374	£3,059,434
20%	80%	£1,598,353	£2,845,739	£1,999,819	£1,678,534	£2,923,822	£2,080,001
40%	80%	£2,844,256	£312,746	£2,028,192	£2,681,270	£1,149,890	£1,865,206
45%	80%	£3,955,448	£1,107,498	£3,037,376	£3,772,089	£924,139	£2,854,016
50%	80%	£5,067,017	£1,902,251	£4,046,558	£4,862,907	£1,698,519	£3,842,826
10%	60%	£3,832,818	£4,299,838	£3,983,367	£3,912,999	£4,380,019	£4,063,549
15%	60%	£2,730,360	£3,450,801	£2,978,185	£2,870,633	£3,571,182	£3,098,457
20%	60%	£1,667,902	£2,601,942	£1,969,002	£1,828,265	£2,782,305	£2,129,385
25%	60%	£577,676	£1,752,995	£960,205	£781,408	£1,953,449	£1,162,273
30%	60%	£515,844	£904,047	£58,808	£271,365	£1,144,592	£187,671
35%	60%	£1,609,363	£51,941	£1,073,821	£1,324,139	£335,735	£788,597
40%	60%	£2,702,893	£804,250	£2,090,634	£2,375,911	£478,278	£1,764,863
50%	60%	£4,889,921	£2,516,631	£4,124,981	£4,482,456	£2,109,168	£3,717,957

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,641,103	£7,641,103	£7,641,103	£7,641,103	£7,641,103	£7,641,103
10%	70%	£5,458,799	£6,003,656	£5,634,441	£5,518,936	£6,063,792	£5,694,577
15%	70%	£4,387,649	£5,184,894	£4,631,110	£4,457,853	£5,275,138	£4,721,315
20%	70%	£3,278,497	£4,366,210	£3,627,786	£3,398,769	£4,486,845	£3,748,052
25%	70%	£2,176,865	£3,547,487	£2,623,150	£2,329,665	£3,697,827	£2,774,790
30%	70%	£1,074,510	£2,728,765	£1,610,052	£1,257,869	£2,909,173	£1,793,411
35%	70%	£27,845	£1,910,041	£996,954	£186,074	£2,120,518	£810,872
40%	70%	£1,130,200	£1,094,871	£546,144	£985,721	£1,329,350	£1,171,666
45%	70%	£2,232,556	£299,460	£1,429,242	£1,951,517	£334,439	£1,154,204
50%	70%	£3,334,910	£566,072	£2,442,341	£3,029,312	£260,473	£2,136,742
100%	70%	£14,537,686	£8,909,438	£12,723,350	£13,916,494	£8,288,246	£12,102,158
10%	80%	£5,441,412	£6,064,106	£5,642,146	£5,481,503	£6,104,197	£5,682,236
15%	80%	£4,341,968	£5,275,608	£4,642,667	£4,401,704	£5,335,743	£4,702,903
20%	80%	£3,241,722	£4,487,099	£3,643,189	£3,321,903	£4,667,210	£3,723,370
40%	80%	£1,200,887	£1,330,623	£384,823	£1,037,901	£1,493,475	£1,221,837
45%	80%	£2,312,078	£535,871	£1,394,007	£2,128,720	£719,230	£1,210,647
50%	80%	£3,423,647	£298,882	£2,403,189	£3,219,537	£55,150	£2,199,457
10%	60%	£5,476,187	£5,943,207	£5,626,737	£5,556,369	£6,023,389	£5,706,918
15%	60%	£4,399,730	£5,094,260	£4,619,554	£4,514,002	£5,214,532	£4,739,826
20%	60%	£3,311,272	£4,245,312	£3,812,371	£3,471,636	£4,405,874	£3,772,734
25%	60%	£2,221,045	£3,396,364	£2,803,575	£2,424,777	£3,596,816	£2,805,642
30%	60%	£1,127,525	£2,547,416	£1,586,561	£1,372,004	£2,787,961	£1,831,040
35%	60%	£34,006	£1,695,310	£69,548	£319,231	£1,979,104	£854,773
40%	60%	£1,059,513	£838,119	£447,465	£733,541	£1,165,091	£1,121,494
50%	60%	£3,246,551	£873,281	£2,481,492	£2,838,087	£465,787	£2,074,027

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,039,832	£2,039,832	£2,039,832	£2,039,832	£2,039,832	£2,039,832
10%	70%	£142,471	£402,386	£33,170	£82,335	£462,522	£93,306
15%	70%	£1,233,622	£416,337	£970,160	£1,143,418	£326,133	£879,956
20%	70%	£2,024,774	£1,235,081	£1,973,401	£2,204,501	£1,114,788	£1,853,219
25%	70%	£3,424,405	£2,053,783	£2,978,121	£3,271,606	£1,903,443	£2,826,481
30%	70%	£4,526,761	£2,872,506	£3,991,219	£4,343,402	£2,692,098	£3,807,860
35%	70%	£5,629,116	£3,691,230	£5,004,316	£5,415,197	£3,480,753	£4,790,388
40%	70%	£6,731,470	£4,516,399	£6,017,415	£6,486,992	£4,271,921	£5,772,937
45%	70%	£7,833,826	£5,341,871	£7,030,513	£7,508,788	£5,066,832	£6,756,475
50%	70%	£8,936,181	£6,167,342	£8,043,612	£8,630,583	£5,861,744	£7,738,013
100%	70%	£20,138,957	£14,510,769	£18,324,621	£19,517,764	£13,889,517	£17,703,428
10%	80%	£159,858	£462,835	£40,875	£119,768	£502,926	£80,965
15%	80%	£1,259,703	£325,663	£958,603	£1,199,567	£265,527	£898,468
20%	80%	£2,359,949	£1,114,162	£1,958,082	£2,279,367	£1,033,980	£1,877,901
40%	80%	£8,802,158	£4,270,647	£5,986,094	£6,639,172	£4,107,792	£5,823,108
45%	80%	£7,913,349	£5,065,399	£6,995,277	£7,729,990	£4,882,041	£6,811,918
50%	80%	£9,024,918	£5,860,152	£8,004,460	£8,820,808	£5,656,420	£7,800,728
10%	60%	£125,083	£341,937	£25,466	£44,902	£422,118	£105,647
15%	60%	£1,207,541	£507,011	£981,716	£1,087,269	£386,739	£881,445
20%	60%	£2,289,899	£1,355,959	£1,988,899	£2,129,638	£1,195,998	£1,828,937
25%	60%	£3,380,226	£2,204,908	£2,997,696	£3,176,494	£2,004,452	£2,795,629
30%	60%	£4,473,745	£3,053,855	£4,014,710	£4,229,267	£2,813,909	£3,770,230
35%	60%	£5,567,265	£3,905,561	£5,031,723	£5,282,040	£3,622,167	£4,746,498
40%	60%	£6,660,784	£4,762,151	£6,048,736	£6,334,812	£4,436,179	£5,722,765
50%	60%	£8,847,822	£6,474,532	£8,082,762	£8,440,358	£6,067,067	£7,675,298

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,310,802	£9,310,802	£9,310,802	£9,310,802	£9,310,802	£9,310,802
10%	70%	£7,129,498	£7,673,356	£7,304,140	£7,188,635	£7,733,491	£7,364,276
15%	70%	£6,037,348	£6,854,633	£6,300,859	£6,127,552	£6,844,837	£6,391,014
20%	70%	£4,346,196	£6,035,309	£5,297,479	£5,066,469	£6,156,182	£5,417,751
25%	70%	£3,846,564	£5,217,187	£4,292,849	£3,999,364	£5,367,527	£4,444,489
30%	70%	£2,744,209	£4,398,464	£3,279,751	£2,927,568	£4,678,872	£3,463,110
35%	70%	£1,641,854	£3,579,740	£2,266,653	£1,855,773	£3,790,217	£2,480,571
40%	70%	£533,499	£2,754,570	£1,253,555	£793,978	£2,999,048	£1,498,033
45%	70%	£562,856	£1,929,098	£240,457	£287,818	£2,204,138	£516,495
50%	70%	£1,665,211	£1,103,628	£-772,642	£-1,359,613	£1,409,226	£-467,043
100%	70%	£-12,867,987	£-7,239,739	£-1,053,651	£-12,246,795	£-6,618,547	£-10,432,459
10%	80%	£7,111,112	£7,733,805	£7,311,845	£7,151,202	£7,773,896	£7,351,935
15%	80%	£6,011,267	£6,945,307	£6,312,366	£6,071,403	£7,005,443	£6,372,502
20%	80%	£4,911,421	£6,156,808	£5,312,888	£4,991,603	£6,236,990	£5,383,069
40%	80%	£468,812	£3,000,322	£1,284,876	£631,798	£3,163,178	£1,447,862
45%	80%	£-642,379	£2,205,570	£275,693	£-459,021	£2,388,929	£459,052
50%	80%	£-1,753,948	£1,410,817	£-733,490	£-1,549,838	£1,614,550	£-529,758
10%	60%	£7,145,886	£7,612,906	£7,296,436	£7,226,068	£7,693,088	£7,376,517
15%	60%	£6,063,429	£6,763,959	£6,289,254	£6,183,701	£6,884,231	£6,489,525
20%	60%	£4,980,971	£5,915,011	£5,282,070	£5,141,334	£6,075,374	£5,442,433
25%	60%	£3,890,744	£5,066,063	£4,273,274	£4,094,476	£5,266,517	£4,475,341
30%	60%	£2,797,225	£4,217,115	£3,256,260	£3,041,703	£4,457,660	£3,500,739
35%	60%	£1,703,705	£3,365,009	£2,239,247	£1,988,930	£3,648,803	£2,524,472
40%	60%	£610,186	£2,508,818	£1,222,234	£936,158	£2,834,790	£1,548,205
50%	60%	£-1,576,852	£796,438	£-811,793	£-1,169,388	£1,203,902	£-404,328

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,810,950	£9,810,950	£9,810,950	£9,810,950	£9,810,950	£9,810,950
10%	70%	£7,629,646	£8,173,503	£7,804,298	£7,689,783	£8,233,639	£7,864,424
15%	70%	£6,537,496	£7,354,781	£6,800,957	£6,627,700	£7,444,985	£6,881,162
20%	70%	£5,446,344	£6,536,057	£5,797,627	£5,566,616	£6,656,330	£5,917,895
25%	70%	£4,346,712	£5,717,334	£4,792,997	£4,499,512	£5,867,674	£4,944,637
30%	70%	£3,244,357	£4,898,612	£3,779,899	£3,427,716	£5,079,020	£3,963,258
35%	70%	£2,142,002	£4,079,888	£2,766,801	£2,355,921	£4,290,365	£2,980,719
40%	70%	£1,039,547	£3,254,718	£1,753,703	£1,284,126	£3,489,197	£1,988,181
45%	70%	£-62,708	£2,429,247	£740,695	£212,330	£2,704,285	£1,015,643
50%	70%	£-1,165,063	£1,603,775	£-272,494	£-859,465	£1,909,374	£33,105
100%	70%	£-12,367,839	£-6,739,591	£-10,553,503	£-11,746,647	£-6,116,399	£-9,932,311
10%	80%	£7,611,259	£8,233,953	£7,811,993	£7,651,350	£8,274,044	£7,852,083
15%	80%	£6,511,415	£7,445,455	£6,812,514	£6,571,551	£7,505,590	£6,872,650
20%	80%	£5,411,569	£6,656,956	£5,813,036	£5,491,750	£6,737,138	£5,883,217
40%	80%	£968,960	£3,500,470	£1,785,024	£1,131,946	£3,663,326	£1,948,010
45%	80%	£-142,231	£2,705,718	£775,840	£41,127	£2,889,077	£958,200
50%	80%	£-1,253,800	£1,910,965	£-233,342	£-1,049,690	£2,114,697	£-29,610
10%	60%	£7,646,034	£8,113,054	£7,796,584	£7,726,216	£8,193,236	£7,876,765
15%	60%	£6,563,577	£7,264,107	£6,789,401	£6,683,849	£7,284,279	£6,909,673
20%	60%	£5,481,119	£6,415,159	£5,782,218	£5,641,482	£6,575,521	£5,942,591
25%	60%	£4,390,892	£5,566,211	£4,773,422	£4,594,624	£5,766,665	£4,975,489
30%	60%	£3,297,372	£4,717,263	£3,756,408	£3,541,851	£4,957,808	£4,000,887
35%	60%	£2,203,853	£3,865,157	£2,739,395	£2,489,078	£4,148,951	£3,024,620
40%	60%	£1,110,334	£3,008,966	£1,722,382	£1,436,306	£3,334,638	£2,048,353
50%	60%	£-1,076,704	£1,296,588	£-311,645	£-869,240	£1,704,950	£95,820

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,385,956	£24,385,956	£24,385,956	£24,385,956	£24,385,956	£24,385,956
10%	70%	£20,920,329	£21,425,000	£21,061,024	£20,920,329	£21,425,000	£21,155,687
15%	70%	£19,187,515	£19,944,521	£19,398,558	£19,269,511	£20,026,516	£19,480,553
20%	70%	£17,454,701	£18,464,043	£17,736,093	£17,564,028	£18,573,369	£17,845,419
25%	70%	£15,721,889	£16,983,565	£16,073,627	£15,858,546	£17,120,223	£16,210,285
30%	70%	£13,989,075	£15,503,087	£14,411,161	£14,153,065	£15,867,076	£14,575,151
35%	70%	£12,256,261	£14,022,608	£12,748,695	£12,445,152	£14,213,929	£12,940,017
40%	70%	£10,523,447	£12,542,130	£11,078,128	£10,729,046	£12,760,782	£11,299,929
45%	70%	£8,790,633	£11,061,652	£9,405,657	£9,012,938	£11,307,636	£9,655,183
50%	70%	£7,057,819	£9,579,261	£7,733,185	£7,296,831	£9,854,489	£8,010,436
100%	70%	£-10,762,532	£-5,474,344	£-9,288,256	£-10,189,743	£-4,901,555	£-8,715,467
10%	80%	£20,906,712	£21,483,479	£21,067,507	£20,943,154	£21,519,920	£21,103,949
15%	80%	£19,167,091	£20,032,240	£19,408,282	£19,221,754	£20,086,903	£19,462,946
20%	80%	£17,427,469	£18,581,001	£17,749,059	£17,500,354	£18,653,885	£17,821,943
25%	80%	£15,687,847	£17,129,762	£16,089,834	£15,778,952	£17,220,868	£16,180,939
30%	80%	£13,948,225	£15,678,524	£14,430,609	£14,057,552	£15,787,850	£14,539,936
35%	80%	£12,202,732	£14,227,285	£12,771,385	£12,332,117	£14,364,833	£12,898,932
40%	80%	£10,451,994	£12,776,046	£11,104,433	£10,599,862	£12,921,815	£11,252,300
45%	80%	£8,701,256	£11,324,808	£9,435,249	£8,867,607	£11,488,798	£9,601,600
50%	80%	£6,950,517	£9,873,569	£7,766,066	£7,135,351	£10,055,780	£7,950,900
10%	60%	£20,933,945	£21,366,520	£21,054,541	£21,006,830	£21,439,405	£21,127,426
15%	60%	£19,207,941	£19,856,802	£19,388,835	£19,317,266	£19,966,129	£19,488,160
20%	60%	£17,481,938	£18,347,084	£17,823,227	£17,627,703	£18,492,853	£17,968,995
25%	60%	£15,755,930	£16,837,966	£16,057,420	£15,838,141	£17,019,577	£16,239,631
30%	60%	£14,029,925	£15,327,848	£14,391,712	£14,248,577	£15,546,302	£14,610,365
35%	60%	£12,299,421	£13,817,930	£12,726,006	£12,558,188	£14,073,026	£12,981,100
40%	60%	£10,562,494	£12,308,212	£11,051,824	£10,858,229	£12,599,750	£11,347,558
45%	60%	£8,825,569	£10,798,495	£9,376,064	£9,158,270	£11,126,474	£9,708,765
50%	60%	£7,088,643	£9,282,655	£7,700,305	£7,488,510	£9,652,324	£8,069,973

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£45,876,931	£45,876,931	£45,876,931	£45,876,931	£45,876,931	£45,876,931
10%	70%	£49,342,558	£48,837,887	£49,201,862	£49,287,995	£48,783,224	£49,147,199
15%	70%	£51,075,371	£50,318,366	£50,964,328	£50,993,376	£50,236,371	£50,782,334
20%	70%	£52,808,184	£51,798,844	£52,526,794	£52,698,688	£51,889,517	£52,417,468
25%	70%	£54,540,998	£53,279,322	£54,189,259	£54,404,341	£53,142,664	£54,052,801
30%	70%	£56,273,812	£54,759,800	£55,851,725	£56,109,822	£54,595,810	£55,687,735
35%	70%	£58,006,626	£56,240,278	£57,514,192	£57,817,734	£56,048,958	£57,322,870
40%	70%	£59,739,440	£57,720,757	£59,174,758	£59,533,841	£57,502,104	£58,962,957
45%	70%	£61,472,254	£59,201,235	£60,835,323	£61,249,948	£59,185,251	£60,607,703
50%	70%	£63,205,068	£60,681,713	£62,496,894	£62,966,055	£60,408,397	£62,252,451
100%	70%	£61,025,418	£75,737,231	£79,551,142	£80,452,630	£75,164,442	£78,978,354
10%	80%	£49,356,174	£48,779,408	£49,195,379	£49,319,733	£48,742,966	£49,158,937
15%	80%	£51,085,796	£50,230,647	£50,854,804	£51,041,133	£50,175,983	£50,799,940
20%	80%	£52,815,418	£51,681,885	£52,513,928	£52,782,533	£51,809,001	£52,440,944
25%	80%	£54,544,040	£53,132,126	£54,186,053	£54,463,025	£53,241,071	£54,085,977
30%	80%	£56,272,662	£54,582,367	£55,837,637	£56,135,290	£54,774,088	£55,661,286
35%	80%	£58,001,284	£56,032,608	£57,492,221	£57,807,561	£56,027,106	£57,311,987
40%	80%	£59,729,906	£57,482,849	£59,147,792	£59,462,832	£57,518,124	£58,957,079
45%	80%	£61,458,528	£58,933,090	£60,803,363	£61,468,103	£59,179,142	£60,602,186
50%	80%	£63,187,150	£60,383,331	£62,458,934	£62,973,374	£60,400,260	£62,247,288
10%	60%	£49,328,942	£48,836,367	£49,208,345	£49,256,057	£48,823,482	£49,135,460
15%	60%	£51,057,564	£50,406,085	£50,874,052	£50,945,620	£50,296,758	£50,764,726
20%	60%	£52,786,186	£51,975,803	£52,539,768	£52,635,184	£51,770,034	£52,403,991
25%	60%	£54,514,808	£53,545,521	£54,205,486	£54,324,766	£53,243,310	£54,029,256
30%	60%	£56,243,430	£55,115,239	£55,876,201	£56,014,309	£54,716,585	£55,652,521
35%	60%	£57,972,052	£56,684,957	£57,546,916	£57,704,699	£56,189,861	£57,281,788
40%	60%	£59,700,674	£58,254,674	£59,217,633	£59,404,657	£57,663,137	£58,915,328
50%	60%	£61,429,296	£60,824,391	£60,888,348	£61,004,576	£60,610,563	£60,582,914

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,291,216	£30,291,216	£30,291,216	£30,291,216	£30,291,216	£30,291,216
10%	70%	£33,756,842	£33,252,172	£33,616,147	£33,702,179	£33,197,509	£33,561,484
15%	70%	£35,489,656	£34,732,651	£35,278,613	£35,407,561	£34,699,655	£35,196,618
20%	70%	£37,222,470	£36,213,129	£36,941,078	£37,113,143	£36,191,743	£36,831,753
25%	70%	£38,955,284	£37,693,607	£38,603,544	£38,818,625	£37,556,948	£38,466,886
30%	70%	£40,688,098	£39,174,084	£40,266,010	£40,524,107	£39,010,955	£40,102,020
35%	70%	£42,420,912	£40,654,563	£41,928,477	£42,232,019	£40,463,242	£41,737,154
40%	70%	£44,153,726	£42,135,041	£43,590,944	£43,948,126	£41,816,389	£43,372,282
45%	70%	£45,886,540	£43,615,519	£45,253,411	£45,664,293	£43,369,535	£45,007,416
50%	70%	£47,619,354	£45,095,997	£46,915,878	£47,380,340	£44,822,682	£46,638,798
100%	70%	£45,438,703	£60,151,515	£63,965,427	£64,866,915	£59,578,727	£63,392,639
10%	80%	£33,770,459	£33,193,693	£33,609,664	£33,734,017	£33,157,251	£33,573,222
15%	80%	£35,500,080	£34,674,172	£35,288,889	£35,456,418	£34,599,288	£35,214,225
20%	80%	£37,229,701	£36,154,651	£36,959,113	£37,178,918	£36,099,286	£36,850,229
25%	80%	£38,959,322	£37,635,129	£38,629,338	£38,890,400	£37,579,284	£38,481,271
30%	80%	£40,688,943	£39,115,607	£40,291,563	£40,596,882	£39,060,582	£40,112,313
35%	80%	£42,418,564	£40,596,085	£41,954,094	£42,308,934	£40,541,674	£41,747,355
40%	80%	£44,148,185	£42,076,563	£43,616,319	£44,021,010	£42,022,766	£43,378,397
45%	80%	£45,877,806	£43,557,041	£45,278,544	£45,733,062	£43,503,918	£45,009,439
50%	80%	£47,607,427	£45,037,519	£46,940,769	£47,445,114	£45,015,070	£46,640,481
10%	60%	£33,743,226	£33,160,652	£33,622,630	£33,670,342	£33,237,767	£33,549,745
15%	60%	£35,472,847	£34,641,130	£35,284,855	£35,359,905	£34,711,043	£35,179,011
20%	60%	£37,202,468	£36,121,608	£36,947,080	£37,040,468	£36,191,919	£36,809,276
25%	60%	£38,932,089	£37,602,086	£38,609,305	£38,731,031	£37,672,795	£38,439,540
30%	60%	£40,661,710	£39,082,564	£40,271,529	£40,422,598	£39,153,670	£40,069,806
35%	60%	£42,391,331	£40,563,042	£41,932,054	£42,114,161	£40,634,146	£41,699,071
40%	60%	£44,120,952	£42,043,520	£43,592,579	£43,805,714	£42,114,146	£43,329,613
50%	60%	£45,850,573	£43,524,000	£45,253,104	£45,507,287	£43,624,827	£44,960,155

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£813,420	£813,420	£813,420	£813,420	£813,420	£813,420
10%	70%	£4,079,046	£3,574,376	£4,938,351	£4,024,383	£3,519,713	£3,883,688
15%	70%	£5,911,860	£5,054,955	£6,930,817	£5,729,985	£4,972,859	£5,516,822
20%	70%	£7,744,674	£6,535,533	£8,923,282	£7,435,347	£6,426,006	£7,153,957
25%	70%	£9,577,487	£8,016,111	£10,915,747	£8,925,748	£7,879,152	£8,789,090
30%	70%	£11,410,300	£9,496,688	£12,908,212	£10,846,311	£9,332,299	£10,424,224
35%	70%	£13,243,113	£10,977,267	£14,900,677	£12,554,223	£10,785,446	£12,059,358
40%	70%	£15,075,926	£12,457,845	£16,893,142	£14,270,330	£12,238,593	£13,694,446
45%	70%	£16,908,739	£13,938,423	£18,885,607	£16,000,437	£13,691,739	£15,329,534
50%	70%	£18,741,552	£15,419,001	£20,878,072	£17,732,544	£15,144,886	£16,964,622
100%	70%	£36,761,907	£30,473,719	£34,287,631	£35,189,119	£29,900,931	£33,714,843
10%	80%	£4,092,663	£3,515,897	£4			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,619,502	£15,619,502	£15,619,502	£15,619,502	£15,619,502	£15,619,502
10%	70%	£12,153,876	£12,658,547	£12,254,571	£12,208,558	£12,713,209	£12,349,234
15%	70%	£10,421,952	£11,178,968	£10,532,105	£10,503,068	£11,280,063	£10,714,100
20%	70%	£8,688,248	£9,697,590	£8,969,640	£8,797,575	£9,806,916	£9,078,966
25%	70%	£6,956,436	£8,217,112	£7,307,174	£7,062,093	£8,363,770	£7,443,832
30%	70%	£5,222,622	£6,736,634	£5,644,708	£5,386,612	£6,900,623	£5,808,698
35%	70%	£3,484,823	£5,256,155	£3,982,242	£3,678,699	£5,447,476	£4,173,364
40%	70%	£1,798,241	£3,775,677	£2,285,371	£1,962,593	£3,984,329	£2,532,476
45%	70%	£3,041	£2,295,199	£639,203	£246,485	£2,541,183	£888,730
50%	70%	£-1,746,873	£812,808	£-1,033,268	£-1,469,622	£1,088,036	£-756,017
100%	70%	£-19,528,985	£14,240,797	£-18,054,709	£-18,958,196	£-13,668,008	£-17,481,920
10%	80%	£12,140,259	£12,717,025	£12,301,054	£12,176,701	£12,753,467	£12,337,496
15%	80%	£10,400,638	£11,285,788	£10,641,829	£10,455,301	£11,320,450	£10,896,493
20%	80%	£8,661,016	£9,814,548	£8,982,606	£8,733,900	£9,887,432	£9,055,490
40%	80%	£1,685,541	£4,009,593	£2,337,980	£1,833,409	£4,155,362	£2,885,847
45%	80%	£-65,197	£2,568,355	£668,796	£101,154	£2,722,345	£835,147
50%	80%	£-1,815,936	£1,107,116	£-1,000,387	£-1,631,102	£1,289,327	£-815,553
10%	60%	£12,167,492	£12,600,967	£12,288,088	£12,240,377	£12,672,952	£12,360,973
15%	60%	£10,441,488	£11,090,349	£10,622,381	£10,550,813	£11,199,676	£10,731,707
20%	60%	£8,715,482	£9,580,631	£8,956,674	£8,861,250	£9,726,400	£9,102,443
25%	60%	£6,989,477	£8,070,913	£7,290,967	£7,171,688	£8,253,124	£7,473,178
30%	60%	£5,263,472	£6,561,195	£5,625,259	£5,482,124	£6,779,849	£5,843,912
35%	60%	£3,532,968	£5,051,477	£3,958,553	£3,791,735	£5,306,573	£4,214,647
40%	60%	£1,798,241	£3,541,759	£2,285,371	£2,091,776	£3,833,297	£2,811,105
50%	60%	£-1,677,810	£216,202	£-1,066,148	£-1,308,143	£885,871	£-696,480

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,342,450	£19,342,450	£19,342,450	£19,342,450	£19,342,450	£19,342,450
10%	70%	£15,876,824	£16,381,494	£16,017,519	£15,931,487	£16,436,167	£16,072,162
15%	70%	£14,144,010	£14,901,015	£14,365,053	£14,336,005	£14,983,011	£14,457,047
20%	70%	£12,411,196	£13,420,537	£12,692,587	£12,520,523	£13,529,864	£12,801,913
25%	70%	£10,678,383	£11,940,059	£11,030,122	£10,815,041	£12,076,718	£11,166,780
30%	70%	£8,945,570	£9,459,581	£9,367,656	£9,109,559	£10,623,571	£9,531,646
35%	70%	£7,207,571	£8,979,103	£7,705,189	£7,401,647	£9,170,424	£7,896,512
40%	70%	£5,463,738	£7,499,625	£6,034,625	£5,685,540	£7,717,285	£6,256,424
45%	70%	£3,719,907	£6,018,147	£4,362,151	£3,969,433	£6,264,131	£4,611,678
50%	70%	£1,976,075	£4,535,756	£2,689,680	£2,253,326	£4,810,984	£2,966,930
100%	70%	£-15,806,037	£-10,517,849	£-14,331,761	£-15,233,249	£-9,945,061	£-13,758,973
10%	80%	£15,863,207	£16,439,973	£16,024,002	£15,899,649	£16,476,415	£16,060,444
15%	80%	£14,123,598	£14,888,734	£14,364,777	£14,179,248	£15,043,398	£14,419,441
20%	80%	£12,383,983	£13,537,496	£12,705,523	£12,456,848	£13,610,380	£12,778,437
40%	80%	£5,408,489	£7,732,541	£6,060,928	£5,556,356	£7,878,310	£6,208,795
45%	80%	£3,657,750	£6,281,303	£4,391,744	£3,824,101	£6,445,293	£4,558,095
50%	80%	£1,907,012	£4,830,064	£2,722,561	£2,091,846	£5,012,275	£2,907,394
10%	60%	£15,890,440	£16,323,014	£16,011,036	£15,963,324	£16,395,899	£16,083,921
15%	60%	£14,164,435	£14,813,297	£14,345,329	£14,273,781	£14,922,623	£14,454,655
20%	60%	£12,438,430	£13,303,579	£12,679,622	£12,584,198	£13,445,347	£12,825,390
25%	60%	£10,712,425	£11,793,861	£11,013,915	£10,894,635	£11,876,071	£11,196,125
30%	60%	£8,986,419	£10,284,143	£9,348,207	£9,205,072	£10,502,796	£9,566,860
35%	60%	£7,255,915	£8,774,425	£7,682,501	£7,514,683	£9,029,520	£7,937,595
40%	60%	£5,520,986	£7,264,707	£6,008,319	£5,814,724	£7,556,244	£6,304,053
50%	60%	£2,045,137	£4,239,150	£2,656,799	£2,414,805	£4,608,819	£3,026,467

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,985,820	£20,985,820	£20,985,820	£20,985,820	£20,985,820	£20,985,820
10%	70%	£17,520,193	£18,024,864	£17,660,888	£17,574,856	£18,079,527	£17,715,551
15%	70%	£15,787,379	£16,544,385	£15,998,422	£15,869,375	£16,626,380	£16,080,417
20%	70%	£14,054,565	£15,063,907	£14,335,957	£14,163,892	£15,173,885	£14,445,283
25%	70%	£12,321,753	£13,583,429	£12,673,491	£12,458,410	£13,720,087	£12,810,149
30%	70%	£10,588,939	£12,102,951	£11,011,025	£10,752,929	£12,266,940	£11,176,015
35%	70%	£8,850,940	£10,622,472	£9,348,559	£9,045,016	£10,813,793	£9,539,881
40%	70%	£7,107,108	£9,141,994	£7,677,992	£7,328,910	£9,360,646	£7,899,793
45%	70%	£5,363,276	£7,661,516	£6,005,521	£5,612,802	£7,807,500	£6,255,047
50%	70%	£3,619,444	£6,179,125	£4,333,048	£3,896,695	£6,454,353	£4,610,300
100%	70%	£-14,162,668	£-8,874,480	£-12,688,392	£-13,589,879	£-8,301,691	£-12,115,603
10%	80%	£17,506,576	£18,083,343	£17,687,371	£17,543,018	£18,119,784	£17,703,813
15%	80%	£15,766,955	£16,632,104	£16,008,146	£15,821,618	£16,686,767	£16,062,810
20%	80%	£14,027,323	£15,150,625	£14,348,623	£14,103,018	£15,263,749	£14,421,807
40%	80%	£7,051,858	£9,375,910	£7,704,297	£7,199,726	£9,621,670	£7,852,164
45%	80%	£5,301,120	£7,524,672	£6,035,113	£5,467,471	£8,088,662	£6,201,464
50%	80%	£3,550,381	£6,473,433	£4,365,930	£3,735,215	£6,655,644	£4,550,764
10%	60%	£17,533,809	£17,966,384	£17,654,405	£17,606,694	£18,039,269	£17,727,290
15%	60%	£15,807,805	£16,456,686	£15,988,699	£15,917,130	£16,565,993	£16,098,024
20%	60%	£14,081,799	£14,946,948	£14,322,991	£14,227,667	£15,092,717	£14,468,760
25%	60%	£12,355,794	£13,437,230	£12,657,284	£12,538,005	£13,619,441	£12,838,495
30%	60%	£10,629,789	£11,927,512	£10,991,576	£10,846,441	£12,146,166	£11,210,229
35%	60%	£8,899,285	£10,417,794	£9,325,870	£9,158,052	£10,672,890	£9,580,964
40%	60%	£7,162,358	£8,908,076	£7,651,688	£7,458,093	£9,199,614	£7,947,422
50%	60%	£3,688,507	£5,882,619	£4,300,189	£4,068,174	£6,282,188	£4,689,837

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,384,549	£15,384,549	£15,384,549	£15,384,549	£15,384,549	£15,384,549
10%	70%	£11,918,922	£12,423,593	£12,099,617	£11,973,585	£12,478,256	£12,114,280
15%	70%	£10,186,109	£10,943,114	£10,397,152	£10,268,104	£11,025,109	£10,479,146
20%	70%	£8,453,295	£9,462,636	£8,724,686	£8,562,622	£9,571,963	£8,844,012
25%	70%	£6,720,482	£7,982,158	£7,072,220	£6,857,159	£8,118,816	£7,208,879
30%	70%	£4,987,668	£6,501,680	£5,408,755	£5,151,658	£6,665,670	£5,573,744
35%	70%	£3,249,669	£5,021,201	£3,747,288	£3,443,746	£5,212,522	£3,938,610
40%	70%	£1,508,837	£3,540,723	£2,076,721	£1,727,639	£3,759,376	£2,298,523
45%	70%	£-297,994	£2,060,245	£404,250	£11,531	£2,306,229	£853,776
50%	70%	£-1,981,826	£577,855	£-1,268,222	£-1,704,576	£583,083	£-930,971
100%	70%	£-19,763,939	£-14,475,751	£-18,289,663	£-19,191,150	£-13,902,962	£-17,716,874
10%	80%	£11,905,305	£12,482,072	£12,068,100	£11,941,747	£12,516,514	£12,102,542
15%	80%	£10,165,684	£11,030,833	£10,408,676	£10,220,347	£11,085,497	£10,461,540
20%	80%	£8,426,062	£9,579,595	£8,747,652	£8,498,947	£9,652,479	£8,820,536
40%	80%	£1,459,597	£3,774,640	£2,103,027	£1,598,455	£3,920,408	£2,250,993
45%	80%	£-300,151	£2,323,402	£433,843	£-133,800	£2,487,391	£600,194
50%	80%	£-2,050,889	£872,163	£-1,235,341	£-1,866,056	£1,054,373	£-1,050,507
10%	60%	£11,932,538	£12,365,113	£12,053,134	£12,005,423	£12,437,998	£12,126,019
15%	60%	£10,206,534	£10,855,995	£10,387,428	£10,315,860	£10,964,722	£10,496,754
20%	60%	£8,480,928	£9,345,677	£8,721,720	£8,626,286	£9,491,446	£8,867,488
25%	60%	£6,754,523	£7,835,959	£7,056,013	£6,936,734	£8,018,170	£7,238,224
30%	60%	£5,028,518	£6,326,241	£5,390,306	£5,247,171	£6,544,895	£5,608,958
35%	60%	£3,298,014	£4,816,523	£3,724,599	£3,556,781	£5,071,619	£3,979,694
40%	60%	£1,561,088	£3,306,806	£2,050,417	£1,856,823	£3,998,343	£2,346,151
50%	60%	£-1,912,764	£281,248	£-1,301,102	£-1,843,086	£650,917	£-931,434

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£22,655,519	£22,655,519	£22,655,519	£22,655,519	£22,655,519	£22,655,519
10%	70%	£19,189,892	£19,694,563	£19,330,587	£19,244,355	£19,749,226	£19,385,250
15%	70%	£17,457,076	£18,214,084	£17,668,122	£17,539,074	£18,296,079	£17,750,115
20%	70%	£15,724,265	£16,733,606	£16,005,656	£15,833,591	£16,842,933	£16,114,982
25%	70%	£13,991,452	£15,253,128	£14,343,190	£14,128,109	£15,389,786	£14,479,848
30%	70%	£12,258,638	£13,772,650	£12,680,725	£12,422,628	£13,936,640	£12,844,714
35%	70%	£10,520,639	£12,292,171	£11,018,258	£10,714,715	£12,483,492	£11,209,580
40%	70%	£8,776,807	£10,811,693	£9,347,691	£9,999,609	£11,030,346	£9,589,493
45%	70%	£7,032,975	£9,331,215	£7,675,220	£7,282,501	£9,577,199	£7,924,746
50%	70%	£5,289,144	£7,848,825	£6,002,748	£5,566,394	£8,124,053	£6,279,999
100%	70%	£-12,482,969	£-7,204,781	£-11,018,693	£-11,820,180	£-6,631,992	£-10,445,904
10%	80%	£19,176,275	£19,753,042	£19,337,070	£19,212,717	£19,789,484	£19,373,512
15%	80%	£17,436,654	£18,301,803	£17,677,846	£17,491,317	£18,356,467	£17,732,509
20%	80%	£15,697,032	£16,850,565	£16,018,622	£15,769,917	£16,923,449	£16,091,506
25%	80%	£13,957,410	£15,399,326	£14,357,354	£14,142,273	£15,470,302	£14,646,674
30%	80%	£12,217,788	£13,948,087	£12,695,081	£12,479,192	£14,017,155	£13,001,540
35%	80%	£10,478,166	£12,496,848	£11,032,804	£10,724,019	£12,568,008	£11,356,406
40%	80%	£8,738,544	£11,045,610	£9,371,532	£9,058,809	£11,119,378	£9,521,863
45%	80%	£6,998,922	£9,594,372	£7,704,812	£7,137,170	£9,758,361	£7,871,163
50%	80%	£5,259,300	£8,143,133	£6,035,629	£5,404,914	£8,325,343	£6,220,463
10%	60%	£19,203,508	£19,636,083	£19,324,104	£19,276,393	£19,708,968	£19,396,989
15%	60%	£17,477,304	£18,126,365	£17,653,398	£17,586,839	£18,235,892	£17,767,723
20%	60%	£15,751,498	£16,616,647	£15,992,690	£15,897,266	£16,762,416	£16,136,459
25%	60%	£14,025,493	£15,106,929	£14,326,983	£14,207,704	£15,289,140	£14,509,194
30%	60%	£12,299,488	£13,597,211	£12,661,276	£12,518,140	£13,815,865	£12,879,928
35%	60%	£10,568,984	£12,087,493	£10,995,569	£10,827,751	£12,342,589	£11,250,663
40%	60%	£8,832,057	£10,577,775	£9,321,387	£9,127,793	£10,869,313	£9,617,121
50%	60%	£5,359,296	£7,552,219	£5,969,966	£5,727,674	£7,821,897	£6,339,536

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£23,155,667	£23,155,667	£23,155,667	£23,155,667	£23,155,667	£23,155,667
10%	70%	£19,690,040	£20,194,711	£19,830,735	£19,744,703	£20,249,374	£19,885,398
15%	70%	£17,957,226	£18,714,232	£18,168,269	£18,039,222	£18,796,227	£18,250,264
20%	70%	£16,224,412	£17,233,754	£16,505,604	£16,333,739	£17,343,080	£16,615,130
25%	70%	£14,491,600	£15,753,276	£14,843,338	£14,628,257	£15,889,934	£14,979,996
30%	70%	£12,758,786	£14,272,798	£13,180,872	£12,922,776	£14,436,797	£13,344,862
35%	70%	£11,020,787	£12,792,319	£11,518,406	£11,214,863	£12,983,640	£11,709,728
40%	70%	£9,276,355	£11,311,841	£9,847,639	£9,498,757	£11,530,493	£10,069,640
45%	70%	£7,533,123	£9,831,363	£8,175,366	£7,782,640	£10,077,347	£8,424,894
50%	70%	£5,789,291	£8,348,872	£6,502,896	£6,066,542	£8,624,200	£6,780,147
100%	70%	£-11,992,821	£-6,704,633	£-10,518,545	£-11,420,032	£-6,131,844	£-9,945,756
10%	80%	£19,676,423	£20,253,190	£19,837,218	£19,712,865	£20,289,631	£19,873,660
15%	80%	£17,936,802	£18,801,951	£18,177,993	£17,991,465	£18,856,614	£18,232,657
20%	80%	£16,197,180	£17,350,713	£16,518,770	£16,270,085	£17,423,596	£16,591,054
25%	80%	£14,457,558	£15,899,475	£14,826,542	£14,614,802	£16,010,449	£15,376,912
30%	80%	£12,717,936	£14,448,237	£13,175,274	£12,963,059	£14,601,302	£13,761,765
35%	80%	£10,978,314	£12,997,000	£11,524,006	£11,271,266	£13,192,155	£12,146,618
40%	80%	£9,238,692	£11,545,757	£9,874,144	£9,369,573	£11,691,526	£10,022,011
45%	80%	£7,499,070	£10,094,519	£8,204,960	£7,637,318	£10,258,509	£8,371,311
50%	80%	£5,759,448	£8,643,280	£6,535,777	£5,905,062	£8,825,491	£6,720,611
10%	60%	£19,703,656	£20,136,231	£19,824,252	£19,776,541	£20,209,116	£19,897,137
15%	60%	£17,977,652	£18,626,513	£18,158,546	£18,089,977	£18,735,840	£18,267,871
20%	60%	£16,251,646	£17,116,795	£16,492,838	£16,397,414	£17,262,564	£16,638,607
25%	60%	£14,525,641	£15,607,077	£14,827,131	£14,707,852	£15,789,298	£15,009,342
30%	60%	£12,799,636	£14,097,359	£13,161,423	£13,018,288	£14,316,013	£13,380,076
35%	60%	£11,069,132	£12,587,641	£11,495,717	£11,327,899	£12,842,737	£11,750,811
40%	60%	£9,332,205	£11,077,923	£9,821,535	£9,627,940	£11,369,461	£10,117,269
50%	60%	£5,658,354	£8,052,366	£6,470,016	£6,228,021	£8,422,035	£6,839,684

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,806,148	£12,806,148	£12,806,148	£12,806,148	£12,806,148	£12,806,148
10%	70%	£10,269,698	£10,814,555	£10,445,340	£10,327,152	£10,872,608	£10,503,392
15%	70%	£9,101,472	£9,918,758	£9,364,934	£9,188,552	£10,005,837	£9,452,015
20%	70%	£7,933,247	£9,022,960	£8,284,530	£8,048,354	£9,139,067	£8,400,637
25%	70%	£6,765,022	£8,127,163	£7,204,125	£6,910,156	£8,272,297	£7,349,259
30%	70%	£5,596,797	£7,231,367	£6,123,721	£5,770,957	£7,405,527	£6,297,881
35%	70%	£4,428,572	£6,335,570	£5,039,316	£4,620,622	£6,538,756	£5,245,422
40%	70%	£3,260,347	£5,439,772	£3,947,505	£3,469,460	£5,671,986	£4,193,516
45%	70%	£2,092,122	£4,543,975	£2,855,698	£2,318,298	£4,805,216	£3,121,611
50%	70%	£872,122	£3,648,178	£1,764,692	£1,167,136	£3,935,976	£2,059,707
100%	70%	£-11,113,349	£-5,485,100	£-9,299,012	£-10,513,669	£-4,885,420	£-8,699,332
0%	80%	£10,251,530	£10,874,223	£10,452,262	£10,290,232	£10,912,925	£10,490,964
10%	80%	£9,074,220	£10,008,260	£9,375,319	£9,132,274	£10,066,314	£9,433,373
15%	80%	£7,896,910	£9,142,297	£8,296,377	£7,974,315	£9,219,702	£8,375,781
20%	80%	£6,719,601	£8,276,334	£7,221,433	£6,816,356	£8,373,090	£7,318,189
25%	80%	£5,539,378	£7,410,371	£6,144,491	£5,657,384	£7,526,478	£6,260,597
30%	80%	£4,359,155	£6,544,408	£5,063,538	£4,487,156	£6,679,867	£5,201,213
35%	80%	£3,178,932	£5,678,446	£3,975,651	£3,316,927	£5,833,255	£4,132,992
40%	80%	£1,998,709	£4,812,483	£2,887,762	£2,146,699	£4,986,644	£3,064,771
45%	80%	£779,794	£3,944,181	£1,799,874	£976,471	£4,140,032	£1,996,550
50%	80%	£10,287,867	£10,754,887	£10,438,416	£10,365,271	£10,832,291	£10,515,821
15%	60%	£9,128,725	£9,829,255	£9,354,550	£9,244,832	£9,945,362	£9,470,657
20%	60%	£7,963,504	£9,303,624	£8,271,684	£8,124,383	£8,465,433	£8,025,468
25%	60%	£6,810,442	£7,977,983	£7,186,817	£7,003,955	£7,171,504	£7,309,329
30%	60%	£5,650,172	£7,052,361	£6,102,950	£5,883,515	£7,284,575	£6,335,165
35%	60%	£4,478,741	£6,126,730	£5,014,283	£4,754,088	£6,397,647	£5,289,631
40%	60%	£3,307,310	£5,201,099	£3,919,359	£3,621,993	£5,510,718	£4,234,041
45%	60%	£2,135,879	£4,271,842	£2,824,433	£2,469,897	£4,623,769	£3,178,451
50%	60%	£964,448	£3,337,740	£1,729,509	£1,357,803	£3,731,093	£2,122,862

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£57,656,738	£57,656,738	£57,656,738	£57,656,738	£57,656,738	£57,656,738
10%	70%	£59,993,189	£59,446,332	£59,817,547	£59,935,135	£59,290,279	£59,759,494
15%	70%	£61,161,414	£60,344,129	£60,897,952	£61,074,334	£60,257,048	£60,810,872
20%	70%	£62,329,639	£61,239,296	£61,978,367	£62,213,553	£61,123,919	£61,862,250
25%	70%	£63,497,865	£62,135,723	£63,058,781	£63,352,731	£61,990,590	£62,913,627
30%	70%	£64,666,112	£63,031,520	£64,139,166	£64,491,929	£62,857,360	£63,965,006
35%	70%	£65,834,359	£63,927,317	£65,223,975	£65,642,264	£63,724,130	£65,017,465
40%	70%	£67,002,606	£64,823,114	£66,315,382	£66,793,427	£64,590,900	£66,079,370
45%	70%	£68,170,853	£65,718,911	£67,406,788	£67,944,590	£65,459,530	£67,141,275
50%	70%	£69,339,100	£66,614,708	£68,498,195	£69,095,752	£66,328,160	£68,203,180
100%	70%	£61,376,235	£75,747,986	£79,561,898	£80,776,556	£75,148,307	£78,962,219
10%	80%	£60,011,357	£59,388,664	£59,810,624	£59,972,655	£59,349,961	£59,771,922
15%	80%	£61,188,667	£60,254,262	£60,887,567	£61,130,613	£60,196,573	£60,829,513
20%	80%	£62,365,976	£61,120,590	£61,984,510	£62,288,572	£61,043,194	£61,987,105
25%	80%	£63,543,285	£61,986,918	£63,082,453	£63,442,569	£61,891,382	£63,148,896
30%	80%	£64,720,594	£62,853,246	£64,180,406	£64,594,566	£62,742,573	£64,309,687
35%	80%	£65,897,903	£63,719,574	£65,278,349	£65,746,565	£63,592,566	£65,469,478
40%	80%	£67,075,212	£64,585,902	£66,376,292	£66,898,564	£64,442,559	£66,629,269
45%	80%	£68,252,521	£65,452,230	£67,474,235	£68,050,563	£65,292,552	£67,789,060
50%	80%	£69,429,830	£66,318,558	£68,572,178	£69,202,562	£66,144,545	£68,948,851
10%	60%	£59,975,020	£59,508,000	£59,824,471	£59,897,015	£59,430,595	£59,747,066
15%	60%	£61,134,162	£60,433,631	£60,908,337	£61,018,095	£60,317,524	£60,792,230
20%	60%	£62,293,304	£61,359,263	£61,992,203	£62,138,493	£61,204,453	£61,837,394
25%	60%	£63,452,446	£62,284,895	£63,076,069	£63,258,892	£62,091,382	£62,882,558
30%	60%	£64,611,714	£63,210,525	£64,159,936	£64,379,371	£62,978,311	£63,927,722
35%	60%	£65,770,982	£64,136,155	£65,243,803	£65,500,799	£63,865,239	£64,972,258
40%	60%	£66,930,250	£65,061,785	£66,328,230	£66,622,228	£64,752,169	£66,023,848
50%	60%	£68,089,518	£65,987,415	£67,415,659	£67,744,657	£65,639,098	£67,074,024

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£42,071,023	£42,071,023	£42,071,023	£42,071,023	£42,071,023	£42,071,023
10%	70%	£44,407,474	£43,862,616	£44,231,832	£44,348,420	£43,804,564	£44,173,779
15%	70%	£45,575,699	£44,758,414	£45,312,237	£45,488,619	£44,671,334	£45,225,158
20%	70%	£46,743,924	£45,654,212	£46,392,642	£46,569,812	£45,025,102	£46,276,537
25%	70%	£47,912,149	£46,550,010	£47,473,046	£47,707,016	£46,404,874	£47,327,912
30%	70%	£49,080,374	£47,445,808	£48,553,450	£48,806,214	£47,271,645	£48,379,291
35%	70%	£50,248,600	£48,341,606	£49,632,854	£49,909,418	£48,138,415	£49,430,670
40%	70%	£51,416,825	£49,237,404	£50,712,258	£51,012,622	£49,005,185	£50,482,049
45%	70%	£52,585,050	£50,133,202	£51,791,662	£52,115,826	£49,871,952	£51,533,428
50%	70%	£53,753,275	£51,029,000	£52,871,066	£53,219,030	£50,741,195	£52,584,807
100%	70%	£65,790,520	£60,162,271	£63,976,183	£65,190,840	£59,562,591	£63,376,503
10%	80%	£44,425,642	£43,802,948	£44,224,309	£44,368,939	£43,764,246	£44,186,207
15%	80%	£45,584,867	£44,688,911	£45,301,852	£45,544,897	£44,610,958	£45,243,798
20%	80%	£46,743,924	£45,584,915	£46,376,794	£46,702,897	£45,457,469	£46,301,389
25%	80%	£47,912,149	£46,480,919	£47,451,736	£47,814,899	£46,304,916	£47,352,980
30%	80%	£49,080,374	£47,376,923	£48,526,738	£48,926,891	£47,152,467	£48,404,571
35%	80%	£50,248,600	£48,272,927	£49,601,732	£50,038,884	£48,000,018	£49,455,962
40%	80%	£51,416,825	£49,168,931	£50,676,726	£51,150,877	£48,847,569	£50,507,353
45%	80%	£52,585,050	£50,064,935	£51,748,720	£52,262,870	£49,695,020	£51,558,744
50%	80%	£53,753,275	£50,960,939	£52,820,714	£53,374,864	£50,542,471	£52,609,135
10%	60%	£44,389,305	£43,922,285	£44,238,750	£44,311,900	£43,844,880	£44,161,351
15%	60%	£45,548,446	£44,818,288	£45,322,621	£45,432,340	£44,731,808	£45,206,515
20%	60%	£46,707,587	£45,714,291	£46,406,493	£46,552,778	£45,618,738	£46,251,679
25%	60%	£47,866,728	£46,608,294	£47,490,354	£47,673,217	£46,505,667	£47,296,842
30%	60%	£49,025,869	£47,502,297	£48,574,215	£48,795,656	£47,392,596	£48,342,006
35%	60%	£50,185,010	£48,396,300	£49,658,076	£49,918,095	£48,279,524	£49,387,541
40%	60%	£51,344,151	£49,290,303	£50,741,937	£51,040,534	£49,166,453	£50,432,131
50%	60%	£52,503,292	£50,184,306	£51,825,798	£52,162,973	£50,053,382	£51,476,722

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,393,227	£12,393,227	£12,393,227	£12,393,227	£12,393,227	£12,393,227
10%	70%	£11,729,678	£14,184,820	£14,554,036	£14,671,624	£14,128,768	£14,495,983
15%	70%	£11,066,128	£13,076,415	£13,424,641	£13,542,229	£13,000,923	£13,369,369
20%	70%	£10,402,579	£11,968,010	£12,272,246	£12,390,787	£11,880,308	£12,246,754
25%	70%	£9,739,029	£10,859,605	£11,119,851	£11,230,341	£10,760,689	£11,124,139
30%	70%	£9,074,479	£9,751,200	£10,012,456	£10,130,895	£9,641,090	£9,999,524
35%	70%	£8,409,929	£8,642,795	£8,905,061	£9,021,449	£8,521,491	£8,878,919
40%	70%	£7,745,379	£7,534,390	£7,800,666	£7,911,003	£7,401,892	£7,758,314
45%	70%	£7,080,829	£6,425,985	£6,706,271	£6,811,557	£6,282,293	£6,637,709
50%	70%	£6,416,279	£5,317,580	£5,611,876	£5,722,111	£5,162,694	£5,517,104
100%	70%	£-36,112,724	£-30,484,475	£-34,298,387	£-35,513,044	£-29,884,795	£-33,698,707
10%	80%	£14,747,846	£14,125,152	£14,547,113	£14,709,143	£14,086,450	£14,508,411
15%	80%	£15,925,155	£1				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,839,695	£3,839,695	£3,839,695	£3,839,695	£3,839,695	£3,839,695
10%	70%	£1,803,245	£2,049,102	£1,878,886	£1,961,289	£2,106,155	£1,736,939
15%	70%	£335,019	£1,152,305	£596,481	£422,095	£1,239,384	£665,562
20%	70%	£833,206	£256,507	£481,923	£717,099	£372,614	£365,816
25%	70%	£2,001,431	£639,290	£1,562,328	£1,856,297	£494,156	£1,417,194
30%	70%	£3,171,678	£1,535,086	£2,642,732	£2,995,496	£1,360,926	£2,468,572
35%	70%	£4,352,341	£2,430,983	£3,727,542	£4,145,631	£2,227,697	£3,521,031
40%	70%	£5,533,035	£3,326,881	£4,818,949	£5,296,993	£3,094,467	£4,582,937
45%	70%	£6,713,668	£4,222,478	£5,910,355	£6,448,155	£3,961,237	£5,644,842
50%	70%	£7,894,331	£5,125,492	£7,001,762	£7,599,317	£4,830,477	£6,706,746
100%	70%	£19,879,802	£14,251,563	£18,065,460	£19,280,122	£13,651,873	£17,465,785
10%	80%	£1,485,077	£2,107,770	£1,685,809	£1,523,779	£2,146,472	£1,724,511
15%	80%	£307,767	£1,241,807	£308,966	£365,821	£1,299,861	£66,820
20%	80%	£689,543	£375,844	£468,076	£792,138	£453,249	£390,672
40%	80%	£5,006,867	£3,088,007	£4,790,802	£5,449,526	£2,933,198	£4,633,462
45%	80%	£6,796,763	£3,953,970	£5,878,691	£6,619,754	£3,779,810	£5,701,682
50%	80%	£7,986,659	£4,822,272	£6,966,579	£7,789,982	£4,626,421	£6,769,903
10%	60%	£1,521,414	£1,988,434	£1,671,963	£1,598,818	£2,065,838	£1,749,367
15%	60%	£363,272	£1,082,802	£398,097	£478,378	£1,178,909	£704,294
20%	60%	£796,869	£137,171	£495,769	£842,060	£291,980	£340,960
25%	60%	£1,956,011	£788,460	£1,579,636	£1,762,498	£594,949	£1,386,124
30%	60%	£3,116,281	£1,714,092	£2,663,503	£2,882,938	£1,481,878	£2,431,288
35%	60%	£4,287,712	£2,639,723	£3,752,170	£4,012,365	£2,368,806	£3,476,822
40%	60%	£5,459,143	£3,565,354	£4,847,094	£5,144,460	£3,255,735	£4,532,412
50%	60%	£7,002,004	£4,428,713	£7,036,944	£7,408,660	£4,035,360	£6,643,591

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,562,643	£7,562,643	£7,562,643	£7,562,643	£7,562,643	£7,562,643
10%	70%	£5,226,192	£5,771,049	£5,401,894	£5,294,246	£5,928,102	£5,459,987
15%	70%	£4,667,967	£4,875,259	£4,321,429	£4,145,047	£4,962,332	£4,408,610
20%	70%	£2,889,742	£3,979,455	£3,241,024	£3,005,849	£4,095,562	£3,357,131
25%	70%	£1,721,516	£3,083,658	£2,160,620	£1,866,650	£3,228,792	£2,305,754
30%	70%	£551,269	£2,187,862	£1,080,216	£727,452	£2,362,021	£1,254,375
35%	70%	£629,394	£1,292,064	£4,594	£422,883	£1,466,251	£201,516
40%	70%	£1,021,057	£398,267	£1,086,001	£1,374,046	£808,411	£609,899
45%	70%	£2,990,720	£499,530	£2,187,407	£2,725,207	£238,290	£1,821,894
50%	70%	£4,171,383	£1,402,544	£3,276,814	£3,876,369	£1,107,529	£2,983,799
100%	70%	£16,156,894	£10,528,605	£14,342,517	£15,557,174	£9,928,925	£13,742,837
10%	80%	£5,208,024	£5,309,718	£5,408,577	£5,246,727	£5,869,420	£5,447,459
15%	80%	£4,030,715	£4,984,754	£4,331,814	£4,988,768	£5,022,808	£4,389,868
20%	80%	£2,853,405	£4,099,791	£3,254,971	£2,930,809	£4,176,197	£3,332,276
40%	80%	£1,883,919	£834,941	£1,067,855	£1,726,578	£789,750	£910,514
45%	80%	£3,073,815	£2,231,023	£2,155,743	£2,806,807	£56,862	£1,978,734
50%	80%	£4,263,712	£1,099,324	£3,243,631	£4,067,034	£903,473	£3,046,955
10%	60%	£5,244,361	£5,711,381	£5,394,911	£5,321,766	£5,788,796	£5,472,315
15%	60%	£4,085,230	£4,785,750	£4,311,044	£4,201,326	£4,801,857	£4,427,151
20%	60%	£2,926,079	£3,860,119	£3,227,178	£3,080,888	£4,014,928	£3,381,987
25%	60%	£1,786,937	£2,934,487	£2,143,312	£1,960,449	£3,127,999	£2,386,824
30%	60%	£606,667	£2,008,856	£1,059,445	£940,010	£2,241,070	£1,291,660
35%	60%	£564,764	£1,083,225	£29,222	£289,418	£1,354,142	£246,125
40%	60%	£1,736,165	£167,953	£1,124,147	£1,421,512	£487,213	£809,465
50%	60%	£4,079,056	£1,705,765	£3,313,996	£3,688,703	£1,312,413	£2,820,643

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,206,012	£9,206,012	£9,206,012	£9,206,012	£9,206,012	£9,206,012
10%	70%	£6,869,562	£7,414,419	£7,045,204	£6,927,616	£7,472,472	£7,103,256
15%	70%	£5,791,336	£6,516,622	£5,964,798	£5,798,418	£6,905,701	£6,051,879
20%	70%	£4,533,111	£4,662,824	£4,884,384	£4,649,218	£5,000,901	£4,500,901
25%	70%	£3,364,886	£4,727,027	£3,803,989	£3,510,020	£4,872,161	£3,349,123
30%	70%	£2,194,639	£3,831,231	£2,723,585	£2,370,821	£4,005,391	£2,897,745
35%	70%	£1,013,976	£2,935,434	£1,638,775	£1,220,486	£3,138,620	£1,845,286
40%	70%	£168,888	£2,039,636	£547,368	£69,324	£2,271,850	£783,380
45%	70%	£1,947,351	£1,143,839	£544,038	£1,081,898	£1,405,985	£278,625
50%	70%	£2,528,014	£240,825	£1,635,444	£2,233,000	£536,840	£1,340,429
100%	70%	£14,613,485	£8,885,236	£12,699,148	£13,913,805	£8,285,556	£12,099,468
10%	80%	£6,851,394	£7,474,087	£7,052,126	£6,890,096	£7,512,799	£7,090,828
15%	80%	£5,674,984	£6,608,124	£5,975,183	£5,732,138	£6,666,178	£6,033,237
20%	80%	£4,689,776	£5,742,161	£4,988,244	£4,574,179	£5,916,566	£4,976,545
40%	80%	£2,404,549	£2,278,310	£575,515	£93,205	£2,433,110	£732,856
45%	80%	£1,430,446	£1,412,347	£512,374	£1,253,437	£1,586,508	£335,365
50%	80%	£2,820,342	£544,045	£1,600,262	£2,423,665	£739,896	£1,403,586
10%	60%	£6,887,731	£7,354,751	£7,038,280	£6,965,135	£7,432,155	£7,115,685
15%	60%	£5,728,589	£6,429,119	£5,954,414	£5,844,696	£6,545,226	£6,070,521
20%	60%	£4,589,448	£5,503,088	£4,870,548	£4,724,287	£5,659,297	£5,025,367
25%	60%	£3,410,306	£4,577,857	£3,786,681	£3,603,819	£4,771,368	£3,980,183
30%	60%	£2,260,036	£3,652,225	£2,702,814	£2,483,379	£3,884,439	£2,935,029
35%	60%	£1,076,605	£2,726,584	£1,614,147	£1,353,952	£2,997,511	£1,889,495
40%	60%	£92,826	£1,800,963	£519,223	£221,857	£2,110,582	£833,905
50%	60%	£2,435,687	£62,386	£1,670,627	£2,042,333	£30,857	£1,277,274

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,604,742	£3,604,742	£3,604,742	£3,604,742	£3,604,742	£3,604,742
10%	70%	£1,268,291	£1,813,146	£1,443,933	£1,326,345	£1,871,201	£1,501,986
15%	70%	£1,000,068	£917,351	£363,527	£187,145	£1,004,431	£450,838
20%	70%	£1,088,160	£21,554	£716,877	£362,053	£137,660	£600,770
25%	70%	£2,236,385	£874,244	£1,797,281	£2,091,251	£729,110	£1,652,148
30%	70%	£3,406,632	£1,770,040	£2,877,686	£3,230,449	£1,695,880	£2,703,526
35%	70%	£4,587,295	£2,665,837	£3,962,496	£4,380,785	£2,462,650	£3,755,985
40%	70%	£5,767,958	£3,561,634	£5,053,902	£5,531,947	£3,329,421	£4,817,891
45%	70%	£6,948,622	£4,457,432	£6,145,309	£6,693,108	£4,196,191	£5,979,795
50%	70%	£8,129,285	£5,360,446	£7,236,715	£7,834,271	£5,065,431	£6,941,700
100%	70%	£20,114,758	£14,486,507	£18,300,418	£19,515,076	£13,888,627	£17,700,739
10%	80%	£1,250,123	£1,872,816	£1,450,855	£1,288,825	£1,911,519	£1,489,558
15%	80%	£72,813	£1,006,853	£373,913	£130,867	£1,064,907	£431,967
20%	80%	£1,104,497	£140,890	£703,030	£1,027,092	£218,295	£825,825
40%	80%	£5,941,920	£3,322,961	£5,025,756	£5,884,479	£3,168,152	£4,889,415
45%	80%	£7,031,717	£4,188,924	£6,113,645	£6,854,708	£4,014,763	£5,936,635
50%	80%	£8,221,613	£5,057,225	£7,201,533	£8,024,936	£4,861,375	£7,004,856
10%	60%	£1,286,460	£1,753,480	£1,437,009	£1,363,865	£1,830,885	£1,514,414
15%	60%	£127,318	£87,949	£83,143	£243,425	£943,955	£466,250
20%	60%	£1,031,823	£97,783	£730,723	£977,019	£57,626	£575,914
25%	60%	£2,190,984	£1,023,414	£1,814,589	£1,997,452	£829,903	£1,621,078
30%	60%	£3,351,235	£1,949,045	£2,898,456	£3,117,891	£1,716,832	£2,666,242
35%	60%	£4,522,666	£2,874,677	£3,987,124	£4,247,319	£2,603,760	£3,711,776
40%	60%	£5,694,097	£3,800,308	£5,082,048	£5,379,414	£3,490,689	£4,767,366
50%	60%	£8,036,958	£5,683,666	£7,271,898	£7,643,604	£5,270,314	£6,878,544

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,875,711	£10,875,711	£10,875,711	£10,875,711	£10,875,711	£10,875,711
10%	70%	£8,539,261	£9,084,718	£8,714,903	£8,597,315	£9,742,171	£8,772,956
15%	70%	£7,371,036	£8,188,321	£7,634,407	£7,455,115	£8,275,401	£7,721,576
20%	70%	£6,202,810	£7,292,523	£6,554,093	£6,318,917	£7,408,630	£6,670,200
25%	70%	£5,034,585	£6,396,726	£5,473,688	£5,179,719	£6,541,860	£5,618,822
30%	70%	£3,864,338	£5,500,930	£4,393,284	£4,040,520	£5,675,090	£4,567,444
35%	70%	£2,683,675	£4,605,133	£3,308,474	£2,890,185	£4,808,319	£3,514,985
40%	70%	£1,503,011	£3,709,335	£2,217,068	£1,739,023	£3,941,549	£2,463,079
45%	70%	£322,348	£2,813,538	£1,125,661	£987,862	£3,074,778	£1,391,175
50%	70%	£-868,315	£1,910,524	£34,255	£-563,301	£2,205,539	£329,270
100%	70%	£-12,643,786	£-7,215,537	£-11,029,449	£-12,244,106	£-6,615,857	£-10,429,769
10%	80%	£8,521,093	£9,143,786	£8,721,825	£8,559,795	£9,182,488	£8,760,527
15%	80%	£7,343,793	£8,277,523	£7,644,083	£7,401,837	£8,335,877	£7,702,936
20%	80%	£6,166,473	£7,411,860	£6,567,940	£6,243,879	£7,489,265	£6,645,344
40%	80%	£1,429,150	£3,948,009	£2,245,214	£1,586,491	£4,102,818	£2,402,555
45%	80%	£239,253	£3,082,046	£1,157,325	£416,262	£3,256,207	£1,334,335
50%	80%	£-950,643	£2,213,745	£89,437	£-753,066	£2,409,595	£266,113
10%	60%	£8,557,430	£9,024,450	£8,707,979	£8,634,834	£9,101,854	£8,785,384
15%	60%	£7,398,288	£8,098,818	£7,624,113	£7,514,385	£8,214,925	£7,740,220
20%	60%	£6,239,147	£7,173,187	£6,540,247	£6,393,956	£7,327,996	£6,695,056
25%	60%	£5,080,005	£6,247,556	£5,456,381	£5,273,518	£6,441,067	£5,649,892
30%	60%	£3,919,735	£5,321,925	£4,372,513	£4,153,078	£5,554,138	£4,604,728
35%	60%	£2,746,304	£4,396,293	£3,283,846	£3,023,651	£4,667,210	£3,559,194
40%	60%	£1,576,873	£3,470,662	£2,188,922	£1,891,556	£3,780,281	£2,503,604
50%	60%	£-765,888	£1,607,303	£-828	£-372,634	£2,000,656	£392,425

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,375,859	£11,375,859	£11,375,859	£11,375,859	£11,375,859	£11,375,859
10%	70%	£9,039,409	£9,594,266	£9,215,051	£9,097,463	£9,942,319	£9,273,103
15%	70%	£7,871,183	£8,688,469	£8,134,645	£7,958,263	£8,775,546	£8,221,726
20%	70%	£6,702,958	£7,792,671	£7,054,241	£6,819,065	£7,908,778	£7,170,348
25%	70%	£5,534,733	£6,896,874	£5,973,836	£5,679,867	£7,042,008	£6,118,970
30%	70%	£4,364,486	£6,001,078	£4,893,432	£4,540,668	£6,175,238	£5,067,592
35%	70%	£3,183,823	£5,105,281	£3,808,622	£3,390,333	£5,308,467	£4,015,133
40%	70%	£2,003,159	£4,209,483	£2,717,216	£2,236,171	£4,441,697	£2,953,227
45%	70%	£82,486	£3,313,686	£1,625,809	£1,089,009	£3,574,927	£1,891,322
50%	70%	£-358,167	£2,410,672	£534,403	£-53,153	£2,705,687	£829,418
100%	70%	£-12,343,838	£-6,715,389	£-10,529,301	£-11,743,958	£-6,115,709	£-9,929,621
10%	80%	£9,021,241	£9,643,934	£9,221,973	£9,059,943	£9,682,636	£9,260,675
15%	80%	£7,843,931	£8,777,871	£8,145,030	£7,901,985	£8,636,025	£8,203,084
20%	80%	£6,666,621	£7,912,008	£7,068,088	£6,744,026	£7,989,413	£7,145,492
40%	80%	£1,529,286	£4,448,157	£2,745,362	£2,086,638	£4,602,966	£2,902,703
45%	80%	£739,401	£3,582,194	£1,657,473	£916,410	£3,756,355	£1,834,482
50%	80%	£-450,495	£2,713,892	£569,585	£-253,818	£2,909,743	£766,261
10%	60%	£9,057,578	£9,524,598	£9,206,127	£9,134,982	£9,602,002	£9,285,532
15%	60%	£7,898,436	£8,398,966	£8,124,261	£8,014,543	£8,715,073	£8,240,368
20%	60%	£6,739,295	£7,673,335	£7,040,395	£6,894,104	£7,828,144	£7,195,304
25%	60%	£5,580,153	£6,747,704	£5,956,528	£5,773,666	£6,941,215	£6,150,040
30%	60%	£4,419,883	£5,822,072	£4,872,661	£4,653,226	£6,054,286	£5,104,876
35%	60%	£3,246,452	£4,896,441	£3,783,994	£3,523,799	£5,167,358	£4,059,342
40%	60%	£2,077,021	£3,970,810	£2,689,070	£2,391,704	£4,280,429	£3,003,752
50%	60%	£-265,840	£2,107,451	£499,220	£127,314	£2,500,804	£892,573

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£681,035	£681,035	£681,035	£681,035	£681,035	£681,035
10%	70%	£587,712	£587,712	£356,312	£328,282	£130,928	£296,883
15%	70%	£1,227,655	£235,628	£880,556	£1,138,510	£146,483	£791,411
20%	70%	£1,867,597	£544,895	£1,404,799	£1,748,736	£426,035	£1,285,938
25%	70%	£2,507,539	£854,162	£1,929,042	£2,358,964	£705,587	£1,780,466
30%	70%	£3,147,482	£1,153,429	£2,453,285	£2,969,192	£985,139	£2,274,994
35%	70%	£3,787,424	£1,472,696	£3,355,829	£3,579,419	£1,264,691	£2,769,521
40%	70%	£4,427,367	£1,781,964	£4,301,770	£4,189,646	£1,544,242	£3,264,050
45%	70%	£5,067,309	£2,091,231	£4,026,013	£4,799,873	£1,823,795	£3,758,577
50%	70%	£5,707,252	£2,400,498	£4,550,256	£5,410,101	£2,103,347	£4,253,106
100%	70%	£12,106,676	£5,493,167	£9,792,685	£11,512,375	£4,898,866	£9,188,383
10%	80%	£620,385	£133,383	£435,829	£580,666	£172,346	£316,210
15%	80%	£1,276,516	£142,770	£879,831	£1,217,085	£83,341	£820,401
20%	80%	£1,932,745	£421,085	£1,403,832	£1,853,505	£341,845	£1,324,591
25%	80%	£2,588,974	£699,400	£1,927,833	£2,489,924	£600,350	£1,828,783
30%	80%	£3,245,203	£977,714	£2,451,835	£3,126,343	£858,854	£2,332,974
35%	80%	£3,901,432	£1,256,029	£2,975,835	£3,762,763	£1,117,359	£2,837,165
40%	80%	£4,557,662	£1,534,344	£3,499,837	£4,399,181	£1,375,863	£3,341,357
45%	80%	£5,213,891	£1,812,658	£4,023,839	£5,035,600	£1,634,367	£3,845,548
50%	80%	£5,870,120	£2,090,972	£4,547,839	£5,672,020	£1,892,872	£4,349,739
10%	60%	£555,139	£11,545	£356,796	£475,898	£89,510	£277,556
15%	60%	£1,178,793	£328,486	£881,281	£1,059,934	£209,625	£762,420
20%	60%	£1,802,465	£662,705	£1,140,575	£1,405,785	£418,281	£1,247,284
25%	60%	£2,426,105	£1,008,924	£1,930,249	£2,228,004	£810,824	£1,732,150
30%	60%	£3,049,761	£1,349,144	£2,454,734	£2,812,040	£1,111,423	£2,217,014
35%	60%	£3,673,417	£1,689,364	£2,979,219	£3,396,076	£1,412,023	£2,701,878
40%	60%	£4,297,071	£2,029,583	£3,503,703	£3,980,111	£1,712,622	£3,186,743
45%	60%	£4,920,727	£2,369,803	£4,028,188	£4,564,146	£2,013,222	£3,671,607
50%	60%	£5,544,383	£2,710,022	£4,552,672	£5,148,182	£2,313,821	£4,156,471

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£69,581,852	£69,581,852	£69,581,852	£69,581,852	£69,581,852	£69,581,852
10%	70%	£70,850,599	£70,850,599	£70,619,199	£70,791,168	£70,131,958	£70,599,770
15%	70%	£71,490,541	£70,498,515	£71,143,442	£71,401,396	£70,409,370	£71,054,297
20%	70%	£72,130,483	£70,807,791	£71,667,685	£72,011,623	£70,698,922	£71,548,825
25%	70%	£72,770,426	£71,117,048	£72,191,928	£72,621,851	£70,988,473	£72,043,353
30%	70%	£73,410,368	£71,426,315	£72,716,171	£73,232,078	£71,248,025	£72,537,880
35%	70%	£74,050,311	£71,735,582	£73,240,414	£73,842,305	£71,527,578	£73,032,408
40%	70%	£74,690,253	£72,044,850	£73,764,657	£74,452,533	£71,807,129	£73,526,936
45%	70%	£75,330,195	£72,354,117	£74,288,900	£75,062,760	£72,086,681	£74,021,464
50%	70%	£75,970,138	£72,663,384	£74,813,143	£75,672,988	£72,366,233	£74,515,992
100%	70%	£82,369,583	£75,756,054	£80,055,571	£81,775,261	£73,161,752	£79,461,270
10%	80%	£70,883,172	£70,129,524	£70,618,716	£70,843,552	£70,090,541	£70,579,096
15%	80%	£71,539,402	£70,405,657	£71,142,718	£71,479,972	£70,348,227	£71,033,287
20%	80%	£72,195,631	£70,683,971	£71,666,718	£72,116,391	£70,604,731	£71,587,478
25%	80%	£72,851,860	£70,962,285	£72,189,138	£72,752,804	£70,866,240	£72,141,669
30%	80%	£73,508,089	£71,240,599	£72,711,366	£73,389,217	£71,127,749	£72,695,860
35%	80%	£74,164,318	£71,518,913	£73,233,594	£74,025,630	£71,388,798	£73,250,051
40%	80%	£74,820,547	£71,797,227	£73,755,822	£74,662,043	£71,649,347	£73,804,242
45%	80%	£75,476,776	£72,075,541	£74,278,050	£75,298,457	£71,909,896	£74,358,433
50%	80%	£76,133,005	£72,353,855	£74,800,278	£75,936,870	£72,169,445	£74,912,624
10%	60%	£70,818,025	£70,251,342	£70,619,683	£70,738,784	£70,173,376	£70,540,443
15%	60%	£71,441,680	£70,581,372	£71,144,169	£71,322,820	£70,472,512	£71,025,307
20%	60%	£72,065,335	£70,911,391	£71,668,651	£71,908,856	£70,773,111	£71,510,171
25%	60%	£72,689,990	£71,241,410	£72,193,138	£72,488,891	£71,073,711	£72,005,036
30%	60%	£73,314,645	£71,571,429	£72,717,620	£73,073,927	£71,374,310	£72,479,900
35%	60%	£73,939,300	£71,901,448	£73,242,105	£73,658,962	£71,674,909	£72,964,764
40%	60%	£74,563,955	£72,231,467	£73,766,590	£74,242,997	£71,975,509	£73,449,629
50%	60%	£75,188,610	£72,561,486	£74,289,179	£74,827,032	£72,276,107	£73,934,493

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,996,137	£53,996,137	£53,996,137	£53,996,137	£53,996,137	£53,996,137
10%	70%	£55,264,883	£54,804,717	£55,033,484	£55,205,453	£54,548,243	£54,974,054
15%	70%	£56,533,629	£55,612,739	£55,802,727	£56,016,581	£55,823,654	£56,468,582
20%	70%	£57,802,375	£56,420,761	£56,571,970	£56,830,709	£56,636,782	£57,163,110
25%	70%	£59,071,121	£57,228,783	£57,341,213	£57,645,837	£57,449,910	£57,857,638
30%	70%	£60,340,867	£58,036,805	£58,106,456	£58,460,966	£58,263,033	£58,552,166
35%	70%	£61,610,613	£58,844,827	£58,871,695	£59,272,095	£59,076,162	£59,246,694
40%	70%	£62,880,359	£59,652,849	£59,642,934	£60,083,224	£59,889,291	£60,041,222
45%	70%	£64,150,105	£60,460,871	£60,414,173	£60,894,353	£60,702,420	£60,835,750
50%	70%	£65,420,851	£61,268,893	£61,185,412	£61,705,482	£61,515,549	£61,630,278
100%	70%	£72,219,296	£64,060,318	£67,000,000	£70,000,000	£65,000,000	£69,000,000
10%	80%	£55,297,457	£54,543,808	£55,033,001	£55,257,837	£54,504,826	£54,983,381
15%	80%	£56,566,203	£55,351,830	£56,084,240	£56,372,868	£55,626,865	£56,277,906
20%	80%	£57,835,949	£56,159,852	£57,135,479	£57,480,899	£56,441,914	£57,172,437
25%	80%	£59,105,695	£56,967,874	£58,186,718	£58,591,930	£57,257,000	£58,067,968
30%	80%	£60,375,441	£57,775,896	£59,237,957	£59,702,961	£58,038,051	£59,163,000
35%	80%	£61,645,187	£58,583,918	£60,289,196	£60,814,000	£58,749,100	£60,258,032
40%	80%	£62,914,933	£59,391,940	£61,340,435	£61,925,040	£59,460,150	£61,353,064
45%	80%	£64,184,679	£60,199,962	£62,391,674	£63,036,080	£60,171,200	£62,448,096
50%	80%	£65,454,425	£61,007,984	£63,442,913	£64,147,120	£60,882,250	£63,543,128
100%	80%	£72,253,870	£64,800,338	£68,240,000	£71,240,000	£66,000,000	£70,240,000
10%	60%	£55,895,965	£55,005,657	£55,558,452	£55,737,105	£54,886,798	£55,439,592
15%	60%	£57,164,711	£55,813,679	£56,609,691	£56,921,140	£56,077,991	£56,730,786
20%	60%	£58,433,457	£56,621,701	£57,660,930	£58,032,180	£56,889,140	£57,835,818
25%	60%	£59,702,203	£57,429,723	£58,712,169	£59,143,220	£57,700,290	£58,940,850
30%	60%	£60,970,949	£58,237,745	£59,763,408	£60,254,260	£58,511,440	£60,045,882
35%	60%	£62,240,695	£59,045,767	£60,814,647	£61,365,300	£59,322,590	£61,150,914
40%	60%	£63,510,441	£59,853,789	£61,865,886	£62,476,340	£60,133,740	£62,255,946
45%	60%	£64,780,187	£60,661,811	£62,917,125	£63,587,380	£60,944,890	£63,360,978
50%	60%	£66,049,933	£61,469,833	£63,968,364	£64,698,420	£61,756,040	£64,466,010
100%	60%	£72,849,378	£65,262,188	£70,760,000	£73,760,000	£68,000,000	£71,760,000

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,318,341	£24,318,341	£24,318,341	£24,318,341	£24,318,341	£24,318,341
10%	70%	£25,587,087	£24,926,921	£25,355,688	£25,527,657	£24,868,447	£25,396,258
15%	70%	£26,855,833	£25,535,003	£26,123,989	£26,379,931	£25,137,985	£26,250,786
20%	70%	£28,124,579	£26,143,085	£26,892,290	£27,112,203	£25,408,519	£27,105,314
25%	70%	£29,393,325	£26,751,167	£27,660,591	£27,846,475	£25,679,053	£27,959,842
30%	70%	£30,662,071	£27,359,249	£28,428,892	£28,580,747	£25,949,587	£28,814,370
35%	70%	£31,930,817	£27,967,331	£29,197,193	£29,315,019	£26,220,121	£29,668,898
40%	70%	£33,199,563	£28,575,413	£29,965,494	£30,049,291	£26,490,655	£30,523,426
45%	70%	£34,468,309	£29,183,495	£30,733,795	£30,783,563	£26,761,189	£31,377,954
50%	70%	£35,737,055	£29,791,577	£31,502,096	£31,517,835	£27,031,723	£32,232,482
100%	70%	£42,5					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418
10%	70%	-£9,354,165	-£9,693,998	-£9,122,765	-£9,284,735	-£9,636,525	-£9,063,336
15%	70%	-£9,994,108	-£9,902,081	-£9,647,009	-£9,904,963	-£9,812,936	-£9,557,864
20%	70%	-£10,634,050	-£9,311,348	-£10,171,252	-£10,515,189	-£9,192,488	-£10,052,391
25%	70%	-£11,273,992	-£9,620,615	-£10,695,495	-£11,125,417	-£9,472,040	-£10,546,919
30%	70%	-£11,913,935	-£9,929,882	-£11,219,738	-£11,736,645	-£9,751,592	-£11,041,447
35%	70%	-£12,553,877	-£10,239,149	-£11,743,989	-£12,345,872	-£10,031,144	-£11,535,974
40%	70%	-£13,193,820	-£10,548,417	-£12,268,233	-£12,958,099	-£10,310,695	-£12,030,503
45%	70%	-£13,833,762	-£10,857,684	-£12,792,486	-£13,566,326	-£10,590,248	-£12,525,030
50%	70%	-£14,473,705	-£11,166,951	-£13,316,709	-£14,176,554	-£10,869,800	-£13,019,559
100%	70%	-£20,873,129	-£14,259,620	-£18,658,138	-£20,278,828	-£13,665,319	-£17,964,836
10%	80%	-£9,386,738	-£8,633,090	-£9,122,882	-£9,347,119	-£8,594,107	-£8,082,663
15%	80%	-£10,042,969	-£8,939,223	-£9,646,284	-£9,983,538	-£8,849,794	-£8,586,854
20%	80%	-£10,699,198	-£9,187,538	-£10,170,285	-£10,619,858	-£9,108,298	-£10,091,045
40%	80%	-£13,324,115	-£10,300,797	-£12,266,290	-£13,165,634	-£10,142,317	-£12,107,810
45%	80%	-£13,980,344	-£10,579,111	-£12,790,292	-£13,802,053	-£10,400,820	-£12,612,001
50%	80%	-£14,638,573	-£10,857,425	-£13,314,292	-£14,438,473	-£10,659,325	-£13,116,193
10%	60%	-£9,321,592	-£8,754,908	-£9,123,249	-£9,242,351	-£8,676,943	-£8,044,009
15%	60%	-£9,945,247	-£9,024,839	-£9,647,724	-£9,826,387	-£9,376,078	-£8,528,873
20%	60%	-£10,568,902	-£9,435,158	-£10,172,218	-£10,410,422	-£9,276,678	-£10,013,738
25%	60%	-£11,192,558	-£9,775,377	-£10,696,702	-£10,994,457	-£9,577,277	-£10,498,603
30%	60%	-£11,816,214	-£10,115,597	-£11,221,187	-£11,578,494	-£9,877,876	-£10,983,467
35%	60%	-£12,439,870	-£10,455,817	-£11,745,672	-£12,162,529	-£10,178,476	-£11,468,331
40%	60%	-£13,063,524	-£10,796,036	-£12,270,155	-£12,748,564	-£10,479,075	-£11,953,196
50%	60%	-£14,310,836	-£11,476,475	-£13,318,126	-£13,914,635	-£11,080,274	-£12,822,824

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471
10%	70%	-£5,931,217	-£4,971,951	-£5,399,818	-£5,871,707	-£4,912,577	-£5,340,268
15%	70%	-£6,271,180	-£5,279,133	-£5,924,061	-£6,182,015	-£5,168,988	-£5,534,916
20%	70%	-£6,911,102	-£5,588,400	-£6,448,304	-£6,792,242	-£5,469,541	-£6,329,443
25%	70%	-£7,551,045	-£5,897,667	-£6,972,547	-£7,402,469	-£5,749,092	-£6,823,972
30%	70%	-£8,190,987	-£6,206,934	-£7,496,790	-£8,012,697	-£6,028,644	-£7,318,499
35%	70%	-£8,930,930	-£6,516,201	-£8,021,032	-£8,622,924	-£6,308,196	-£7,813,027
40%	70%	-£9,470,872	-£6,825,468	-£8,545,275	-£9,233,152	-£6,587,748	-£8,307,555
45%	70%	-£10,110,815	-£7,134,736	-£9,069,518	-£9,843,379	-£6,867,300	-£8,802,083
50%	70%	-£10,750,757	-£7,444,003	-£9,593,762	-£10,453,606	-£7,146,852	-£9,296,611
100%	70%	-£17,150,181	-£10,536,672	-£14,836,190	-£16,555,880	-£9,942,371	-£14,241,889
10%	80%	-£5,963,791	-£4,910,142	-£5,399,335	-£5,624,171	-£4,871,160	-£5,359,715
15%	80%	-£6,320,021	-£5,186,276	-£5,923,536	-£6,260,591	-£5,126,946	-£5,583,906
20%	80%	-£6,976,250	-£5,464,930	-£6,447,737	-£6,897,010	-£5,385,350	-£6,368,097
40%	80%	-£9,601,168	-£6,577,849	-£8,543,342	-£9,442,686	-£6,419,369	-£8,384,862
45%	80%	-£10,257,397	-£6,856,164	-£9,067,344	-£10,079,106	-£6,677,873	-£8,889,053
50%	80%	-£10,913,626	-£7,134,477	-£9,591,345	-£10,715,525	-£6,936,378	-£9,393,245
10%	60%	-£5,998,644	-£5,031,960	-£5,400,302	-£5,619,403	-£4,953,995	-£5,321,062
15%	60%	-£6,222,299	-£5,371,991	-£5,924,786	-£6,103,439	-£5,253,130	-£5,805,826
20%	60%	-£6,845,955	-£5,712,210	-£6,449,270	-£6,687,474	-£5,553,730	-£6,290,790
25%	60%	-£7,469,610	-£6,052,429	-£6,973,755	-£7,271,510	-£5,854,330	-£6,775,655
30%	60%	-£8,093,266	-£6,392,650	-£7,498,239	-£7,855,546	-£6,154,928	-£7,260,519
35%	60%	-£8,716,922	-£6,732,869	-£8,022,724	-£8,439,581	-£6,455,528	-£7,745,383
40%	60%	-£9,340,577	-£7,073,088	-£8,547,209	-£9,023,616	-£6,756,128	-£8,230,248
50%	60%	-£10,587,898	-£7,753,527	-£9,596,178	-£10,191,688	-£7,357,256	-£9,199,976

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101
10%	70%	-£3,987,848	-£3,327,602	-£3,756,448	-£3,928,418	-£3,269,208	-£3,697,019
15%	70%	-£4,927,791	-£3,635,794	-£4,280,692	-£4,538,946	-£3,546,619	-£4,191,547
20%	70%	-£5,267,733	-£3,943,986	-£4,804,935	-£5,148,872	-£3,826,171	-£4,686,074
25%	70%	-£5,907,675	-£4,252,298	-£5,329,178	-£5,759,100	-£4,105,723	-£5,180,602
30%	70%	-£6,547,618	-£4,560,565	-£5,853,421	-£6,369,328	-£4,385,275	-£5,675,130
35%	70%	-£7,187,560	-£4,872,832	-£6,377,663	-£6,979,555	-£4,664,827	-£6,169,657
40%	70%	-£7,827,503	-£5,185,100	-£6,901,906	-£7,589,782	-£4,944,378	-£6,664,186
45%	70%	-£8,467,445	-£5,497,367	-£7,426,149	-£8,200,009	-£5,223,931	-£7,158,713
50%	70%	-£9,107,388	-£5,809,634	-£7,950,392	-£8,810,237	-£5,503,483	-£7,653,242
100%	70%	-£15,506,812	-£8,893,303	-£13,192,821	-£14,912,511	-£8,299,002	-£12,598,519
10%	80%	-£4,020,421	-£3,266,773	-£3,755,965	-£3,980,802	-£3,227,790	-£3,716,346
15%	80%	-£4,676,652	-£3,542,906	-£4,279,967	-£4,611,221	-£3,483,477	-£4,220,537
20%	80%	-£5,332,881	-£3,829,039	-£4,803,968	-£5,265,641	-£3,741,981	-£4,724,271
40%	80%	-£7,957,798	-£4,934,460	-£6,899,973	-£7,799,317	-£4,775,999	-£6,741,453
45%	80%	-£8,614,027	-£5,212,794	-£7,423,975	-£8,435,736	-£5,034,503	-£7,245,684
50%	80%	-£9,270,256	-£5,491,108	-£7,947,975	-£9,072,156	-£5,293,008	-£7,749,875
10%	60%	-£3,955,275	-£3,388,591	-£3,756,932	-£3,876,034	-£3,310,626	-£3,677,692
15%	60%	-£4,578,929	-£3,728,822	-£4,281,417	-£4,460,070	-£3,609,761	-£4,162,556
20%	60%	-£5,202,584	-£4,069,041	-£4,805,901	-£5,044,105	-£3,910,361	-£4,647,420
25%	60%	-£5,826,241	-£4,409,060	-£5,330,385	-£5,628,140	-£4,210,960	-£5,132,286
30%	60%	-£6,449,897	-£4,749,280	-£5,854,870	-£6,212,176	-£4,511,559	-£5,617,150
35%	60%	-£7,073,553	-£5,089,500	-£6,379,355	-£6,796,212	-£4,812,159	-£6,102,014
40%	60%	-£7,697,207	-£5,429,719	-£6,903,839	-£7,380,247	-£5,112,758	-£6,586,879
50%	60%	-£8,944,919	-£6,110,158	-£7,952,808	-£8,548,318	-£5,713,957	-£7,556,607

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372
10%	70%	-£9,589,119	-£8,928,953	-£9,357,719	-£9,529,688	-£8,870,479	-£9,298,290
15%	70%	-£10,229,061	-£9,237,035	-£9,881,962	-£10,139,916	-£9,147,890	-£9,792,817
20%	70%	-£10,869,004	-£9,545,302	-£10,406,205	-£10,750,143	-£9,427,442	-£10,287,345
25%	70%	-£11,508,946	-£9,853,569	-£10,930,448	-£11,360,371	-£9,706,993	-£10,781,873
30%	70%	-£12,148,889	-£10,164,836	-£11,454,692	-£11,970,599	-£9,986,546	-£11,276,401
35%	70%	-£12,788,831	-£10,474,102	-£11,978,934	-£12,580,825	-£10,266,098	-£11,770,928
40%	70%	-£13,428,773	-£10,783,370	-£12,503,177	-£13,191,053	-£10,545,649	-£12,265,457
45%	70%	-£14,068,716	-£11,092,637	-£13,027,420	-£13,801,280	-£10,825,201	-£12,759,984
50%	70%	-£14,708,658	-£11,401,904	-£13,551,663	-£14,411,508	-£11,104,754	-£13,254,512
100%	70%	-£21,108,983	-£14,494,574	-£18,794,091	-£20,513,782	-£13,900,272	-£18,199,790
10%	80%	-£9,621,692	-£8,868,044	-£9,357,236	-£9,582,073	-£8,829,061	-£9,317,617
15%	80%	-£10,277,922	-£9,144,177	-£9,881,238	-£10,218,492	-£9,084,748	-£9,821,807
20%	80%	-£10,934,151	-£9,422,492	-£10,405,238	-£10,854,911	-£9,343,252	-£10,325,998
40%	80%	-£13,559,069	-£10,635,750	-£12,591,244	-£13,460,688	-£10,377,270	-£12,342,764
45%	80%	-£14,215,298	-£10,814,065	-£13,025,245	-£14,037,007	-£10,635,774	-£12,846,954
50%	80%	-£14,871,527	-£11,092,379	-£13,549,246	-£14,673,426	-£10,894,279	-£13,351,146
10%	60%	-£9,556,545	-£8,989,862	-£9,358,203	-£9,477,304	-£8,911,896	-£9,278,963
15%	60%	-£10,180,200	-£9,329,892	-£9,882,688	-£10,061,341	-£9,211,032	-£9,763,827
20%	60%	-£10,803,856	-£9,670,112	-£10,407,171	-£10,645,376	-£9,511,631	-£10,248,691
25%	60%	-£11,427,512	-£10,010,331	-£10,931,656	-£11,229,411	-£9,812,231	-£10,733,556
30%	60%	-£12,051,168	-£10,350,551	-£11,456,141	-£11,813,447	-£10,112,830	-£11,218,420
35%	60%	-£12,674,823	-£10,690,770	-£11,980,626	-£12,397,482	-£10,413,429	-£11,703,284
40%	60%	-£13,298,478	-£11,030,989	-£12,505,110	-£12,981,518	-£10,714,029	-£12,188,149
50%	60%	-£14,945,790	-£11,711,425	-£13,554,079	-£14,149,589	-£11,315,227	-£13,167,878

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402
10%	70%	-£2,318,149	-£1,657,963	-£2,086,749	-£2,258,719	-£1,598,509	-£2,027,320
15%	70%	-£2,958,091	-£1,986,065	-£2,610,992	-£2,868,946	-£1,878,320	-£2,521,947
20%	70%	-£3,598,034	-£2,275,332	-£3,135,236	-£3,479,173	-£2,156,472	-£3,016,375
25%	70%	-£4,237,976	-£2,584,599	-£3,659,479	-£4,089,401	-£2,436,023	-£3,510,903
30%	70%	-£4,877,919	-£2,893,866	-£4,183,722	-£4,699,629	-£2,715,576	-£4,005,431
35%	70%	-£5,517,861	-£3,203,133	-£4,707,964	-£5,309,856	-£2,995,128	-£4,499,959
40%	70%	-£6,157,804	-£3,512,401	-£5,232,207	-£5,920,083	-£3,274,679	-£4,994,487
45%	70%	-£6,797,746	-£3,821,668	-£5,756,450	-£6,530,310	-£3,554,232	-£5,489,014
50%	70%	-£7,437,689	-£4,130,934	-£6,280,693	-£7,140,538	-£3,833,784	-£5,983,543
100%	70%	-£13,837,113	-£7,223,604	-£11,523,121	-£13,242,812	-£6,629,303	-£10,628,820
10%	80%	-£2,350,722	-£1,597,074	-£2,086,266	-£2,311,103	-£1,558,091	-£2,046,647
15%	80%	-£3,006,952	-£1,875,207	-£2,610,268	-£2,847,522	-£1,813,778	-£2,550,838
20%	80%	-£3,663,182	-£2,151,522	-£3,134,268	-£3,583,941	-£2,072,282	-£3,055,028
25%	80%	-£4,319,412	-£2,427,837	-£3,658,471	-£4,214,364	-£2,331,835	-£3,559,516
30%	80%	-£4,975,642	-£2,704,152	-£4,182,674	-£4,804,587	-£2,591,388	-£4,064,004
35%	80%	-£5,631,872	-£2,980,467	-£4,706,877	-£5,394,810	-£2,850,941	-£4,568,492
40%	80%	-£6,288,102	-£3,256,782	-£5,231,080	-£6,005,033	-£3,110,494	-£5,072,980
45%	80%	-£6,944,332	-£3,533,097	-£5,755,283	-£6,615,256	-£3,370,047	-£5,577,468
50%	80%	-£7,600,562	-£3,809,412	-£6,279,486	-£7,225,479	-£3,629,600	-£6,081,956
10%	60%	-£2,285,576	-£1,718,892	-£2,087,233	-£2,206,334	-£1,640,926	-£2,007,993
15%	60%	-£2,908,230	-£2,058,923	-£2,611,718	-£2,780,371	-£1,940,062	-£2,492,857
20%	60%	-£3,532,886	-£2,399,142	-£3,136,202	-£3,374,406	-£2,240,662	-£2,977,721
25%	60%	-£4,156,542	-£2,739,361	-£3,660,686	-£3,958,441	-£2,541,261	-£3,462,586
30%	60%	-£4,780,198	-£3,079,581	-£4,185,171	-£4,542,477	-£2,841,860	-£3,947,451
35%	60%	-£5,403,853	-£3,419,800	-£4,709,655	-£5,126,513	-£3,142,460	-£4,432,315
40%	60%	-£6,027,508	-£3,760,020	-£5,234,140	-£5,710,548	-£3,443,059	-£4,917,180
50%	60%	-£7,674,820	-£4,440,459	-£6,283,109	-£6,878,619	-£4,044,257	-£5,886,908

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£549,254	-£549,254	-£549,254	-£549,254	-£549,254	-£549,254
10%	70%	-£1,818,001	-£1,157,835	-£1,586,601	-£1,758,571	-£1,099,361	-£1,527,172
15%	70%	-£2,457,944	-£1,465,917	-£2,110,845	-£2,368,799	-£1,376,772	-£2,021,700
20%	70%	-£3,097,886	-£1,775,184	-£2,635,088	-£2,979,025	-£1,656,324	-£2,516,227
25%	70%	-£3,737,828	-£2,084,451	-£3,159,331	-£3,589,253	-£1,935,876	-£3,010,755
30%	70%	-£4,377,771	-£2,393,718	-£3,683,574	-£4,199,481	-£2,215,428	-£3,505,283
35%	70%	-£5,017,713	-£2,702,985	-£4,207,816	-£4,809,708	-£2,494,980	-£3,999,810
40%	70%	-£5,657,656	-£3,012,253	-£4,732,059	-£5,419,935	-£2,774,531	-£4,494,338
45%	70%	-£6,297,598	-£3,321,520	-£5,256,302	-£6,030,162	-£3,054,084	-£4,988,866
50%	70%	-£6,937,541	-£3,630,787	-£5,780,545	-£6,640,390	-£3,333,636	-£5,483,395
100%	70%	-£13,336,965	-£6,723,456	-£11,022,974	-£12,742,664	-£6,129,155	-£10,428,672
10%	80%	-£1,850,574	-£1,096,926	-£1,586,118	-£1,810,955	-£1,057,943	-£1,546,499
15%	80%	-£2,506,805	-£1,373,059	-£2,110,120	-£2,447,374	-£1,313,630	-£2,050,690
20%	80%	-£3,163,034	-£1,651,374	-£2,634,121	-£3,083,794	-£1,572,134	-£2,554,880
25%	80%	-£3,819,264	-£1,929,689	-£3,158,364	-£3,694,021	-£1,831,638	-£3,059,408
30%	80%	-£4,475,494	-£2,208,004	-£3,682,607	-£4,304,248	-£2,091,142	-£3,563,936
35%	80%	-£5,131,724	-£2,486,319	-£4,206,850	-£4,914,475	-£2,350,646	-£4,068,464
40%	80%	-£5,787,954	-£2,764,633	-£4,731,093	-£5,524,702	-£2,610,150	-£4,572,992
45%	80%	-£6,444,184	-£3,042,947	-£5,255,336	-£6,134,929	-£2,869,654	-£5,077,520
50%	80%	-£7,100,414	-£3,321,261	-£5,779,579	-£6,745,156	-£3,129,158	-£5,582,048
10%	60%	-£1,785,428	-£1,218,744	-£1,587,085	-£1,706,187	-£1,140,779	-£1,507,845
15%	60%	-£2,409,082	-£1,558,775	-£2,111,570	-£2,290,223	-£1,438,914	-£1,992,709
20%	60%	-£3,032,736	-£1,898,904	-£2,636,054	-£2,874,258	-£1,740,514	-£2,477,573
25%	60%	-£3,656,390	-£2,239,213	-£3,160,297	-£3,458,293	-£2,041,113	-£2,962,439
30%	60%	-£4,280,044	-£2,579,433	-£3,684,540	-£4,042,329	-£2,341,712	-£3,447,303
35%	60%	-£4,903,700	-£2,919,653	-£4,208,783	-£4,626,365	-£2,642,312	-£3,932,167
40%	60%	-£5,527,354	-£3,259,873	-£4,733,026	-£5,210,400	-£2,942,911	-£4,417,032
50%	60%	-£7,174,672	-£3,940,311	-£6,282,461	-£6,878,471	-£3,644,110	-£5,386,760

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,606,512	£3,606,512	£3,606,512	£3,606,512	£3,606,512	£3,606,512
10%	70%	£2,076,055	£2,707,235	£2,296,281	£2,135,322	£2,766,503	£2,355,549
15%	70%	£1,310,826	£2,257,597	£1,641,167	£1,399,727	£2,346,498	£1,730,068
20%	70%	£545,598	£1,807,959	£986,052	£664,133	£1,926,495	£1,104,586
25%	70%	£-223,223	£1,358,321	£330,936	£-72,631	£1,506,490	£479,105
30%	70%	£-1,000,966	£908,653	£-329,480	£-820,256	£1,086,486	£-148,770
35%	70%	£-1,778,711	£459,045	£-895,311	£-1,567,892	£666,481	£-794,482
40%	70%	£-2,556,454	£9,407	£-1,661,140	£-2,315,507	£246,477	£-1,420,192
45%	70%	£-3,334,199	£-447,431	£-2,326,970	£-3,063,132	£-176,365	£-2,055,904
50%	70%	£-4,111,942	£-904,424	£-2,992,799	£-3,810,758	£-603,239	£-2,691,615
100%	70%	£-11,889,381	£-5,474,344	£-9,651,095	£-11,287,013	£-4,871,975	£-9,048,727
10%	80%	£2,046,178	£2,767,527	£2,297,865	£2,085,689	£2,807,038	£2,337,377
15%	80%	£1,286,010	£2,348,035	£1,643,542	£1,325,278	£2,407,302	£1,702,809
20%	80%	£485,843	£1,928,542	£989,219	£564,867	£2,007,566	£1,068,242
25%	80%	£-299,138	£1,509,050	£334,895	£-198,743	£1,607,829	£433,674
30%	80%	£-1,092,064	£1,089,557	£-324,652	£-971,591	£1,208,092	£-204,179
35%	80%	£-1,884,992	£670,064	£-989,677	£-1,744,439	£808,356	£-849,124
40%	80%	£-2,677,919	£250,572	£-1,654,702	£-2,517,287	£408,919	£-1,494,070
45%	80%	£-3,470,845	£-171,682	£-2,319,727	£-3,250,135	£8,883	£-2,139,016
50%	80%	£-4,263,772	£-598,036	£-2,984,751	£-4,062,983	£-397,246	£-2,783,961
10%	60%	£2,105,932	£2,646,944	£2,294,698	£2,184,956	£2,725,967	£2,373,721
15%	60%	£1,355,643	£2,167,161	£1,638,791	£1,474,177	£2,285,695	£1,757,326
20%	60%	£585,352	£1,687,976	£982,864	£582,984	£1,845,423	£1,140,373
25%	60%	£-147,308	£1,207,582	£326,977	£-52,621	£1,405,151	£524,536
30%	60%	£-909,869	£727,809	£-334,310	£-668,922	£964,879	£-83,363
35%	60%	£-1,672,430	£248,025	£-1,000,944	£-1,391,325	£524,607	£-719,839
40%	60%	£-2,434,991	£-235,549	£-1,667,578	£-2,113,727	£84,334	£-1,346,315
45%	60%	£-3,197,552	£-723,180	£-2,334,213	£-2,836,130	£-361,759	£-1,872,792
50%	60%	£-3,960,112	£-1,210,811	£-3,000,847	£-3,568,533	£-809,232	£-2,599,268

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£66,656,375	£66,656,375	£66,656,375	£66,656,375	£66,656,375	£66,656,375
10%	70%	£68,188,832	£67,555,652	£67,966,805	£68,127,564	£67,498,384	£67,907,338
15%	70%	£68,952,060	£68,005,289	£68,621,720	£68,863,159	£67,916,388	£68,532,819
20%	70%	£69,717,289	£68,454,927	£69,276,635	£69,598,263	£68,336,392	£69,158,391
25%	70%	£70,486,109	£68,904,565	£69,931,950	£70,335,517	£68,758,396	£69,783,781
30%	70%	£71,263,853	£69,354,204	£70,592,367	£71,083,143	£69,176,401	£70,411,657
35%	70%	£72,041,597	£69,803,842	£71,258,197	£71,830,768	£69,596,405	£71,047,368
40%	70%	£72,819,341	£70,253,480	£71,924,027	£72,578,394	£70,016,410	£71,683,079
45%	70%	£73,597,085	£70,703,118	£72,599,956	£73,326,019	£70,436,283	£72,318,791
50%	70%	£74,374,829	£71,152,756	£73,255,698	£74,073,644	£70,856,126	£72,954,501
100%	70%	£82,152,268	£75,737,231	£79,913,982	£81,549,899	£73,134,861	£79,311,613
10%	80%	£68,216,709	£67,495,360	£67,965,021	£68,177,197	£67,455,848	£67,925,510
15%	80%	£68,998,777	£67,914,852	£68,619,345	£68,937,609	£67,855,584	£68,500,077
20%	80%	£69,777,043	£68,334,345	£69,273,968	£69,696,019	£68,255,321	£69,194,645
25%	80%	£70,549,805	£70,012,314	£70,617,688	£71,187,688	£68,854,267	£70,712,936
30%	80%	£71,323,732	£70,434,569	£71,582,613	£72,553,021	£70,254,004	£71,401,902
35%	80%	£72,097,659	£70,856,922	£72,247,637	£73,225,869	£70,660,133	£72,046,848
40%	80%	£72,871,586	£71,279,275	£72,912,661	£73,900,717	£71,071,262	£72,692,794
45%	80%	£73,645,513	£71,701,624	£73,577,685	£74,575,565	£71,481,391	£73,338,740
50%	80%	£74,419,440	£72,123,973	£74,242,709	£75,250,414	£71,891,520	£73,983,686
100%	80%	£82,197,907	£75,737,231	£79,913,982	£81,549,899	£73,134,861	£79,311,613
10%	60%	£68,907,244	£68,095,728	£68,624,095	£68,788,710	£67,977,191	£68,509,561
15%	60%	£69,657,534	£68,575,510	£69,280,002	£69,498,887	£68,417,463	£69,121,855
20%	60%	£70,419,196	£69,055,294	£69,935,908	£70,210,266	£68,857,736	£69,578,351
25%	60%	£71,172,755	£69,535,078	£70,597,196	£70,931,008	£69,298,008	£70,356,249
30%	60%	£71,935,317	£70,014,861	£71,263,831	£71,654,211	£69,738,280	£70,982,725
35%	60%	£72,697,878	£70,496,436	£71,930,465	£72,376,614	£70,178,552	£71,609,202
40%	60%	£73,460,439	£70,978,011	£72,597,099	£73,091,000	£70,618,824	£72,240,678
50%	60%	£74,222,999	£71,459,586	£73,263,733	£73,821,420	£71,072,118	£72,882,154

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£51,070,660	£51,070,660	£51,070,660	£51,070,660	£51,070,660	£51,070,660
10%	70%	£52,601,117	£51,969,936	£52,380,890	£52,541,849	£51,810,669	£52,321,622
15%	70%	£53,366,345	£52,419,574	£53,096,904	£53,277,444	£52,339,673	£53,047,103
20%	70%	£54,131,573	£52,869,212	£53,691,130	£53,691,130	£52,750,676	£53,672,936
25%	70%	£54,900,394	£53,318,850	£54,346,235	£54,749,802	£53,170,681	£54,188,066
30%	70%	£55,678,138	£53,768,488	£55,006,852	£55,497,427	£53,590,685	£54,825,941
35%	70%	£56,455,882	£54,218,126	£55,672,476	£56,245,053	£54,010,690	£55,461,653
40%	70%	£57,233,626	£54,667,764	£56,338,102	£56,992,679	£54,430,694	£56,097,364
45%	70%	£58,011,370	£55,117,402	£57,003,727	£57,740,303	£54,853,697	£56,733,076
50%	70%	£58,789,114	£55,567,040	£57,669,351	£58,487,929	£55,280,410	£57,368,786
100%	70%	£66,566,553	£60,151,515	£64,328,267	£65,964,184	£59,549,146	£63,725,898
10%	80%	£52,630,993	£51,909,645	£52,379,306	£52,591,482	£51,870,133	£52,339,794
15%	80%	£53,411,161	£52,329,137	£53,033,630	£53,351,894	£52,289,889	£53,074,362
20%	80%	£54,191,328	£52,748,630	£53,687,852	£53,712,394	£52,689,606	£53,698,629
25%	80%	£54,971,495	£53,168,122	£54,342,076	£54,268,592	£52,100,619	£54,171,241
30%	80%	£55,751,662	£53,587,614	£55,006,898	£54,923,706	£51,511,633	£54,743,916
35%	80%	£56,531,829	£54,007,106	£55,672,020	£55,578,820	£50,921,646	£55,316,641
40%	80%	£57,311,996	£54,426,598	£56,337,142	£56,233,934	£50,331,659	£55,890,366
45%	80%	£58,092,163	£54,846,090	£57,002,264	£56,889,048	£49,741,672	£56,463,091
50%	80%	£58,872,330	£55,265,582	£57,667,386	£57,544,162	£49,151,685	£57,035,816
100%	80%	£66,656,717	£60,151,515	£64,328,267	£65,964,184	£59,549,146	£63,725,898
10%	60%	£53,321,529	£52,030,227	£52,382,473	£52,492,216	£51,901,204	£52,303,450
15%	60%	£54,071,819	£52,450,719	£53,038,380	£53,202,994	£52,391,476	£53,019,846
20%	60%	£54,822,479	£52,869,795	£53,694,287	£53,913,172	£52,833,748	£53,696,240
25%	60%	£55,573,800	£53,288,871	£54,350,194	£54,624,550	£53,272,020	£54,373,636
30%	60%	£56,325,121	£53,707,946	£55,007,101	£55,335,922	£52,700,292	£55,050,032
35%	60%	£57,076,442	£54,127,021	£55,664,008	£56,049,294	£52,128,564	£55,726,428
40%	60%	£57,827,763	£54,546,096	£56,320,915	£56,762,666	£51,556,836	£56,402,824
45%	60%	£58,579,084	£54,965,171	£56,977,822	£57,475,038	£50,985,108	£57,079,220
50%	60%	£59,330,405	£55,384,246	£57,634,729	£58,187,410	£50,413,380	£57,755,616

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,392,864	£21,392,864	£21,392,864	£21,392,864	£21,392,864	£21,392,864
10%	70%	£22,923,321	£22,292,140	£22,703,094	£22,864,053	£22,232,873	£22,643,826
15%	70%	£23,698,549	£22,741,778	£23,359,308	£23,599,648	£22,683,977	£23,269,397
20%	70%	£24,473,777	£23,191,416	£24,013,324	£24,335,242	£22,072,880	£23,894,799
25%	70%	£25,248,005	£23,641,054	£24,668,439	£25,072,006	£22,462,885	£24,520,270
30%	70%	£26,022,233	£24,090,693	£25,323,554	£25,819,631	£23,912,889	£25,148,145
35%	70%	£26,796,461	£24,540,331	£25,978,669	£26,567,257	£24,332,894	£25,783,857
40%	70%	£27,570,689	£24,989,969	£26,633,784	£27,314,883	£24,752,898	£26,419,568
45%	70%	£28,344,917	£25,439,607	£27,288,900	£28,062,508	£25,172,902	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,159,941	-£5,159,941	-£5,159,941	-£5,159,941	-£5,159,941	-£5,159,941
10%	70%	-£6,990,398	-£6,990,218	-£6,470,172	-£6,631,131	-£5,999,950	-£6,410,804
15%	70%	-£7,455,627	-£6,508,856	-£7,125,286	-£7,366,726	-£6,419,955	-£7,036,385
20%	70%	-£8,220,855	-£6,958,494	-£7,780,401	-£8,102,320	-£6,839,958	-£7,661,867
25%	70%	-£8,989,678	-£7,408,132	-£8,435,517	-£8,839,084	-£7,259,963	-£8,287,348
30%	70%	-£9,767,419	-£7,857,770	-£9,096,933	-£9,586,709	-£7,679,967	-£8,915,223
35%	70%	-£10,545,164	-£8,307,408	-£9,761,764	-£10,334,335	-£8,099,972	-£9,550,935
40%	70%	-£11,322,907	-£8,757,046	-£10,427,593	-£11,081,960	-£8,519,976	-£10,186,645
45%	70%	-£12,100,652	-£9,213,884	-£11,093,423	-£11,829,585	-£8,942,818	-£10,822,357
50%	70%	-£12,878,395	-£9,670,877	-£11,759,252	-£12,577,211	-£9,369,692	-£11,458,068
100%	70%	-£20,655,834	-£14,240,797	-£18,417,548	-£20,053,468	-£13,638,428	-£17,815,180
10%	80%	-£6,720,275	-£5,998,926	-£6,468,588	-£6,690,764	-£5,959,415	-£6,429,076
15%	80%	-£7,300,443	-£6,418,418	-£7,122,911	-£7,441,175	-£6,369,151	-£7,063,644
20%	80%	-£8,280,610	-£6,837,911	-£7,772,234	-£8,201,586	-£6,758,888	-£7,698,211
40%	80%	-£11,444,372	-£8,515,881	-£10,421,155	-£11,283,740	-£8,357,834	-£10,260,523
45%	80%	-£12,237,228	-£8,938,135	-£11,086,180	-£12,056,588	-£8,757,570	-£10,905,469
50%	80%	-£13,030,225	-£9,364,489	-£11,751,204	-£12,829,438	-£9,163,699	-£11,550,414
10%	60%	-£6,860,521	-£6,119,509	-£6,471,755	-£6,681,497	-£6,040,486	-£6,392,732
15%	60%	-£7,410,810	-£6,559,292	-£7,127,662	-£7,332,276	-£6,489,758	-£7,039,128
20%	60%	-£8,161,101	-£7,079,077	-£7,783,569	-£8,003,054	-£6,921,030	-£7,625,522
25%	60%	-£8,913,761	-£7,558,861	-£8,439,476	-£8,713,832	-£7,361,302	-£8,241,917
30%	60%	-£9,676,322	-£8,038,644	-£9,100,763	-£9,435,375	-£7,801,574	-£8,859,816
35%	60%	-£10,438,883	-£8,518,428	-£9,767,397	-£10,157,778	-£8,241,846	-£9,486,292
40%	60%	-£11,201,444	-£9,002,902	-£10,434,031	-£10,880,180	-£8,682,119	-£10,112,768
50%	60%	-£12,026,565	-£9,577,264	-£11,167,303	-£12,324,987	-£9,376,685	-£11,365,721

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994
10%	70%	-£2,367,451	-£2,236,270	-£2,747,224	-£2,808,193	-£2,277,003	-£2,687,956
15%	70%	-£3,132,679	-£2,785,938	-£3,402,338	-£3,643,776	-£2,897,007	-£3,313,437
20%	70%	-£4,497,908	-£3,235,546	-£4,057,454	-£4,379,372	-£3,117,011	-£3,938,919
25%	70%	-£5,266,728	-£3,685,184	-£4,712,569	-£5,116,136	-£3,537,015	-£4,564,400
30%	70%	-£6,044,472	-£4,134,823	-£5,372,962	-£5,863,762	-£3,957,019	-£5,192,276
35%	70%	-£6,822,216	-£4,584,461	-£6,038,816	-£6,611,397	-£4,377,024	-£5,827,987
40%	70%	-£7,599,960	-£5,034,098	-£6,704,646	-£7,359,013	-£4,797,028	-£6,463,698
45%	70%	-£8,377,704	-£5,480,937	-£7,370,475	-£8,106,637	-£5,219,871	-£7,099,409
50%	70%	-£9,155,448	-£5,947,929	-£8,036,305	-£8,854,263	-£5,646,744	-£7,735,120
100%	70%	-£16,932,887	-£10,517,849	-£14,694,601	-£16,330,518	-£9,915,480	-£14,082,232
10%	80%	-£2,997,327	-£2,275,979	-£2,745,640	-£2,957,816	-£2,236,467	-£2,706,128
15%	80%	-£3,777,495	-£2,695,471	-£3,389,864	-£3,718,228	-£2,636,203	-£3,340,696
20%	80%	-£4,557,662	-£3,114,964	-£4,054,286	-£4,478,638	-£3,056,340	-£3,975,263
40%	80%	-£7,721,424	-£4,792,933	-£6,698,207	-£7,560,792	-£4,634,886	-£6,537,575
45%	80%	-£8,514,530	-£5,215,188	-£7,363,232	-£8,333,640	-£5,034,623	-£7,182,521
50%	80%	-£9,307,278	-£5,641,541	-£8,028,256	-£9,106,488	-£5,440,752	-£7,827,467
10%	60%	-£2,937,574	-£2,396,561	-£2,748,807	-£2,858,550	-£2,317,538	-£2,669,784
15%	60%	-£3,687,863	-£2,876,345	-£3,404,714	-£3,569,328	-£2,757,810	-£3,386,180
20%	60%	-£4,438,153	-£3,356,129	-£4,060,621	-£4,280,106	-£3,188,082	-£3,902,574
25%	60%	-£5,190,813	-£3,835,913	-£4,716,528	-£4,990,884	-£3,638,354	-£4,518,970
30%	60%	-£5,953,374	-£4,315,696	-£5,377,815	-£5,712,427	-£4,078,627	-£5,136,868
35%	60%	-£6,715,936	-£4,795,480	-£6,044,450	-£6,434,830	-£4,518,899	-£5,763,344
40%	60%	-£7,478,498	-£5,279,955	-£6,711,084	-£7,157,232	-£4,959,171	-£6,389,821
50%	60%	-£8,241,060	-£5,764,316	-£7,382,718	-£7,880,039	-£5,402,737	-£7,016,273

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£206,376	£206,376	£206,376	£206,376	£206,376	£206,376
10%	70%	-£1,324,081	-£692,901	-£1,103,855	-£1,264,814	-£633,633	-£1,044,587
15%	70%	-£2,089,310	-£1,142,539	-£1,758,969	-£2,000,499	-£1,053,638	-£1,670,968
20%	70%	-£2,854,539	-£1,592,177	-£2,414,084	-£2,736,003	-£1,473,641	-£2,297,349
25%	70%	-£3,623,359	-£2,041,815	-£3,069,200	-£3,472,767	-£1,893,646	-£2,921,031
30%	70%	-£4,401,102	-£2,491,453	-£3,729,616	-£4,220,392	-£2,313,650	-£3,548,906
35%	70%	-£5,178,847	-£2,941,091	-£4,395,447	-£4,968,018	-£2,733,655	-£4,184,618
40%	70%	-£5,956,590	-£3,390,729	-£5,061,276	-£5,715,643	-£3,153,659	-£4,820,328
45%	70%	-£6,734,335	-£3,840,367	-£5,727,106	-£6,463,268	-£3,576,501	-£5,456,040
50%	70%	-£7,512,078	-£4,304,560	-£6,392,935	-£7,210,894	-£4,003,375	-£6,091,751
100%	70%	-£15,288,517	-£8,874,480	-£13,051,231	-£14,687,149	-£8,272,111	-£12,448,863
10%	80%	-£1,353,958	-£832,609	-£1,102,271	-£1,314,447	-£593,098	-£1,062,759
15%	80%	-£2,134,126	-£1,082,101	-£1,756,594	-£2,074,858	-£892,834	-£1,697,327
20%	80%	-£2,914,293	-£1,471,594	-£2,410,817	-£2,826,289	-£1,362,194	-£2,219,894
40%	80%	-£6,078,055	-£3,149,564	-£5,054,838	-£5,817,423	-£2,991,517	-£4,894,206
45%	80%	-£6,870,981	-£3,571,818	-£5,719,863	-£6,690,271	-£3,391,253	-£5,539,152
50%	80%	-£7,663,908	-£3,998,172	-£6,384,887	-£7,463,119	-£3,797,382	-£6,184,097
10%	60%	-£1,294,204	-£753,192	-£1,105,438	-£1,215,180	-£674,169	-£1,026,415
15%	60%	-£2,044,493	-£1,232,975	-£1,761,345	-£1,925,959	-£1,114,441	-£1,642,910
20%	60%	-£2,794,784	-£1,712,760	-£2,417,252	-£2,638,797	-£1,554,713	-£2,259,205
25%	60%	-£3,547,444	-£2,192,544	-£3,073,159	-£3,347,515	-£1,994,985	-£2,875,600
30%	60%	-£4,310,005	-£2,672,327	-£3,734,446	-£4,069,058	-£2,435,257	-£3,493,499
35%	60%	-£5,072,566	-£3,152,111	-£4,401,080	-£4,791,461	-£2,875,529	-£4,119,975
40%	60%	-£5,835,127	-£3,635,685	-£5,067,714	-£5,513,863	-£3,315,802	-£4,746,451
50%	60%	-£6,602,688	-£4,120,947	-£5,734,348	-£6,236,266	-£3,756,075	-£5,373,924

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895
10%	70%	-£6,925,352	-£6,294,172	-£6,705,126	-£6,866,084	-£6,234,904	-£6,645,858
15%	70%	-£7,690,580	-£6,743,910	-£7,360,240	-£7,601,679	-£6,684,908	-£7,271,339
20%	70%	-£8,455,808	-£7,193,447	-£8,015,355	-£8,337,273	-£7,074,912	-£7,896,821
25%	70%	-£9,221,036	-£7,643,085	-£8,670,470	-£9,074,037	-£7,494,916	-£8,522,302
30%	70%	-£10,002,373	-£8,092,724	-£9,330,887	-£9,821,663	-£7,914,921	-£9,150,177
35%	70%	-£10,780,118	-£8,542,362	-£9,996,718	-£10,569,289	-£8,334,925	-£9,785,889
40%	70%	-£11,557,861	-£8,992,000	-£10,662,547	-£11,316,914	-£8,754,930	-£10,421,599
45%	70%	-£12,335,606	-£9,441,638	-£11,328,377	-£12,064,589	-£9,177,772	-£11,057,311
50%	70%	-£13,113,349	-£9,891,276	-£11,994,206	-£12,812,164	-£9,604,646	-£11,693,021
100%	70%	-£20,890,788	-£14,475,751	-£18,652,502	-£20,288,420	-£13,873,381	-£18,050,134
10%	80%	-£6,955,229	-£6,233,880	-£6,703,541	-£6,915,717	-£6,194,369	-£6,664,030
15%	80%	-£7,735,397	-£6,653,372	-£7,357,865	-£7,676,129	-£6,594,104	-£7,298,597
20%	80%	-£8,515,564	-£7,072,865	-£8,012,188	-£8,436,540	-£6,993,841	-£7,933,165
40%	80%	-£11,678,326	-£8,750,834	-£10,656,108	-£11,518,694	-£8,592,787	-£10,456,476
45%	80%	-£12,472,252	-£9,173,083	-£11,321,134	-£12,281,542	-£8,992,524	-£11,140,422
50%	80%	-£13,265,179	-£9,599,442	-£11,986,158	-£13,064,390	-£9,398,653	-£11,785,368
10%	60%	-£6,895,475	-£6,354,462	-£6,706,709	-£6,816,451	-£6,275,439	-£6,627,686
15%	60%	-£7,645,764	-£6,834,246	-£7,362,616	-£7,527,230	-£6,715,711	-£7,244,081
20%	60%	-£8,396,054	-£7,314,031	-£8,018,523	-£8,238,097	-£7,155,984	-£7,860,476
25%	60%	-£9,148,715	-£7,793,814	-£8,674,429	-£8,948,786	-£7,596,256	-£8,476,871
30%	60%	-£9,911,275	-£8,273,598	-£9,335,716	-£9,670,328	-£8,036,528	-£9,094,769
35%	60%	-£10,673,837	-£8,753,382	-£10,002,351	-£10,392,732	-£8,476,800	-£9,721,246
40%	60%	-£11,436,398	-£9,233,956	-£10,668,985	-£11,115,134	-£8,917,072	-£10,347,722
50%	60%	-£12,201,919	-£9,714,530	-£11,334,219	-£11,837,536	-£9,357,344	-£10,968,198

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,876,075	£1,876,075	£1,876,075	£1,876,075	£1,876,075	£1,876,075
10%	70%	£345,619	£976,798	£595,944	£404,986	£1,036,066	£625,112
15%	70%	£419,611	£527,160	£89,270	£330,710	£616,961	£593
20%	70%	£1,184,839	£77,522	£744,385	£1,066,304	£196,058	£625,851
25%	70%	£1,953,660	£372,115	£1,399,501	£1,803,067	£223,947	£1,251,332
30%	70%	£2,731,403	£821,754	£2,059,917	£2,550,693	£643,951	£1,879,207
35%	70%	£3,509,148	£1,271,392	£2,725,748	£3,296,319	£1,063,956	£2,514,819
40%	70%	£4,286,891	£1,721,030	£3,391,577	£4,045,944	£1,483,960	£3,150,628
45%	70%	£5,064,636	£2,177,868	£4,057,407	£4,793,589	£1,906,802	£3,786,341
50%	70%	£5,842,379	£2,634,861	£4,723,236	£5,541,195	£2,333,676	£4,422,052
100%	70%	£13,619,818	£7,204,781	£11,381,532	£13,017,460	£6,602,411	£10,779,164
10%	80%	£315,741	£1,037,090	£967,428	£365,252	£1,076,601	£806,940
15%	80%	£464,427	£617,958	£86,895	£405,159	£676,965	£27,629
20%	80%	£1,244,594	£198,105	£741,218	£1,165,570	£277,129	£692,195
40%	80%	£4,408,356	£1,479,864	£3,385,139	£4,247,724	£1,321,818	£3,224,507
45%	80%	£5,201,282	£1,902,119	£4,050,164	£5,020,572	£1,721,554	£3,869,452
50%	80%	£5,994,209	£2,328,473	£4,715,188	£5,793,420	£2,127,683	£4,514,388
10%	60%	£375,495	£916,598	£564,261	£464,518	£995,530	£643,284
15%	60%	£374,794	£436,734	£91,646	£256,260	£553,258	£26,389
20%	60%	£1,125,084	£43,061	£747,553	£967,037	£114,986	£589,506
25%	60%	£1,877,745	£522,844	£1,403,460	£1,677,816	£325,286	£1,205,901
30%	60%	£2,640,306	£1,002,628	£2,064,746	£2,399,359	£765,558	£1,823,799
35%	60%	£3,402,867	£1,482,412	£2,731,381	£3,121,762	£1,205,830	£2,450,276
40%	60%	£4,165,428	£1,965,986	£3,398,015	£3,844,164	£1,646,102	£3,076,752
50%	60%	£5,090,549	£2,941,248	£4,731,284	£5,298,970	£2,539,669	£4,329,705

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,376,223	£2,376,223	£2,376,223	£2,376,223	£2,376,223	£2,376,223
10%	70%	£945,786	£1,476,946	£1,065,992	£905,033	£1,536,214	£1,125,260
15%	70%	£80,537	£1,027,308	£410,878	£189,435	£1,116,209	£499,779
20%	70%	£684,691	£577,670	£244,237	£566,156	£696,206	£125,703
25%	70%	£1,453,512	£126,032	£899,353	£1,302,920	£276,201	£761,164
30%	70%	£2,231,255	£321,606	£1,559,769	£2,050,545	£143,803	£1,379,059
35%	70%	£3,009,000	£771,244	£2,225,600	£2,798,171	£963,808	£2,014,771
40%	70%	£3,786,743	£1,230,882	£2,891,429	£3,545,796	£983,812	£2,860,461
45%	70%	£4,564,486	£1,677,720	£3,557,260	£4,293,421	£1,406,554	£3,286,193
50%	70%	£5,342,231	£2,134,713	£4,223,088	£5,041,047	£1,833,528	£3,921,904
100%	70%	£13,118,670	£6,704,633	£10,681,384	£12,517,302	£6,102,264	£10,279,016
10%	80%	£815,889	£1,537,238	£1,067,576	£855,400	£1,576,749	£1,107,088
15%	80%	£35,721	£1,177,746	£413,253	£94,989	£1,777,013	£472,520
20%	80%	£744,446	£392,253	£241,070	£665,422	£777,277	£162,947
40%	80%	£3,908,208	£979,717	£2,884,991	£3,747,576	£621,670	£2,724,359
45%	80%	£4,701,134	£1,401,971	£3,550,016	£4,520,424	£1,221,406	£3,369,305
50%	80%	£5,494,061	£1,828,325	£4,215,040	£5,293,272	£1,627,535	£4,014,250
10%	60%	£875,643	£1,416,655	£1,064,409	£954,667	£1,495,678	£1,143,432
15%	60%	£725,354	£939,872	£408,502	£243,885	£1,055,406	£577,037
20%	60%	£624,937	£457,087	£247,405	£466,890	£615,134	£89,369
25%	60%	£1,377,697	£22,697	£903,312	£1,177,668	£174,862	£705,753
30%	60%	£2,140,158	£502,480	£1,564,599	£1,899,211	£265,410	£1,323,652
35%	60%	£2,902,719	£982,264	£2,231,233	£2,621,614	£705,682	£1,950,128
40%	60%	£3,665,280	£1,465,838	£2,897,867	£3,344,016	£1,145,955	£2,576,604
50%	60%	£5,190,401	£2,441,100	£4,231,136	£4,798,822	£2,039,521	£3,829,657

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,928,736	£1,928,736	£1,928,736	£1,928,736	£1,928,736	£1,928,736
10%	70%	£547,886	£1,196,179	£775,562	£586,516	£1,234,808	£184,191
15%	70%	£-144,870	£829,900	£198,974	£-85,978	£887,844	£256,919
20%	70%	£-846,587	£463,621	£-383,789	£-768,063	£540,881	£-305,265
25%	70%	£-1,548,304	£97,343	£-969,806	£-1,450,150	£193,917	£-671,652
30%	70%	£-2,250,021	£-273,334	£-1,555,823	£-2,132,236	£-155,550	£-1,438,038
35%	70%	£-2,951,737	£-685,603	£-2,141,840	£-2,814,322	£-508,187	£-2,004,425
40%	70%	£-3,653,455	£-1,017,871	£-2,727,858	£-3,496,408	£-860,826	£-2,570,811
45%	70%	£-4,355,171	£-1,390,140	£-3,313,875	£-4,178,494	£-1,213,464	£-3,137,198
50%	70%	£-5,056,888	£-1,762,410	£-3,899,892	£-4,860,581	£-1,566,102	£-3,703,584
100%	70%	£-12,074,056	£-5,485,100	£-9,760,065	£-11,681,441	£-5,092,485	£-9,367,449
10%	80%	£151,916	£1,256,823	£778,118	£541,870	£1,282,578	£801,871
15%	80%	£-193,608	£920,866	£199,809	£-154,347	£959,496	£238,438
20%	80%	£-911,571	£584,909	£-382,658	£-859,222	£636,416	£-330,309
25%	80%	£-1,629,534	£248,954	£-968,393	£-1,564,098	£313,337	£-902,957
30%	80%	£-2,347,496	£-88,426	£-1,554,128	£-2,268,974	£-9,902	£-1,475,604
35%	80%	£-3,065,459	£-429,877	£-2,139,862	£-2,973,849	£-336,267	£-2,048,252
40%	80%	£-3,783,421	£-771,327	£-2,725,597	£-3,678,725	£-686,631	£-2,620,899
45%	80%	£-4,501,385	£-1,112,779	£-3,311,332	£-4,383,600	£-994,994	£-3,193,548
50%	80%	£-5,219,348	£-1,454,229	£-3,897,066	£-5,088,476	£-1,323,358	£-3,766,195
10%	60%	£579,855	£1,135,534	£775,005	£631,361	£1,187,041	£826,512
15%	60%	£-36,132	£736,934	£198,140	£-17,609	£816,193	£275,399
20%	60%	£-147,803	£340,833	£-23,155	£-384,919	£467,908	£45,346
25%	60%	£-1,487,074	£-55,155	£-971,219	£-1,336,203	£74,498	£-840,347
30%	60%	£-2,152,545	£-458,242	£-1,557,519	£-1,995,499	£-301,196	£-1,400,472
35%	60%	£-2,838,016	£-861,329	£-2,143,819	£-2,654,795	£-678,108	£-1,980,598
40%	60%	£-3,523,487	£-1,264,416	£-2,730,119	£-3,314,092	£-1,055,021	£-2,520,723
45%	60%	£-4,208,958	£-1,667,503	£-3,316,417	£-3,973,388	£-1,431,934	£-3,080,849
50%	60%	£-4,894,429	£-2,070,590	£-3,902,717	£-4,632,684	£-1,808,846	£-3,640,974

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£68,334,151	£68,334,151	£68,334,151	£68,334,151	£68,334,151	£68,334,151
10%	70%	£69,715,001	£69,066,708	£69,487,325	£69,676,371	£69,028,079	£68,448,696
15%	70%	£70,407,757	£69,432,987	£70,063,912	£70,348,864	£69,375,042	£70,005,968
20%	70%	£71,109,474	£68,799,266	£70,846,076	£71,030,960	£68,722,036	£70,568,152
25%	70%	£71,811,190	£70,165,544	£71,232,693	£71,713,037	£70,068,969	£71,134,538
30%	70%	£72,512,907	£70,536,221	£71,818,709	£72,395,123	£70,418,436	£71,700,925
35%	70%	£73,214,624	£70,908,490	£72,404,726	£73,077,209	£70,771,074	£72,267,311
40%	70%	£73,916,341	£71,280,759	£72,990,744	£73,759,294	£71,123,712	£72,833,698
45%	70%	£74,618,058	£71,653,027	£73,576,762	£74,441,380	£71,476,351	£73,400,084
50%	70%	£75,319,775	£72,025,296	£74,162,778	£75,123,467	£71,828,988	£73,966,471
100%	70%	£82,336,943	£75,747,986	£80,022,951	£81,944,327	£75,355,371	£79,630,336
10%	80%	£69,746,970	£69,006,064	£69,486,769	£69,721,216	£68,980,311	£69,461,016
15%	80%	£70,456,494	£69,342,020	£70,063,078	£70,417,233	£69,303,390	£70,024,449
20%	80%	£71,174,458	£69,677,977	£70,645,545	£71,122,109	£69,628,470	£70,593,198
25%	80%	£71,846,308	£70,013,934	£71,268,484	£71,844,811	£70,929,517	£71,164,746
30%	80%	£72,518,272	£70,375,665	£71,874,213	£72,516,687	£71,257,881	£71,735,434
35%	80%	£73,190,236	£70,737,396	£72,485,944	£73,190,563	£71,616,244	£72,306,122
40%	80%	£73,862,200	£71,099,127	£73,107,676	£73,864,439	£71,975,607	£72,876,810
45%	80%	£74,534,164	£71,460,858	£73,729,809	£74,537,314	£72,336,970	£73,447,508
50%	80%	£75,206,128	£71,822,589	£74,351,942	£75,210,189	£72,700,133	£74,018,206
10%	60%	£69,683,031	£69,127,352	£69,487,881	£69,631,526	£69,075,845	£69,436,375
15%	60%	£70,355,019	£69,523,953	£70,064,747	£70,280,496	£69,446,693	£69,987,487
20%	60%	£71,027,007	£69,920,554	£70,647,605	£70,939,792	£69,817,540	£70,543,108
25%	60%	£71,729,995	£70,318,041	£71,234,105	£71,599,089	£70,188,388	£71,103,234
30%	60%	£72,415,431	£70,721,129	£71,820,405	£72,258,395	£70,564,082	£71,663,359
35%	60%	£73,100,902	£71,124,216	£72,406,705	£72,917,681	£70,940,955	£72,223,484
40%	60%	£73,786,373	£71,527,302	£72,993,005	£73,576,979	£71,317,907	£72,783,609
50%	60%	£74,471,844	£71,930,389	£73,584,304	£74,249,272	£71,694,820	£73,343,734

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£52,748,435	£52,748,435	£52,748,435	£52,748,435	£52,748,435	£52,748,435
10%	70%	£54,129,285	£53,480,993	£53,901,610	£54,090,655	£53,442,363	£53,862,981
15%	70%	£54,822,041	£53,847,271	£54,478,197	£54,763,149	£53,789,327	£54,420,253
20%	70%	£55,514,797	£54,213,549	£55,063,784	£55,448,601	£54,136,791	£54,977,525
25%	70%	£56,207,553	£54,579,827	£55,646,977	£56,127,322	£54,483,254	£55,548,823
30%	70%	£56,900,309	£54,950,506	£56,232,994	£56,809,407	£54,832,721	£56,115,209
35%	70%	£57,593,065	£55,322,775	£56,819,011	£57,491,493	£55,185,358	£56,681,596
40%	70%	£58,285,821	£55,693,043	£57,405,029	£58,173,579	£55,537,997	£57,247,982
45%	70%	£58,978,577	£56,063,312	£57,991,048	£58,855,665	£55,890,636	£57,810,369
50%	70%	£59,671,333	£56,433,581	£58,577,067	£59,537,752	£56,243,273	£58,380,756
100%	70%	£66,751,227	£60,162,271	£64,437,236	£66,358,612	£59,769,656	£64,044,621
10%	80%	£54,161,255	£53,420,349	£53,901,054	£54,135,501	£53,394,596	£53,875,301
15%	80%	£54,870,779	£53,796,305	£54,477,363	£54,831,518	£53,717,675	£54,438,733
20%	80%	£55,580,743	£54,169,262	£55,069,828	£55,538,394	£54,040,755	£55,007,481
25%	80%	£56,290,707	£54,542,119	£55,663,969	£56,223,322	£54,393,817	£55,578,071
30%	80%	£56,999,671	£54,915,076	£56,258,110	£56,914,250	£54,746,879	£56,148,563
35%	80%	£57,708,635	£55,288,033	£56,852,251	£57,605,178	£55,100,941	£56,719,055
40%	80%	£58,417,599	£55,660,990	£57,446,392	£58,296,106	£55,453,002	£57,289,071
45%	80%	£59,126,563	£56,033,947	£58,041,533	£58,987,034	£55,805,064	£57,859,087
50%	80%	£59,835,527	£56,406,904	£58,636,674	£59,677,962	£56,157,126	£58,429,103
10%	60%	£54,087,316	£53,541,237	£53,902,166	£54,045,810	£53,490,130	£53,850,659
15%	60%	£54,779,304	£53,938,698	£54,479,031	£54,694,781	£53,880,978	£54,401,772
20%	60%	£55,471,292	£54,334,838	£55,062,099	£55,344,077	£54,271,825	£54,952,395
25%	60%	£56,163,280	£54,732,326	£55,648,390	£56,013,374	£54,662,673	£55,511,518
30%	60%	£56,855,268	£55,135,414	£56,234,680	£56,676,670	£55,057,567	£56,072,643
35%	60%	£57,547,256	£55,538,502	£56,820,970	£57,331,966	£55,452,461	£56,633,769
40%	60%	£58,239,244	£55,941,590	£57,407,260	£57,991,263	£55,847,355	£57,194,894
50%	60%	£58,931,232	£56,344,678	£57,993,550	£58,644,559	£56,242,248	£57,756,020

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£23,070,639	£23,070,639	£23,070,639	£23,070,639	£23,070,639	£23,070,639
10%	70%	£24,451,489	£23,903,197	£24,223,814	£24,412,859	£23,764,567	£24,185,185
15%	70%	£25,144,245	£24,169,475	£24,800,401	£25,083,353	£24,111,243	£24,742,457
20%	70%	£25,837,001	£24,535,754	£25,383,164	£25,767,439	£24,458,495	£25,300,640
25%	70%	£26,529,757	£24,902,033	£25,969,181	£26,449,526	£24,805,458	£25,857,027
30%	70%	£27,222,513	£25,272,710	£26,555,198	£27,131,611	£25,154,925	£26,413,413
35%	70%	£27,915,269	£25,643,387	£27,141,215	£27,813,697	£25,507,562	£27,003,800
40%	70%	£28,608,025	£26,014,064	£27,727,233	£28,495,783	£25,860,201	£27,570,186
45%	70%	£29,300,781	£26,384,741	£28,311,251	£29,177,869	£26,211,840	£28,136,572
50%	70%	£30,003,537	£26,755,418	£28,899,269	£29,859,956	£26,565,477	£28,702,959
100%	70%	£37,073,431	£30,484,475	£34,759,440	£36,680,816	£30,081,860	£34,366,825
10%	80%	£24,483,459	£23,742,553	£24,223,258	£24,457,705	£23,716,800	£24,197,505
15%	80%	£25,192,983	£24,078,509	£24,799,567	£25,133,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717
10%	70%	-£9,218,967	-£7,570,274	-£7,990,892	-£8,170,937	-£7,531,645	-£7,962,262
15%	70%	-£8,911,323	-£7,936,553	-£8,567,479	-£8,852,431	-£7,878,609	-£8,509,534
20%	70%	-£9,613,040	-£8,302,832	-£9,150,242	-£9,534,517	-£8,225,572	-£9,071,718
25%	70%	-£10,314,757	-£8,669,110	-£9,736,259	-£10,216,603	-£8,572,536	-£9,638,105
30%	70%	-£11,016,474	-£9,035,787	-£10,322,276	-£10,898,689	-£8,922,003	-£10,204,491
35%	70%	-£11,718,190	-£9,412,956	-£10,906,293	-£11,580,775	-£9,274,640	-£10,770,878
40%	70%	-£12,419,908	-£9,794,324	-£11,494,311	-£12,262,861	-£9,527,279	-£11,337,264
45%	70%	-£13,121,624	-£10,156,594	-£12,080,328	-£12,944,947	-£9,797,917	-£11,903,851
50%	70%	-£13,823,341	-£10,528,863	-£12,666,345	-£13,627,034	-£10,322,555	-£12,470,037
100%	70%	-£20,840,509	-£14,251,553	-£18,626,818	-£20,447,894	-£13,858,938	-£18,133,902
10%	80%	-£8,250,537	-£7,509,630	-£7,990,335	-£8,224,783	-£7,483,878	-£7,964,582
15%	80%	-£9,960,061	-£7,845,367	-£8,566,844	-£8,920,800	-£7,806,957	-£8,526,015
20%	80%	-£9,678,024	-£8,181,544	-£8,149,111	-£9,625,675	-£8,130,037	-£9,096,762
40%	80%	-£12,548,874	-£9,537,780	-£11,492,050	-£12,445,176	-£9,433,084	-£11,387,353
45%	80%	-£13,267,838	-£9,879,232	-£12,077,785	-£13,150,053	-£9,761,447	-£11,960,001
50%	80%	-£13,989,801	-£10,220,682	-£12,663,819	-£13,854,929	-£10,089,811	-£12,532,648
10%	60%	-£9,186,598	-£7,630,919	-£7,991,448	-£8,135,092	-£7,579,412	-£7,939,941
15%	60%	-£9,862,585	-£8,027,519	-£8,568,313	-£8,784,063	-£7,950,260	-£8,491,054
20%	60%	-£9,548,056	-£8,424,120	-£9,151,372	-£9,443,359	-£8,321,107	-£9,046,674
25%	60%	-£10,233,527	-£8,821,608	-£9,737,672	-£10,102,656	-£8,691,955	-£9,606,800
30%	60%	-£10,918,998	-£9,224,895	-£10,323,972	-£10,761,952	-£9,067,649	-£10,166,925
35%	60%	-£11,604,469	-£9,627,782	-£10,910,272	-£11,421,248	-£9,444,561	-£10,727,051
40%	60%	-£12,289,940	-£10,030,869	-£11,496,572	-£12,080,545	-£9,821,474	-£11,287,176
50%	60%	-£13,060,682	-£10,437,043	-£12,082,170	-£13,398,137	-£10,578,299	-£12,407,427

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769
10%	70%	-£4,486,620	-£3,847,327	-£4,267,944	-£4,460,989	-£3,808,698	-£4,229,315
15%	70%	-£5,188,375	-£4,213,605	-£4,844,531	-£5,129,483	-£4,155,661	-£4,788,587
20%	70%	-£5,890,093	-£4,579,884	-£5,427,294	-£5,811,569	-£4,502,625	-£5,348,770
25%	70%	-£6,591,809	-£4,946,163	-£6,013,311	-£6,493,656	-£4,849,588	-£5,915,157
30%	70%	-£7,293,526	-£5,316,840	-£6,599,328	-£7,175,741	-£5,199,055	-£6,481,544
35%	70%	-£7,995,243	-£5,689,109	-£7,185,345	-£7,857,827	-£5,551,692	-£7,047,930
40%	70%	-£8,696,960	-£6,061,377	-£7,771,363	-£8,539,913	-£5,904,331	-£7,614,317
45%	70%	-£9,398,676	-£6,433,646	-£8,357,380	-£9,221,999	-£6,256,970	-£8,180,703
50%	70%	-£10,100,393	-£6,805,915	-£8,943,397	-£9,904,086	-£6,609,607	-£8,747,090
100%	70%	-£17,117,561	-£10,528,605	-£14,803,570	-£16,724,946	-£10,135,990	-£14,410,955
10%	80%	-£4,527,589	-£3,786,683	-£4,267,388	-£4,601,835	-£3,760,930	-£4,241,635
15%	80%	-£5,227,113	-£4,122,638	-£4,843,697	-£5,167,652	-£4,084,009	-£4,605,867
20%	80%	-£5,927,077	-£4,458,998	-£5,428,164	-£5,802,728	-£4,407,089	-£5,373,815
40%	80%	-£8,826,927	-£5,814,833	-£7,769,103	-£8,722,230	-£5,710,136	-£8,664,405
45%	80%	-£9,544,890	-£6,156,284	-£8,354,838	-£9,427,106	-£6,038,499	-£9,237,053
50%	80%	-£10,262,853	-£6,497,735	-£8,940,572	-£10,131,981	-£6,366,863	-£9,809,700
10%	60%	-£4,463,650	-£3,907,971	-£4,268,500	-£4,412,144	-£3,895,464	-£4,216,993
15%	60%	-£5,139,638	-£4,304,672	-£4,845,365	-£5,061,115	-£4,227,312	-£4,768,106
20%	60%	-£5,825,109	-£4,701,172	-£5,428,424	-£5,720,411	-£4,588,159	-£5,323,726
25%	60%	-£6,510,580	-£5,098,660	-£6,014,724	-£6,379,708	-£4,969,007	-£5,883,852
30%	60%	-£7,196,050	-£5,501,748	-£6,601,024	-£7,039,004	-£5,344,701	-£6,443,977
35%	60%	-£7,881,521	-£5,904,834	-£7,187,324	-£7,698,300	-£5,721,614	-£7,004,103
40%	60%	-£8,566,992	-£6,307,921	-£7,773,624	-£8,357,597	-£6,098,526	-£7,564,228
50%	60%	-£9,252,463	-£6,714,095	-£8,360,223	-£9,016,190	-£6,482,351	-£8,184,479

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400
10%	70%	-£2,852,250	-£2,203,957	-£2,624,574	-£2,813,620	-£2,166,328	-£2,585,945
15%	70%	-£3,545,005	-£2,770,236	-£3,201,162	-£3,468,114	-£2,512,262	-£3,143,217
20%	70%	-£4,246,723	-£3,336,515	-£3,777,750	-£4,168,199	-£2,859,255	-£3,705,401
25%	70%	-£4,948,440	-£3,902,793	-£4,369,942	-£4,850,286	-£3,206,219	-£4,271,788
30%	70%	-£5,650,157	-£4,673,470	-£4,955,959	-£5,532,372	-£3,555,686	-£4,838,174
35%	70%	-£6,351,873	-£5,444,147	-£5,541,976	-£6,214,458	-£3,908,323	-£5,404,561
40%	70%	-£7,053,590	-£6,214,824	-£6,127,994	-£6,896,544	-£4,260,962	-£5,970,947
45%	70%	-£7,755,307	-£6,985,501	-£6,714,011	-£7,576,630	-£4,613,600	-£6,537,334
50%	70%	-£8,457,024	-£7,756,178	-£7,300,028	-£8,256,717	-£4,966,238	-£7,103,720
100%	70%	-£15,474,192	-£8,885,236	-£13,160,201	-£15,081,577	-£8,492,621	-£12,767,588
10%	80%	-£2,884,220	-£2,143,313	-£2,624,018	-£2,858,466	-£2,117,560	-£2,588,265
15%	80%	-£3,593,744	-£2,479,270	-£3,200,327	-£3,554,483	-£2,440,640	-£3,161,698
20%	80%	-£4,303,707	-£2,945,227	-£3,775,294	-£4,269,388	-£2,763,720	-£3,730,621
40%	80%	-£7,183,557	-£4,711,463	-£6,125,733	-£7,078,861	-£4,066,767	-£6,021,035
45%	80%	-£7,901,521	-£5,121,915	-£6,711,468	-£7,783,736	-£4,395,130	-£6,593,684
50%	80%	-£8,619,484	-£5,532,367	-£7,297,202	-£8,488,612	-£4,723,494	-£7,166,331
10%	60%	-£2,820,281	-£2,264,602	-£2,625,131	-£2,768,775	-£2,213,095	-£2,732,624
15%	60%	-£3,496,289	-£2,861,202	-£3,201,996	-£3,417,745	-£2,583,943	-£3,124,737
20%	60%	-£4,181,739	-£3,457,803	-£3,785,055	-£4,077,042	-£2,954,790	-£3,680,357
25%	60%	-£4,867,210	-£4,055,291	-£4,371,355	-£4,736,339	-£3,325,638	-£4,240,483
30%	60%	-£5,552,681	-£4,652,782	-£4,956,655	-£5,395,635	-£3,701,332	-£4,800,608
35%	60%	-£6,238,152	-£5,250,273	-£5,541,955	-£6,054,931	-£4,078,244	-£5,360,734
40%	60%	-£6,923,623	-£5,847,764	-£6,127,255	-£6,714,228	-£4,455,157	-£5,920,859
50%	60%	-£7,609,094	-£6,445,255	-£6,712,555	-£7,373,524	-£4,832,070	-£6,481,984

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671
10%	70%	-£8,453,521	-£7,805,228	-£8,225,845	-£8,414,891	-£7,766,599	-£8,187,216
15%	70%	-£9,146,277	-£8,171,507	-£8,802,432	-£9,087,384	-£8,113,562	-£8,744,488
20%	70%	-£9,839,033	-£8,537,786	-£9,383,196	-£9,772,876	-£8,464,526	-£9,306,672
25%	70%	-£10,531,789	-£8,904,064	-£9,964,459	-£10,458,157	-£8,807,490	-£9,873,058
30%	70%	-£11,224,545	-£9,270,342	-£10,545,722	-£11,141,440	-£9,150,954	-£10,439,445
35%	70%	-£11,917,301	-£9,636,620	-£11,127,005	-£11,824,723	-£9,494,418	-£11,005,831
40%	70%	-£12,610,057	-£10,002,898	-£11,708,268	-£12,509,006	-£9,837,882	-£11,572,218
45%	70%	-£13,302,813	-£10,369,176	-£12,289,531	-£13,193,289	-£10,181,346	-£12,138,604
50%	70%	-£14,000,569	-£10,735,454	-£12,870,794	-£13,877,572	-£10,524,810	-£12,704,991
100%	70%	-£21,075,463	-£14,486,507	-£18,761,471	-£20,682,948	-£14,093,891	-£18,368,856
10%	80%	-£8,485,490	-£7,744,584	-£8,225,289	-£8,459,737	-£7,718,831	-£8,199,536
15%	80%	-£9,195,014	-£8,080,541	-£8,801,598	-£9,155,754	-£8,041,910	-£8,762,969
20%	80%	-£9,912,978	-£8,416,497	-£9,384,065	-£9,860,629	-£8,364,991	-£9,331,716
40%	80%	-£12,784,858	-£9,772,734	-£11,727,004	-£12,680,141	-£9,668,037	-£11,622,306
45%	80%	-£13,502,792	-£10,114,186	-£12,312,733	-£13,385,007	-£9,996,401	-£12,194,954
50%	80%	-£14,220,754	-£10,455,636	-£12,903,466	-£14,079,882	-£10,324,764	-£12,767,601
10%	60%	-£8,421,552	-£7,865,872	-£8,226,401	-£8,370,046	-£7,814,366	-£8,174,895
15%	60%	-£9,097,539	-£8,262,473	-£8,803,267	-£9,019,016	-£8,185,214	-£8,726,007
20%	60%	-£9,783,010	-£8,659,074	-£9,386,326	-£9,678,312	-£8,566,060	-£9,281,628
25%	60%	-£10,468,481	-£9,056,662	-£9,972,625	-£10,337,609	-£8,926,908	-£9,841,754
30%	60%	-£11,153,951	-£9,459,649	-£10,558,925	-£10,996,306	-£9,302,602	-£10,401,879
35%	60%	-£11,839,422	-£9,862,736	-£11,145,225	-£11,656,202	-£9,679,515	-£10,962,005
40%	60%	-£12,524,893	-£10,265,822	-£11,731,525	-£12,315,499	-£10,058,428	-£11,522,130
50%	60%	-£13,210,364	-£10,668,909	-£12,316,824	-£12,975,796	-£10,441,341	-£12,082,255

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£198,299	£198,299	£198,299	£198,299	£198,299	£198,299
10%	70%	-£1,182,851	-£534,299	-£364,875	-£1,143,921	-£485,629	-£916,246
15%	70%	-£1,975,307	-£300,537	-£1,531,463	-£1,816,415	-£842,593	-£1,473,518
20%	70%	-£2,577,024	-£1,266,816	-£2,114,226	-£2,498,500	-£1,189,556	-£2,935,702
25%	70%	-£3,278,741	-£1,633,094	-£2,700,243	-£3,180,587	-£1,536,520	-£2,602,089
30%	70%	-£3,980,458	-£2,003,771	-£3,286,260	-£3,862,673	-£1,885,986	-£3,168,475
35%	70%	-£4,682,174	-£2,376,040	-£3,872,277	-£4,544,759	-£2,238,624	-£3,734,862
40%	70%	-£5,383,891	-£2,749,308	-£4,458,295	-£5,226,845	-£2,591,263	-£4,301,248
45%	70%	-£6,085,608	-£3,120,577	-£5,044,312	-£5,908,931	-£2,943,901	-£4,867,635
50%	70%	-£6,787,325	-£3,492,846	-£5,630,329	-£6,591,017	-£3,296,539	-£5,434,021
100%	70%	-£13,804,493	-£7,215,537	-£11,490,501	-£13,411,878	-£6,822,922	-£11,097,886
10%	80%	-£1,214,621	-£473,614	-£394,319	-£1,188,767	-£447,861	-£328,566
15%	80%	-£1,924,045	-£809,571	-£1,530,628	-£1,884,784	-£770,841	-£1,491,999
20%	80%	-£2,642,008	-£1,145,527	-£2,113,095	-£2,589,659	-£1,094,021	-£2,060,746
40%	80%	-£5,513,858	-£2,501,764	-£4,456,034	-£5,408,162	-£2,397,067	-£4,351,336
45%	80%	-£6,231,822	-£2,843,216	-£5,041,769	-£6,114,037	-£2,725,431	-£4,923,984
50%	80%	-£6,949,784	-£3,184,666	-£5,627,503	-£6,818,913	-£3,053,795	-£5,496,631
10%	60%	-£1,150,582	-£594,302	-£395,432	-£1,099,076	-£343,396	-£303,325
15%	60%	-£1,926,569	-£391,503	-£1,332,297	-£1,748,046	-£514,244	-£1,455,037
20%	60%	-£2,512,040	-£1,388,104	-£2,115,356	-£2,407,342	-£1,285,091	-£2,010,658
25%	60%	-£3,197,511	-£1,785,592	-£2,701,656	-£3,066,640	-£1,655,938	-£2,570,784
30%	60%	-£3,882,981	-£2,188,679	-£3,287,956	-£3,725,936	-£2,031,633	-£3,130,909
35%	60%	-£4,568,452	-£2,591,766	-£3,874,255	-£4,385,232	-£2,408,545	-£3,691,035
40%	60%	-£5,253,924	-£2,994,852	-£4,460,555	-£5,044,529	-£2,785,458	-£4,251,160
50%	60%	-£5,939,395	-£3,397,937	-£5,046,854	-£5,703,825	-£3,162,371	-£4,811,285

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£698,447	£698,447	£698,447	£698,447	£698,447	£698,447
10%	70%	-£882,403	-£34,110	-£454,727	-£843,773	-£4,519	-£416,098
15%	70%	-£1,375,159	-£400,389	-£1,031,315	-£1,316,267	-£342,445	-£973,370
20%	70%	-£2,076,876	-£766,668	-£1,614,078	-£1,998,352	-£689,408	-£1,535,554
25%	70%	-£2,778,593	-£1,132,946	-£2,200,095	-£2,680,439	-£1,036,372	-£2,101,941
30%	70%	-£3,480,310	-£1,503,623	-£2,786,112	-£3,362,525	-£1,385,839	-£2,668,327
35%	70%	-£4,182,026	-£1,875,892	-£3,372,129	-£4,044,611	-£1,738,476	-£3,234,714
40%	70%	-£4,883,744	-£2,248,160	-£3,958,147	-£4,726,697	-£2,091,115	-£3,801,100
45%	70%	-£5,585,460	-£2,620,429	-£4,544,164	-£5,408,783	-£2,443,753	-£4,367,487
50%	70%	-£6,287,177	-£2,992,699	-£5,130,181	-£6,090,870	-£2,796,391	-£4,933,873
100%	70%	-£13,304,345	-£6,715,389	-£10,990,354	-£12,911,730	-£6,322,774	-£10,597,738
10%	80%	-£714,373	£26,534	-£454,171	-£688,619	£52,287	-£428,418
15%	80%	-£1,423,897	-£309,423	-£1,030,480	-£1,384,636	-£270,793	-£991,851
20%	80%	-£2,141,860	-£445,380	-£1,612,947	-£2,080,511	-£593,873	-£1,560,598
40%	80%	-£5,013,710	-£2,001,616	-£3,955,886	-£4,909,014	-£1,896,820	-£3,851,188
45%	80%	-£5,731,674	-£2,343,068	-£4,541,621	-£5,613,889	-£2,225,283	-£4,423,837
50%	80%	-£6,449,637	-£2,684,518	-£5,127,355	-£6,318,765	-£2,553,647	-£4,996,484
10%	60%	-£650,434	-£94,755	-£455,284	-£598,928	-£43,248	-£403,777
15%	60%	-£1,326,421	-£481,355	-£1,032,149	-£1,247,898	-£144,096	-£954,890
20%	60%	-£2,011,892	-£687,956	-£1,615,208	-£1,907,195	-£784,943	-£1,510,510
25%	60%	-£2,697,363	-£1,285,444	-£2,201,508	-£2,566,492	-£1,155,791	-£2,070,636
30%	60%	-£3,382,834	-£1,688,531	-£2,787,808	-£3,225,788	-£1,531,485	-£2,630,761
35%	60%	-£4,068,305	-£2,091,619	-£3,374,108	-£3,885,084	-£1,908,397	-£3,190,887
40%	60%	-£4,753,776	-£2,494,705	-£3,960,408	-£4,544,381	-£2,285,310	-£3,751,012
50%	60%	-£5,439,247	-£2,897,791	-£4,546,707	-£5,203,677	-£2,662,223	-£4,311,137

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£250,959	£250,959	£250,959	£250,959	£250,959	£250,959
10%	70%	-£1,003,174	-£377,779	-£765,718	-£1,008,282	-£382,888	-£770,826
15%	70%	-£1,632,291	-£694,200	-£1,276,108	-£1,639,955	-£701,864	-£1,283,772
20%	70%	-£2,261,409	-£1,010,621	-£1,786,498	-£2,271,628	-£1,020,840	-£1,796,717
25%	70%	-£2,890,528	-£1,327,043	-£2,296,889	-£2,903,301	-£1,339,816	-£2,309,662
30%	70%	-£3,519,646	-£1,643,464	-£2,807,290	-£3,534,975	-£1,659,791	-£2,822,608
35%	70%	-£4,148,765	-£1,959,885	-£3,317,670	-£4,166,648	-£1,977,768	-£3,335,553
40%	70%	-£4,777,883	-£2,276,306	-£3,828,061	-£4,798,321	-£2,296,744	-£3,848,499
45%	70%	-£5,407,002	-£2,592,727	-£4,338,452	-£5,429,994	-£2,615,719	-£4,361,444
50%	70%	-£6,036,120	-£2,909,148	-£4,848,842	-£6,061,666	-£2,934,696	-£4,874,388
100%	70%	-£12,327,303	-£6,073,360	-£9,952,748	-£12,378,397	-£6,124,454	-£10,003,841
0%	80%	-£1,036,953	-£321,217	-£764,575	-£1,039,359	-£324,624	-£767,981
15%	80%	-£1,681,462	-£609,357	-£1,274,395	-£1,686,571	-£614,467	-£1,279,504
20%	80%	-£2,326,971	-£897,498	-£1,784,215	-£2,333,783	-£904,311	-£1,791,027
25%	80%	-£2,972,479	-£1,185,638	-£2,294,035	-£2,980,995	-£1,194,154	-£2,302,550
30%	80%	-£3,617,987	-£1,473,779	-£2,803,854	-£3,628,206	-£1,483,998	-£2,814,072
35%	80%	-£4,263,496	-£1,761,919	-£3,313,673	-£4,275,418	-£1,773,841	-£3,325,595
40%	80%	-£4,909,004	-£2,050,060	-£3,823,493	-£4,922,629	-£2,063,685	-£3,837,118
45%	80%	-£5,554,513	-£2,338,199	-£4,333,313	-£5,569,841	-£2,353,528	-£4,346,641
50%	80%	-£6,200,022	-£2,626,340	-£4,843,133	-£6,217,053	-£2,643,372	-£4,860,163
60%	80%	-£7,070,393	-£3,434,340	-£5,766,860	-£7,097,205	-£3,441,153	-£5,773,672
15%	60%	-£1,583,120	-£779,024	-£1,277,821	-£1,593,339	-£789,261	-£1,288,040
20%	60%	-£2,199,846	-£1,123,745	-£1,782,783	-£2,209,474	-£1,132,746	-£1,802,346
25%	60%	-£2,808,578	-£1,468,447	-£2,299,744	-£2,825,608	-£1,485,478	-£2,316,776
30%	60%	-£3,421,305	-£1,813,148	-£2,810,706	-£3,441,743	-£1,833,586	-£2,831,143
35%	60%	-£4,034,034	-£2,157,851	-£3,321,667	-£4,057,878	-£2,181,695	-£3,345,511
40%	60%	-£4,646,762	-£2,502,553	-£3,832,629	-£4,674,012	-£2,529,803	-£3,859,879
45%	60%	-£5,259,490	-£2,847,255	-£4,343,590	-£5,290,147	-£2,877,912	-£4,374,247
50%	60%	-£5,872,218	-£3,191,958	-£4,854,552	-£5,906,281	-£3,226,019	-£4,888,615

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927
10%	70%	-£71,266,060	-£70,840,666	-£71,028,804	-£71,271,169	-£70,645,775	-£71,033,713
15%	70%	-£71,895,178	-£70,957,086	-£71,538,995	-£71,902,842	-£70,964,790	-£71,546,659
20%	70%	-£72,524,296	-£71,073,508	-£72,049,385	-£72,534,915	-£71,293,727	-£72,059,604
25%	70%	-£73,153,415	-£71,189,929	-£72,559,776	-£73,166,188	-£71,602,752	-£72,572,549
30%	70%	-£73,782,533	-£71,306,350	-£73,070,167	-£73,797,861	-£71,921,678	-£73,085,495
35%	70%	-£74,411,651	-£71,422,772	-£73,580,556	-£74,429,534	-£72,240,655	-£73,598,439
40%	70%	-£75,040,769	-£71,539,192	-£74,090,947	-£75,061,207	-£72,559,630	-£74,111,385
45%	70%	-£75,669,888	-£71,655,614	-£74,601,338	-£75,682,880	-£72,878,606	-£74,624,330
50%	70%	-£76,299,006	-£71,772,035	-£75,111,728	-£76,304,553	-£73,197,582	-£75,137,275
100%	70%	-£82,590,190	-£76,336,247	-£80,215,634	-£82,641,284	-£76,387,341	-£80,266,728
10%	80%	-£71,298,840	-£70,584,103	-£71,027,462	-£71,302,246	-£70,587,510	-£71,030,868
15%	80%	-£71,944,349	-£70,872,244	-£71,537,282	-£71,949,458	-£70,877,354	-£71,542,391
20%	80%	-£72,589,857	-£71,160,384	-£72,047,101	-£72,596,969	-£71,167,197	-£72,053,913
25%	80%	-£73,235,365	-£71,448,524	-£72,556,920	-£73,242,481	-£71,448,040	-£72,566,867
30%	80%	-£73,880,873	-£71,736,664	-£73,066,931	-£73,887,993	-£71,736,884	-£73,079,821
35%	80%	-£74,526,381	-£72,024,804	-£73,576,942	-£74,493,505	-£72,024,728	-£73,589,775
40%	80%	-£75,171,889	-£72,312,944	-£74,086,953	-£75,149,017	-£72,312,572	-£74,102,029
45%	80%	-£75,817,397	-£72,601,084	-£74,596,964	-£75,804,529	-£72,601,416	-£74,611,527
50%	80%	-£76,462,905	-£72,889,224	-£75,106,975	-£76,459,041	-£72,889,258	-£75,121,050
10%	60%	-£71,233,279	-£70,697,227	-£71,029,746	-£71,240,091	-£70,704,040	-£71,036,558
15%	60%	-£71,848,007	-£71,041,929	-£71,540,707	-£71,856,226	-£71,052,148	-£71,550,926
20%	60%	-£72,462,735	-£71,386,631	-£72,051,668	-£72,472,360	-£71,409,296	-£72,065,294
25%	60%	-£73,077,463	-£71,731,333	-£72,562,630	-£73,088,495	-£71,748,364	-£72,578,662
30%	60%	-£73,692,191	-£72,076,035	-£73,073,592	-£73,704,630	-£72,096,473	-£73,094,029
35%	60%	-£74,306,919	-£72,420,738	-£73,584,553	-£74,320,764	-£72,444,582	-£73,608,387
40%	60%	-£74,921,647	-£72,765,440	-£74,095,515	-£74,936,899	-£72,792,690	-£74,122,765
50%	60%	-£75,536,375	-£73,109,142	-£74,606,477	-£75,552,033	-£73,148,808	-£74,637,143

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212
10%	70%	-£55,680,345	-£55,054,950	-£55,442,880	-£55,685,454	-£55,060,059	-£55,447,998
15%	70%	-£56,934,478	-£55,371,371	-£55,953,280	-£56,931,127	-£55,379,035	-£56,900,844
20%	70%	-£58,188,611	-£55,687,792	-£56,463,680	-£58,187,999	-£55,694,799	-£58,153,690
25%	70%	-£59,442,744	-£56,004,214	-£56,974,080	-£59,444,872	-£56,011,587	-£59,406,536
30%	70%	-£60,696,877	-£56,320,635	-£57,484,481	-£60,699,745	-£56,329,375	-£60,659,382
35%	70%	-£61,951,010	-£56,637,056	-£57,994,881	-£61,954,608	-£56,647,163	-£61,912,228
40%	70%	-£63,205,143	-£56,953,477	-£58,505,282	-£63,209,471	-£56,964,951	-£63,165,074
45%	70%	-£64,459,276	-£57,269,898	-£59,015,683	-£64,464,344	-£57,282,739	-£64,417,920
50%	70%	-£65,713,409	-£57,586,319	-£59,526,084	-£65,719,217	-£57,600,527	-£65,670,766
100%	70%	-£67,004,215	-£60,750,532	-£64,629,912	-£67,055,568	-£60,801,625	-£64,681,012
10%	80%	-£55,713,124	-£54,998,388	-£55,441,747	-£55,716,530	-£55,001,795	-£55,445,153
15%	80%	-£56,358,833	-£55,286,629	-£56,051,960	-£56,363,743	-£55,291,638	-£56,066,675
20%	80%	-£57,004,142	-£55,574,869	-£56,661,366	-£57,010,954	-£55,581,482	-£56,688,198
25%	80%	-£57,649,451	-£55,863,110	-£57,270,772	-£57,662,167	-£55,871,326	-£57,309,721
30%	80%	-£58,294,760	-£56,151,351	-£57,881,178	-£58,313,380	-£56,161,170	-£57,931,244
35%	80%	-£58,940,069	-£56,439,592	-£58,491,584	-£58,964,593	-£56,451,014	-£58,552,767
40%	80%	-£59,585,378	-£56,727,833	-£59,101,989	-£59,615,806	-£56,740,858	-£59,174,290
45%	80%	-£60,230,687	-£57,016,074	-£59,712,395	-£60,267,019	-£57,030,699	-£59,795,813
50%	80%	-£60,875,996	-£57,304,315	-£60,322,800	-£60,918,232	-£57,320,590	-£60,417,336
10%	60%	-£55,647,584	-£55,111,512	-£55,444,031	-£55,654,376	-£55,118,325	-£55,450,843
15%	60%	-£56,282,292	-£55,498,213	-£56,054,992	-£56,270,511	-£55,499,432	-£56,065,211
20%	60%	-£56,917,000	-£55,884,914	-£56,665,954	-£56,886,645	-£55,890,517	-£56,680,579
25%	60%	-£57,551,708	-£56,271,615	-£57,276,916	-£57,502,780	-£56,281,649	-£57,295,947
30%	60%	-£58,186,416	-£56,658,316	-£57,887,877	-£58,118,914	-£56,672,743	-£57,911,314
35%	60%	-£58,821,124	-£57,045,017	-£58,498,838	-£58,735,049	-£57,063,837	-£58,526,682
40%	60%	-£59,455,832	-£57,431,718	-£59,109,800	-£59,351,183	-£57,454,931	-£59,142,050
50%	60%	-£60,090,540	-£57,818,419	-£59,720,762	-£60,000,422	-£57,846,025	-£59,757,398

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416
10%	70%	-£26,002,549	-£25,377,154	-£25,785,093	-£26,007,658	-£25,382,263	-£25,790,202
15%	70%	-£27,256,682	-£25,003,575	-£26,275,494	-£27,262,899	-£25,010,331	-£26,293,148
20%	70%	-£28,510,815	-£24,629,997	-£26,765,874	-£28,518,140	-£24,642,400	-£26,794,094
25%	70%	-£29,764,948	-£24,256,418	-£27,256,254	-£29,773,381	-£24,273,469	-£27,295,040
30%	70%	-£31,019,081	-£23,882,839	-£27,746,634	-£31,028,622	-£23,904,538	-£27,795,986
35%	70%	-£32,273,214	-£23,509,260	-£28,237,014	-£32,283,863	-£23,535,607	-£28,296,932
40%	70%	-£33,527,347	-£23,135,681	-£28,727,394	-£33,539,104	-£23,166,676	-£28,797,878
45%	70%	-£34,781,480	-£22,762,102	-£29,217,774	-£34,794,345	-£22,797,745	-£29,298,824
50%	70%	-£36,035,613	-£22,388,523	-£29,708,154	-£36,049,586	-£22,428,814	-£29,799,770
100%	70%	-£37,289,746	-£21,017,342	-£28,456,973	-£37,304,827	-£21,060,033	-£28,548,589
10%	80%	-£26,035,328	-£25,320,592	-£25,763,951	-£26,038,734	-£25,323,999	-£25,767,357
15%	80%	-£26,680,838	-£25,608,732	-£26,273,770	-£26,685,947		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494
10%	70%	-£9,769,627	-£9,144,232	-£9,532,171	-£9,774,736	-£9,149,341	-£9,537,280
15%	70%	-£10,398,744	-£9,460,653	-£10,042,561	-£10,406,408	-£9,468,317	-£10,050,225
20%	70%	-£11,027,862	-£9,777,074	-£10,552,951	-£11,038,081	-£9,787,293	-£10,563,170
25%	70%	-£11,656,981	-£10,093,496	-£11,063,342	-£11,669,754	-£10,106,269	-£11,076,115
30%	70%	-£12,286,099	-£10,409,917	-£11,573,733	-£12,301,428	-£10,425,244	-£11,589,061
35%	70%	-£12,915,218	-£10,726,338	-£12,084,123	-£12,933,101	-£10,744,221	-£12,102,006
40%	70%	-£13,544,336	-£11,042,759	-£12,594,514	-£13,564,774	-£11,063,197	-£12,614,952
45%	70%	-£14,173,455	-£11,359,180	-£13,104,905	-£14,186,447	-£11,382,172	-£13,127,897
50%	70%	-£14,802,573	-£11,675,601	-£13,615,295	-£14,828,119	-£11,701,149	-£13,640,842
100%	70%	-£21,093,756	-£14,839,813	-£18,719,201	-£21,144,850	-£14,800,907	-£18,770,294
10%	80%	-£9,902,406	-£9,087,670	-£9,531,028	-£9,805,812	-£9,091,077	-£9,534,434
15%	80%	-£10,447,915	-£9,375,810	-£10,040,848	-£10,453,024	-£9,380,920	-£10,046,957
20%	80%	-£11,093,424	-£9,663,951	-£10,550,668	-£11,100,236	-£9,670,764	-£10,557,480
40%	80%	-£13,675,457	-£10,816,513	-£12,589,946	-£13,689,082	-£10,830,138	-£12,603,571
45%	80%	-£14,320,966	-£11,104,652	-£13,099,766	-£14,336,294	-£11,119,981	-£13,115,094
50%	80%	-£14,966,475	-£11,392,793	-£13,609,586	-£14,983,506	-£11,409,825	-£13,626,616
10%	60%	-£9,736,846	-£9,200,793	-£9,533,313	-£9,743,658	-£9,207,606	-£9,540,125
15%	60%	-£10,349,573	-£9,545,495	-£10,044,274	-£10,359,792	-£9,555,714	-£10,054,493
20%	60%	-£10,962,302	-£9,890,198	-£10,555,236	-£10,975,327	-£9,903,823	-£10,568,861
25%	60%	-£11,575,031	-£10,234,900	-£11,066,197	-£11,592,062	-£10,251,931	-£11,083,229
30%	60%	-£12,187,758	-£10,579,601	-£11,577,159	-£12,208,196	-£10,600,039	-£11,597,596
35%	60%	-£12,800,487	-£10,924,304	-£12,088,120	-£12,824,331	-£10,948,148	-£12,111,964
40%	60%	-£13,413,215	-£11,269,005	-£12,599,082	-£13,440,465	-£11,290,256	-£12,626,338
50%	60%	-£14,026,943	-£11,613,706	-£13,109,943	-£14,072,734	-£11,612,472	-£13,141,666

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546
10%	70%	-£6,046,679	-£5,421,294	-£5,389,223	-£6,051,798	-£5,426,393	-£5,814,332
15%	70%	-£6,675,797	-£5,737,705	-£5,719,614	-£6,683,461	-£5,745,369	-£5,827,374
20%	70%	-£7,304,915	-£6,054,127	-£6,030,004	-£7,315,134	-£6,064,346	-£6,840,223
25%	70%	-£7,934,033	-£6,370,548	-£6,340,395	-£7,946,806	-£6,383,321	-£7,353,167
30%	70%	-£8,563,151	-£6,686,969	-£6,650,785	-£8,578,480	-£6,702,297	-£7,866,113
35%	70%	-£9,192,270	-£7,003,390	-£6,961,175	-£9,210,153	-£7,021,273	-£8,379,058
40%	70%	-£9,821,388	-£7,319,811	-£7,279,566	-£9,841,826	-£7,340,249	-£8,892,004
45%	70%	-£10,450,507	-£7,636,233	-£7,591,957	-£10,473,499	-£7,659,225	-£9,404,949
50%	70%	-£11,079,625	-£7,952,653	-£7,902,347	-£11,105,172	-£7,978,201	-£9,917,894
100%	70%	-£17,370,809	-£11,116,866	-£14,996,253	-£17,421,902	-£11,167,959	-£15,047,347
10%	80%	-£6,079,458	-£5,364,722	-£5,808,081	-£6,082,864	-£5,368,129	-£5,811,487
15%	80%	-£6,724,966	-£5,652,963	-£6,177,600	-£6,730,077	-£5,657,972	-£6,323,008
20%	80%	-£7,370,474	-£5,941,003	-£6,527,720	-£7,377,288	-£5,947,816	-£6,534,532
40%	80%	-£9,952,510	-£7,093,565	-£7,866,998	-£9,966,135	-£7,107,190	-£8,880,623
45%	80%	-£10,598,018	-£7,381,704	-£8,217,818	-£10,613,347	-£7,397,033	-£9,392,146
50%	80%	-£11,243,527	-£7,669,845	-£8,568,638	-£11,260,558	-£7,686,877	-£9,903,669
10%	60%	-£6,013,898	-£5,477,845	-£5,810,365	-£6,020,710	-£5,484,659	-£5,817,177
15%	60%	-£6,628,626	-£5,822,547	-£6,321,326	-£6,636,945	-£5,832,786	-£6,331,545
20%	60%	-£7,239,354	-£6,167,250	-£6,832,288	-£7,252,979	-£6,180,875	-£6,845,913
25%	60%	-£7,852,083	-£6,511,952	-£7,343,249	-£7,869,114	-£6,528,983	-£7,360,281
30%	60%	-£8,464,810	-£6,856,654	-£7,854,211	-£8,485,248	-£6,877,092	-£7,874,648
35%	60%	-£9,077,539	-£7,201,357	-£8,365,172	-£9,101,383	-£7,225,200	-£8,389,016
40%	60%	-£9,690,268	-£7,546,058	-£8,876,134	-£9,717,517	-£7,573,308	-£8,903,384
50%	60%	-£10,303,274	-£7,890,760	-£9,387,096	-£10,349,787	-£7,899,525	-£9,417,120

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177
10%	70%	-£4,403,310	-£3,777,915	-£4,165,854	-£4,408,418	-£3,783,024	-£4,170,962
15%	70%	-£5,032,427	-£4,094,336	-£4,676,244	-£5,040,081	-£4,102,000	-£4,683,908
20%	70%	-£5,661,545	-£4,410,757	-£5,186,634	-£5,671,764	-£4,420,976	-£5,196,854
25%	70%	-£6,290,664	-£4,727,179	-£5,697,025	-£6,303,437	-£4,739,952	-£5,709,798
30%	70%	-£6,919,782	-£5,043,600	-£6,207,416	-£6,935,111	-£5,058,927	-£6,222,744
35%	70%	-£7,548,901	-£5,360,021	-£6,717,806	-£7,566,784	-£5,377,904	-£6,735,689
40%	70%	-£8,178,019	-£5,676,442	-£7,228,197	-£8,198,457	-£5,696,880	-£7,248,635
45%	70%	-£8,807,138	-£5,992,863	-£7,738,588	-£8,830,130	-£6,016,855	-£7,761,580
50%	70%	-£9,436,256	-£6,309,284	-£8,248,978	-£9,461,802	-£6,334,832	-£8,274,524
100%	70%	-£15,727,439	-£9,473,496	-£13,382,884	-£15,778,533	-£9,524,590	-£13,403,977
10%	80%	-£4,436,089	-£3,721,353	-£4,164,711	-£4,430,495	-£3,724,760	-£4,168,117
15%	80%	-£5,081,598	-£4,009,493	-£4,674,531	-£5,086,707	-£4,014,603	-£4,679,640
20%	80%	-£5,727,107	-£4,297,634	-£5,184,351	-£5,733,818	-£4,304,447	-£5,191,163
40%	80%	-£8,309,140	-£5,450,196	-£7,223,629	-£8,322,765	-£5,463,821	-£7,237,254
45%	80%	-£8,954,649	-£5,738,335	-£7,733,449	-£8,969,977	-£5,753,664	-£7,748,777
50%	80%	-£9,600,158	-£6,026,476	-£8,243,269	-£9,617,189	-£6,043,507	-£8,260,299
10%	60%	-£4,370,529	-£3,834,476	-£4,166,996	-£4,377,341	-£3,841,289	-£4,173,808
15%	60%	-£4,983,258	-£4,179,178	-£4,677,957	-£4,993,475	-£4,189,397	-£4,688,176
20%	60%	-£5,596,987	-£4,523,881	-£5,188,919	-£5,609,610	-£4,537,506	-£5,202,544
25%	60%	-£6,208,714	-£4,868,583	-£5,699,880	-£6,225,744	-£4,885,614	-£5,716,912
30%	60%	-£6,821,441	-£5,213,284	-£6,210,842	-£6,841,879	-£5,233,722	-£6,231,279
35%	60%	-£7,434,170	-£5,557,987	-£6,721,803	-£7,458,014	-£5,581,831	-£6,745,647
40%	60%	-£8,046,898	-£5,902,689	-£7,232,765	-£8,074,148	-£5,929,939	-£7,260,015
50%	60%	-£8,659,626	-£6,247,391	-£7,743,727	-£8,690,282	-£6,262,047	-£7,771,283

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448
10%	70%	-£10,004,580	-£9,379,186	-£9,767,124	-£10,009,689	-£9,384,295	-£9,772,233
15%	70%	-£10,633,698	-£9,695,906	-£10,277,515	-£10,641,362	-£9,703,270	-£10,285,179
20%	70%	-£11,262,816	-£10,012,028	-£10,787,905	-£11,273,035	-£10,022,247	-£10,798,124
25%	70%	-£11,891,935	-£10,328,450	-£11,298,296	-£11,904,708	-£10,341,223	-£11,311,069
30%	70%	-£12,521,053	-£10,644,870	-£11,808,687	-£12,536,382	-£10,660,198	-£11,824,015
35%	70%	-£13,150,172	-£10,961,292	-£12,319,077	-£13,168,055	-£10,979,175	-£12,336,960
40%	70%	-£13,779,290	-£11,277,713	-£12,829,468	-£13,799,727	-£11,298,150	-£12,849,905
45%	70%	-£14,408,408	-£11,594,134	-£13,339,858	-£14,431,400	-£11,617,126	-£13,362,850
50%	70%	-£15,037,526	-£11,910,555	-£13,850,248	-£15,063,073	-£11,936,103	-£13,875,795
100%	70%	-£21,328,710	-£15,074,767	-£18,954,154	-£21,379,804	-£15,125,861	-£19,055,248
10%	80%	-£10,037,360	-£9,322,623	-£9,765,982	-£10,040,766	-£9,326,030	-£9,769,388
15%	80%	-£10,682,869	-£9,610,764	-£10,275,802	-£10,687,978	-£9,615,874	-£10,280,911
20%	80%	-£11,328,377	-£9,898,904	-£10,785,622	-£11,335,189	-£9,905,717	-£10,792,434
40%	80%	-£13,810,411	-£11,051,466	-£12,824,909	-£13,824,098	-£11,065,091	-£12,836,526
45%	80%	-£14,455,919	-£11,339,606	-£13,334,719	-£14,471,248	-£11,354,935	-£13,350,047
50%	80%	-£15,101,428	-£11,627,746	-£13,844,530	-£15,118,459	-£11,644,778	-£13,861,570
10%	60%	-£9,971,800	-£9,435,747	-£9,768,266	-£9,978,612	-£9,442,560	-£9,775,078
15%	60%	-£10,584,527	-£9,780,449	-£10,279,227	-£10,594,746	-£9,790,668	-£10,289,446
20%	60%	-£11,197,255	-£10,125,152	-£10,790,189	-£11,210,881	-£10,138,777	-£10,803,814
25%	60%	-£11,809,984	-£10,469,853	-£11,301,150	-£11,827,015	-£10,486,884	-£11,318,182
30%	60%	-£12,422,712	-£10,814,555	-£11,812,112	-£12,443,150	-£10,843,993	-£11,832,549
35%	60%	-£13,035,440	-£11,159,257	-£12,323,073	-£13,059,284	-£11,183,102	-£12,346,917
40%	60%	-£13,648,169	-£11,503,960	-£12,834,035	-£13,675,419	-£11,531,210	-£12,861,285
50%	60%	-£14,260,897	-£11,848,662	-£13,344,996	-£14,291,554	-£11,862,318	-£13,376,653

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478
10%	70%	-£2,733,610	-£2,106,216	-£2,496,154	-£2,738,719	-£2,113,325	-£2,501,263
15%	70%	-£3,362,728	-£2,424,637	-£3,036,545	-£3,370,392	-£2,432,300	-£3,014,209
20%	70%	-£3,991,846	-£2,741,058	-£3,516,935	-£4,002,065	-£2,751,277	-£3,527,154
25%	70%	-£4,620,965	-£3,057,480	-£4,027,326	-£4,633,738	-£3,070,253	-£4,040,099
30%	70%	-£5,250,083	-£3,373,900	-£4,537,717	-£5,265,412	-£3,389,228	-£4,553,045
35%	70%	-£5,879,202	-£3,690,322	-£5,048,107	-£5,897,085	-£3,708,203	-£5,065,990
40%	70%	-£6,508,320	-£4,006,743	-£5,558,498	-£6,528,758	-£4,027,181	-£5,578,936
45%	70%	-£7,137,439	-£4,323,164	-£6,068,889	-£7,160,430	-£4,346,156	-£6,091,880
50%	70%	-£7,766,556	-£4,639,585	-£6,579,279	-£7,792,103	-£4,665,133	-£6,604,825
100%	70%	-£14,057,740	-£7,803,797	-£11,683,184	-£14,108,834	-£7,854,891	-£11,734,278
10%	80%	-£2,766,390	-£2,051,854	-£2,495,012	-£2,769,796	-£2,055,061	-£2,498,418
15%	80%	-£3,411,899	-£2,339,794	-£3,004,832	-£3,417,098	-£2,344,904	-£3,009,941
20%	80%	-£4,057,407	-£2,627,935	-£3,514,652	-£4,064,219	-£2,634,746	-£3,521,464
40%	80%	-£6,839,441	-£3,790,497	-£5,553,930	-£6,853,066	-£3,794,121	-£5,567,555
45%	80%	-£7,284,949	-£4,088,636	-£6,063,750	-£7,300,278	-£4,083,965	-£6,079,078
50%	80%	-£7,930,459	-£4,356,776	-£6,573,569	-£7,947,490	-£4,373,808	-£6,590,600
10%	60%	-£2,700,830	-£2,164,777	-£2,497,297	-£2,707,642	-£2,171,590	-£2,504,109
15%	60%	-£3,313,557	-£2,509,479	-£3,008,258	-£3,323,776	-£2,519,688	-£3,016,477
20%	60%	-£3,926,286	-£2,854,182	-£3,519,220	-£3,939,911	-£2,867,807	-£3,532,845
25%	60%	-£4,539,014	-£3,198,884	-£4,030,181	-£4,556,045	-£3,215,914	-£4,047,213
30%	60%	-£5,151,742	-£3,543,585	-£4,541,143	-£5,172,180	-£3,564,023	-£4,561,580
35%	60%	-£5,764,471	-£3,888,288	-£5,052,104	-£5,788,314	-£3,912,132	-£5,075,947
40%	60%	-£6,377,199	-£4,232,990	-£5,563,066	-£6,404,449	-£4,260,240	-£5,590,315
50%	60%	-£7,000,000	-£4,577,692	-£6,074,028	-£7,016,584	-£4,588,348	-£6,104,683

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£979,330	-£979,330	-£979,330	-£979,330	-£979,330	-£979,330
10%	70%	-£2,233,463	-£1,608,068	-£1,996,007	-£2,238,571	-£1,613,177	-£2,001,115
15%	70%	-£2,862,596	-£1,924,489	-£2,506,397	-£2,870,244	-£1,932,153	-£2,514,061
20%	70%	-£3,491,698	-£2,240,910	-£3,016,787	-£3,501,917	-£2,251,129	-£3,027,006
25%	70%	-£4,120,817	-£2,557,332	-£3,527,178	-£4,133,590	-£2,570,105	-£3,539,951
30%	70%	-£4,749,935	-£2,873,753	-£4,037,569	-£4,765,264	-£2,889,080	-£4,052,897
35%	70%	-£5,379,054	-£3,190,174	-£4,547,959	-£5,396,937	-£3,208,057	-£4,565,842
40%	70%	-£6,008,172	-£3,506,595	-£5,058,350	-£6,028,610	-£3,527,033	-£5,078,788
45%	70%	-£6,637,291	-£3,823,016	-£5,568,741	-£6,660,283	-£3,846,008	-£5,591,733
50%	70%	-£7,266,409	-£4,139,437	-£6,079,131	-£7,291,955	-£4,164,985	-£6,104,677
100%	70%	-£13,557,592	-£7,303,649	-£11,183,037	-£13,608,686	-£7,354,743	-£11,234,130
10%	80%	-£2,266,242	-£1,551,506	-£1,994,864	-£2,269,648	-£1,554,913	-£1,998,270
15%	80%	-£2,911,751	-£1,839,646	-£2,504,684	-£2,916,860	-£1,844,756	-£2,509,793
20%	80%	-£3,557,260	-£2,127,787	-£3,014,504	-£3,564,071	-£2,134,600	-£3,021,316
40%	80%	-£6,139,293	-£3,280,349	-£5,053,782	-£6,152,918	-£3,293,974	-£5,067,407
45%	80%	-£6,784,802	-£3,568,488	-£5,563,602	-£6,800,130	-£3,583,817	-£5,578,930
50%	80%	-£7,430,311	-£3,856,629	-£6,073,422	-£7,447,342	-£3,873,660	-£6,090,452
10%	60%	-£2,200,682	-£1,664,629	-£1,997,149	-£2,207,494	-£1,671,442	-£2,003,961
15%	60%	-£2,813,409	-£2,009,331	-£2,508,110	-£2,823,628	-£2,019,550	-£2,518,329
20%	60%	-£3,426,136	-£2,354,034	-£3,019,072	-£3,436,763	-£2,367,659	-£3,032,897
25%	60%	-£4,038,867	-£2,698,736	-£3,530,033	-£4,056,897	-£2,715,767	-£3,547,065
30%	60%	-£4,651,594	-£3,043,437	-£4,040,995	-£4,672,032	-£3,063,875	-£4,061,432
35%	60%	-£5,264,323	-£3,388,140	-£4,551,956	-£5,288,167	-£3,411,984	-£4,575,800
40%	60%	-£5,877,051	-£3,732,842	-£5,062,918	-£5,904,301	-£3,760,092	-£5,090,168
50%	60%	-£7,000,000	-£4,422,247	-£6,084,841	-£7,136,570	-£4,456,308	-£6,118,904

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	1
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,480,588	£53,480,588	£53,480,588	£53,480,588	£53,480,588	£53,480,588
10%	70%	£46,430,455	£47,251,896	£46,642,995	£46,531,966	£47,353,406	£46,744,507
15%	70%	£42,905,387	£44,137,549	£43,224,199	£43,057,655	£44,289,816	£43,376,466
20%	70%	£38,377,504	£41,023,203	£39,805,404	£39,583,343	£41,226,226	£40,006,426
25%	70%	£35,837,239	£37,908,857	£36,376,243	£36,094,671	£38,162,636	£36,633,674
30%	70%	£32,296,974	£34,794,511	£32,943,778	£32,605,892	£35,099,044	£33,252,697
35%	70%	£28,756,709	£31,673,147	£29,511,314	£29,117,115	£32,033,551	£29,871,719
40%	70%	£25,216,445	£28,549,515	£26,078,850	£25,628,336	£28,967,407	£26,450,741
45%	70%	£21,676,180	£25,425,885	£22,646,386	£22,139,558	£25,899,262	£23,109,763
50%	70%	£18,135,915	£22,302,253	£19,213,921	£18,650,779	£22,817,117	£19,728,785
100%	70%	£18,128,473	£19,380,227	£15,864,936	£17,047,391	£8,299,144	£14,783,854
10%	80%	£46,411,693	£47,350,463	£46,654,598	£46,479,367	£47,418,158	£46,722,271
15%	80%	£42,877,246	£44,285,431	£43,241,602	£42,978,757	£44,386,942	£43,343,114
20%	80%	£38,339,441	£41,220,379	£39,828,607	£39,476,739	£41,355,726	£39,963,955
25%	80%	£35,789,661	£38,155,326	£36,405,665	£36,061,282	£38,324,512	£36,577,286
30%	80%	£32,239,880	£35,090,273	£32,979,086	£32,445,826	£35,293,296	£33,185,030
35%	80%	£28,690,100	£32,025,171	£29,552,505	£29,330,370	£32,262,081	£29,792,775
40%	80%	£25,140,320	£28,949,544	£26,125,925	£25,414,914	£29,224,138	£26,400,519
45%	80%	£21,590,539	£25,875,916	£22,699,346	£21,899,458	£26,184,834	£23,008,264
50%	80%	£18,040,759	£22,802,288	£19,272,766	£18,384,001	£23,145,532	£19,616,009
10%	60%	£46,449,216	£47,153,308	£46,631,394	£46,584,564	£47,288,656	£46,766,742
15%	60%	£42,933,529	£44,989,668	£43,206,797	£43,136,552	£44,192,690	£43,409,819
20%	60%	£38,411,966	£41,826,028	£39,782,199	£39,686,540	£41,086,724	£40,262,386
25%	60%	£35,884,917	£37,662,387	£36,346,820	£36,220,060	£38,000,759	£36,690,063
30%	60%	£32,354,068	£34,496,757	£32,908,471	£32,765,959	£34,904,793	£33,320,363
35%	60%	£28,823,319	£31,323,122	£29,470,122	£29,303,858	£31,803,662	£29,950,662
40%	60%	£25,292,569	£28,149,487	£26,031,774	£25,841,758	£28,698,675	£26,580,962
45%	60%	£21,761,820	£24,975,853	£22,593,425	£22,379,657	£25,583,690	£23,211,261
50%	60%	£18,231,071	£21,802,218	£19,155,076	£18,917,556	£22,488,703	£19,841,562

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£71,191,146	£71,191,146	£71,191,146	£71,191,146	£71,191,146	£71,191,146
10%	70%	£78,241,280	£77,419,838	£78,028,739	£78,139,768	£77,318,328	£77,927,228
15%	70%	£91,766,347	£90,534,185	£91,447,535	£91,614,080	£90,981,918	£91,295,268
20%	70%	£98,294,230	£93,646,531	£94,866,331	£95,085,291	£93,445,608	£94,663,393
25%	70%	£98,834,495	£86,762,877	£98,295,452	£98,577,063	£96,509,099	£98,038,060
30%	70%	£92,374,760	£89,877,223	£91,727,956	£92,065,842	£89,572,690	£91,418,038
35%	70%	£95,915,025	£92,998,587	£95,160,420	£95,554,620	£92,638,183	£94,800,015
40%	70%	£99,455,290	£96,122,219	£98,592,884	£99,043,398	£96,710,327	£98,180,994
45%	70%	£93,995,565	£90,245,949	£92,426,348	£92,832,172	£90,286,472	£91,561,971
50%	70%	£106,535,820	£102,369,481	£105,457,813	£106,020,955	£101,854,617	£104,942,549
100%	70%	£142,800,208	£134,051,562	£140,536,670	£141,719,128	£132,970,879	£139,455,588
10%	80%	£78,260,041	£77,321,252	£78,017,137	£78,192,367	£77,253,577	£77,949,463
15%	80%	£61,794,488	£60,388,304	£61,430,132	£61,692,977	£60,284,792	£61,328,620
20%	80%	£95,332,293	£93,451,396	£94,843,127	£95,194,995	£93,316,009	£94,707,779
40%	80%	£98,531,415	£96,722,191	£99,545,899	£99,897,824	£97,221,611	£98,271,215
45%	80%	£103,081,195	£98,795,818	£101,972,388	£102,772,276	£98,486,900	£101,683,470
50%	80%	£106,630,976	£101,869,446	£105,388,968	£106,287,733	£101,526,203	£105,055,726
10%	60%	£78,222,518	£77,518,426	£78,040,340	£78,087,170	£77,383,078	£77,804,992
15%	60%	£91,738,205	£90,692,066	£91,464,938	£91,535,183	£90,479,044	£91,281,915
20%	60%	£95,256,189	£93,845,706	£94,869,535	£94,983,195	£93,575,010	£94,618,338
25%	60%	£98,769,117	£97,039,347	£98,324,914	£98,445,674	£96,670,975	£97,981,617
30%	60%	£92,317,666	£90,174,978	£91,763,263	£91,905,775	£89,786,941	£91,351,372
35%	60%	£95,848,415	£93,348,612	£95,201,612	£95,367,876	£92,868,072	£94,721,072
40%	60%	£99,379,165	£96,522,247	£98,639,961	£98,829,976	£96,073,059	£98,090,772
50%	60%	£106,440,684	£102,869,516	£105,316,658	£106,784,178	£102,183,031	£104,830,172

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£43,536,459	£43,536,459	£43,536,459	£43,536,459	£43,536,459	£43,536,459
10%	70%	£50,586,592	£49,765,151	£50,374,052	£50,485,081	£49,683,641	£50,272,540
15%	70%	£54,111,860	£52,879,498	£53,792,848	£53,959,392	£52,727,231	£53,640,581
20%	70%	£57,639,543	£56,993,844	£57,211,644	£57,433,704	£56,702,821	£57,086,611
25%	70%	£61,179,808	£59,108,190	£60,640,804	£60,922,376	£59,854,411	£60,383,373
30%	70%	£64,720,073	£62,222,536	£64,073,269	£64,411,155	£61,918,003	£63,764,350
35%	70%	£68,260,338	£65,343,900	£67,505,733	£67,899,932	£64,983,496	£67,145,328
40%	70%	£71,800,602	£68,467,532	£70,938,197	£71,388,711	£68,055,640	£70,526,306
45%	70%	£75,340,867	£71,591,162	£74,470,661	£74,917,469	£71,127,905	£73,301,284
50%	70%	£78,881,132	£74,714,794	£77,803,126	£78,366,268	£74,189,530	£77,288,226
100%	70%	£115,145,520	£106,397,274	£112,681,983	£114,064,438	£105,316,191	£111,800,901
10%	80%	£50,605,354	£49,666,564	£50,362,449	£50,537,680	£49,588,889	£50,294,776
15%	80%	£54,139,801	£52,731,616	£53,776,445	£54,038,290	£52,630,105	£53,673,933
20%	80%	£57,677,696	£56,796,688	£57,168,440	£57,540,908	£56,681,321	£57,050,892
40%	80%	£71,876,727	£69,087,503	£70,891,122	£71,602,133	£69,792,869	£70,616,539
45%	80%	£75,426,508	£71,141,131	£74,317,701	£75,117,589	£70,832,213	£71,006,783
50%	80%	£78,976,288	£74,214,759	£77,744,281	£78,633,046	£73,871,515	£77,401,038
10%	60%	£50,567,831	£49,863,379	£50,385,653	£50,432,483	£49,728,391	£50,250,305
15%	60%	£54,083,518	£53,027,379	£53,810,259	£53,880,495	£52,824,357	£53,607,228
20%	60%	£57,601,461	£56,191,019	£57,234,846	£57,528,807	£56,360,323	£57,061,651
25%	60%	£61,132,230	£59,354,660	£60,670,227	£60,788,987	£59,016,288	£60,326,984
30%	60%	£64,662,979	£62,520,290	£64,108,576	£64,251,088	£62,112,254	£63,696,684
35%	60%	£68,193,728	£65,693,925	£67,546,925	£67,713,189	£65,213,385	£67,067,385
40%	60%	£71,724,478	£68,867,560	£70,985,273	£71,175,289	£68,318,372	£70,436,085
50%	60%	£75,255,976	£75,214,829	£77,881,971	£78,099,491	£74,528,244	£77,175,485

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,122,668	£9,122,668	£9,122,668	£9,122,668	£9,122,668	£9,122,668
10%	70%	£2,072,535	£2,993,976	£2,265,076	£2,174,046	£2,995,487	£2,386,587
15%	70%	£1,462,332	£2,220,371	£1,533,721	£1,390,265	£2,881,023	£2,001,453
20%	70%	£4,890,415	£3,334,717	£4,552,516	£4,774,576	£3,131,694	£4,349,494
25%	70%	£8,520,680	£6,449,063	£7,981,677	£8,263,249	£6,196,284	£7,724,246
30%	70%	£12,060,945	£9,563,409	£11,414,142	£11,752,027	£9,258,875	£11,105,223
35%	70%	£15,601,210	£12,684,773	£14,846,606	£15,240,805	£12,324,369	£14,486,200
40%	70%	£19,141,475	£15,808,404	£18,279,070	£18,729,583	£15,396,513	£17,867,179
45%	70%	£22,681,740	£18,932,035	£21,711,644	£22,244,846	£18,548,658	£21,248,656
50%	70%	£26,222,005	£22,055,666	£25,143,998	£25,707,140	£21,540,003	£24,629,136
100%	70%	£62,486,393	£53,738,147	£60,222,855	£61,405,311	£52,657,064	£58,141,773
10%	80%	£2,053,774	£2,992,563	£2,296,678	£2,121,448	£3,060,238	£2,364,352
15%	80%	£1,480,674	£2,721,489	£1,116,317	£1,379,162	£2,929,023	£1,014,806
20%	80%	£5,018,478	£3,037,541	£4,529,312	£4,981,181	£3,002,193	£4,393,964
40%	80%	£19,217,600	£15,408,376	£18,231,984	£18,943,008	£15,153,782	£17,857,400
45%	80%	£22,767,380	£18,482,003	£21,658,753	£22,468,462	£18,173,085	£21,349,656
50%	80%	£26,317,161	£21,555,631	£25,085,153	£25,973,919	£21,212,388	£24,741,911

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,925,734	£37,925,734	£37,925,734	£37,925,734	£37,925,734	£37,925,734
10%	70%	£39,376,681	£31,697,042	£31,988,142	£30,871,113	£31,738,653	£31,189,653
15%	70%	£27,350,534	£28,582,695	£27,669,245	£27,502,801	£28,734,934	£27,821,613
20%	70%	£23,822,651	£25,468,349	£24,250,550	£24,028,490	£25,671,372	£24,453,572
25%	70%	£20,282,386	£22,354,003	£20,821,389	£20,539,817	£22,607,782	£21,078,821
30%	70%	£16,742,121	£19,239,658	£17,388,924	£17,051,039	£19,544,191	£17,697,843
35%	70%	£13,201,856	£16,116,293	£13,956,460	£13,562,261	£16,478,698	£14,316,896
40%	70%	£9,661,591	£12,994,662	£10,523,997	£10,173,483	£13,406,554	£10,935,867
45%	70%	£6,121,326	£9,871,031	£7,091,533	£6,584,704	£10,334,406	£7,554,910
50%	70%	£2,581,061	£6,747,400	£3,659,068	£3,095,926	£7,262,263	£4,173,931
100%	70%	£23,683,327	£24,935,081	£31,419,769	£32,602,245	£23,653,998	£30,338,707
10%	80%	£30,856,840	£31,795,629	£31,099,744	£30,924,514	£31,863,304	£31,167,418
15%	80%	£27,322,383	£28,730,577	£27,886,749	£27,423,304	£28,832,089	£27,786,280
20%	80%	£23,784,588	£25,665,525	£24,273,754	£23,921,886	£25,800,873	£24,409,102
40%	80%	£9,585,466	£13,394,690	£10,571,072	£9,860,060	£13,669,284	£10,845,666
45%	80%	£6,035,686	£10,321,063	£7,144,493	£6,344,604	£10,629,981	£7,453,411
50%	80%	£2,485,905	£7,247,435	£3,717,913	£2,829,146	£7,590,678	£4,061,155
10%	60%	£30,894,362	£31,598,455	£31,076,541	£31,029,710	£31,733,803	£31,211,888
40%	60%	£27,376,675	£28,434,815	£27,851,943	£27,691,898	£28,637,607	£27,854,986
20%	60%	£23,860,713	£25,271,175	£24,227,346	£24,133,686	£25,541,871	£24,498,043
25%	60%	£20,329,963	£22,107,534	£20,791,966	£20,673,207	£22,445,906	£21,135,210
30%	60%	£16,799,215	£18,941,903	£17,353,618	£17,211,106	£19,349,940	£17,765,509
35%	60%	£13,268,466	£15,768,268	£13,915,269	£13,749,004	£16,248,808	£14,395,809
40%	60%	£9,737,716	£12,594,634	£10,476,920	£10,286,904	£13,143,822	£11,026,108
50%	60%	£6,206,217	£9,427,365	£7,060,223	£6,962,703	£9,933,650	£8,286,709

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£44,531,588	£44,531,588	£44,531,588	£44,531,588	£44,531,588	£44,531,588
10%	70%	£37,461,455	£38,302,896	£37,892,896	£37,282,866	£38,494,407	£37,795,597
15%	70%	£33,956,388	£35,185,549	£34,275,139	£34,188,655	£35,340,816	£34,645,466
20%	70%	£30,428,505	£32,074,203	£30,856,404	£30,634,343	£32,277,226	£31,059,426
25%	70%	£26,888,240	£28,959,857	£27,427,243	£27,145,671	£28,213,636	£27,684,674
30%	70%	£23,347,975	£25,845,511	£23,994,778	£23,656,892	£26,150,045	£24,303,697
35%	70%	£19,807,710	£22,724,147	£20,562,314	£20,168,115	£23,094,251	£20,922,719
40%	70%	£16,267,445	£19,603,516	£17,129,850	£16,679,036	£19,012,407	£17,541,746
45%	70%	£12,727,180	£16,476,885	£13,697,386	£13,190,558	£16,940,262	£14,160,763
50%	70%	£9,186,915	£13,353,254	£10,264,921	£9,701,779	£13,868,117	£10,779,785
100%	70%	£27,077,473	£18,329,227	£24,813,935	£25,996,391	£17,248,144	£23,732,853
10%	80%	£37,462,694	£38,401,483	£37,705,598	£37,530,367	£38,469,158	£37,773,272
15%	80%	£33,929,246	£35,336,431	£34,292,803	£34,029,758	£35,437,942	£34,394,114
20%	80%	£30,390,442	£32,271,379	£30,879,607	£30,527,339	£32,496,727	£31,014,255
40%	80%	£16,191,320	£20,000,544	£17,176,926	£16,465,914	£20,275,138	£17,451,520
45%	80%	£12,641,539	£16,926,917	£13,750,346	£12,950,458	£17,235,834	£14,059,264
50%	80%	£9,091,759	£13,853,288	£10,323,766	£9,435,001	£14,196,532	£10,667,009
10%	60%	£37,500,216	£38,204,308	£37,682,394	£37,635,564	£38,339,656	£37,817,742
15%	60%	£33,984,539	£35,040,668	£34,257,797	£34,187,552	£35,243,690	£34,460,830
20%	60%	£30,466,567	£31,877,029	£30,833,199	£30,739,540	£32,147,724	£31,103,896
25%	60%	£26,935,817	£28,713,388	£27,397,820	£27,279,061	£29,051,760	£27,741,063
30%	60%	£23,405,069	£25,547,757	£23,959,471	£23,816,959	£25,955,794	£24,371,363
35%	60%	£19,874,319	£22,374,122	£20,521,123	£20,354,858	£22,854,662	£21,001,663
40%	60%	£16,343,570	£19,200,487	£17,062,774	£16,892,758	£19,749,676	£17,631,982
50%	60%	£9,292,071	£12,053,219	£10,206,076	£9,969,657	£13,539,704	£10,892,562

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£47,447,519	£47,447,519	£47,447,519	£47,447,519	£47,447,519	£47,447,519
10%	70%	£40,397,385	£41,219,827	£40,609,926	£40,498,897	£41,320,337	£40,711,438
15%	70%	£36,874,318	£38,104,480	£37,191,130	£37,024,956	£38,226,747	£37,343,397
20%	70%	£33,344,435	£34,990,132	£33,772,336	£33,595,274	£34,519,157	£33,975,366
25%	70%	£29,804,170	£31,875,788	£30,343,174	£30,061,602	£32,129,566	£30,600,605
30%	70%	£26,263,905	£28,761,442	£26,910,709	£26,572,823	£29,065,975	£27,219,627
35%	70%	£22,723,640	£25,646,078	£23,478,245	£23,084,046	£26,000,482	£23,838,650
40%	70%	£19,183,375	£22,526,446	£20,045,781	£19,595,267	£22,928,338	£20,457,672
45%	70%	£15,643,110	£19,403,815	£16,613,311	£16,158,489	£19,015,311	£17,076,694
50%	70%	£12,102,845	£16,289,184	£13,180,852	£12,617,710	£16,794,048	£13,856,716
100%	70%	£24,161,543	£15,413,297	£21,898,005	£23,080,460	£14,332,213	£20,816,923
10%	80%	£40,378,624	£41,317,414	£40,621,528	£40,446,298	£41,385,009	£40,689,202
15%	80%	£36,844,177	£38,252,361	£37,208,533	£36,945,688	£38,353,873	£37,310,045
20%	80%	£33,310,372	£35,187,308	£33,759,596	£33,443,370	£35,322,627	£33,930,896
40%	80%	£19,107,250	£22,916,474	£20,082,856	£19,381,845	£23,191,069	£20,367,450
45%	80%	£15,557,470	£19,842,847	£16,686,277	£15,866,389	£20,151,765	£16,975,195
50%	80%	£12,007,689	£16,769,219	£13,239,697	£12,350,932	£17,112,462	£13,582,939
10%	60%	£40,416,147	£41,200,239	£40,598,325	£40,551,495	£41,255,587	£40,733,673
15%	60%	£36,900,460	£37,956,599	£37,173,727	£37,103,483	£38,199,621	£37,376,750
20%	60%	£33,382,497	£34,792,959	£33,749,130	£33,655,470	£35,063,665	£34,019,827
25%	60%	£29,851,748	£31,629,318	£30,313,751	£30,194,991	£31,967,690	£30,856,394
30%	60%	£26,320,999	£28,463,687	£26,875,402	£26,732,890	£28,871,724	£27,287,294
35%	60%	£22,790,250	£25,290,053	£23,437,053	£23,270,789	£25,770,593	£23,917,593
40%	60%	£19,259,500	£22,116,418	£19,998,704	£19,808,689	£22,665,606	£20,547,893
50%	60%	£12,851,748	£16,829,318	£13,213,751	£13,194,991	£16,967,630	£13,606,904

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,508,842	£37,508,842	£37,508,842	£37,508,842	£37,508,842	£37,508,842
10%	70%	£30,458,708	£31,280,150	£30,671,249	£30,560,220	£31,381,660	£30,772,761
15%	70%	£26,933,641	£28,165,803	£27,252,453	£27,085,308	£28,318,070	£27,404,720
20%	70%	£23,408,758	£25,051,457	£23,833,658	£23,611,997	£25,254,480	£24,036,679
25%	70%	£19,885,493	£21,937,111	£20,404,497	£20,122,925	£22,190,889	£20,861,928
30%	70%	£16,325,228	£18,822,765	£16,972,032	£16,634,146	£19,127,288	£17,280,950
35%	70%	£12,784,963	£15,701,401	£13,539,568	£13,145,369	£16,061,805	£13,899,973
40%	70%	£9,244,698	£12,577,769	£10,107,104	£9,656,590	£12,989,661	£10,518,995
45%	70%	£5,704,433	£9,454,139	£6,674,840	£6,167,812	£9,917,516	£7,138,017
50%	70%	£2,164,168	£6,330,507	£3,242,175	£2,679,033	£6,845,371	£3,757,039
100%	70%	£34,100,220	£25,951,974	£31,836,682	£33,019,137	£24,270,890	£30,755,600
10%	80%	£30,439,947	£31,378,737	£30,682,851	£30,507,621	£31,446,412	£30,750,525
15%	80%	£26,905,500	£28,313,684	£27,269,856	£27,007,011	£28,415,196	£27,371,368
20%	80%	£23,367,695	£25,248,632	£23,886,861	£23,504,993	£25,383,980	£23,992,209
40%	80%	£9,183,573	£12,077,787	£10,154,175	£9,443,188	£13,252,992	£10,429,773
45%	80%	£5,618,793	£9,904,170	£6,727,600	£5,927,712	£10,213,088	£7,036,518
50%	80%	£2,069,012	£6,830,542	£3,301,020	£2,412,255	£7,173,795	£3,644,262
10%	60%	£30,477,470	£31,181,562	£30,659,648	£30,612,818	£31,316,910	£30,794,996
15%	60%	£26,961,783	£28,017,922	£27,235,050	£27,164,908	£28,220,944	£27,438,073
20%	60%	£23,443,830	£24,884,282	£23,810,453	£23,716,793	£25,124,976	£24,061,150
25%	60%	£19,913,071	£21,800,641	£20,375,074	£20,256,314	£22,029,013	£20,718,317
30%	60%	£16,382,322	£18,625,010	£16,936,725	£16,794,213	£18,933,047	£17,348,617
35%	60%	£12,851,573	£15,351,376	£13,488,378	£13,332,112	£15,831,916	£13,978,916
40%	60%	£9,320,823	£12,177,741	£10,060,027	£9,870,012	£12,726,929	£10,609

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£50,410,168	£50,410,168	£50,410,168	£50,410,168	£50,410,168	£50,410,168
10%	70%	£43,360,035	£44,181,476	£43,572,575	£43,461,546	£44,262,586	£43,674,087
15%	70%	£38,834,967	£41,067,129	£40,153,770	£39,987,235	£41,219,296	£40,306,046
20%	70%	£36,307,084	£37,952,783	£36,734,984	£36,512,923	£38,155,806	£36,938,006
25%	70%	£32,766,819	£34,838,437	£33,305,823	£33,024,251	£35,092,216	£33,563,254
30%	70%	£29,226,555	£31,724,091	£29,873,358	£29,535,472	£32,028,624	£30,182,277
35%	70%	£25,686,290	£28,609,727	£26,440,894	£26,046,695	£28,963,131	£26,801,299
40%	70%	£22,146,025	£25,495,365	£23,008,430	£22,557,916	£25,890,987	£23,420,321
45%	70%	£18,605,760	£22,381,001	£19,575,966	£19,069,138	£22,818,842	£20,039,343
50%	70%	£15,065,495	£19,266,636	£16,143,501	£15,580,359	£19,746,697	£16,658,365
100%	70%	£21,168,893	£12,450,647	£18,935,356	£20,117,611	£11,369,564	£17,854,273
10%	80%	£43,341,273	£44,280,063	£43,984,178	£43,408,947	£44,347,738	£43,651,852
15%	80%	£38,806,626	£41,215,011	£40,171,162	£39,908,337	£41,316,522	£40,272,694
20%	80%	£36,280,021	£38,149,959	£36,758,187	£36,406,319	£38,285,307	£36,890,535
25%	80%	£22,069,900	£25,979,124	£23,055,505	£22,344,494	£26,153,718	£23,330,100
30%	80%	£18,529,119	£22,865,496	£19,628,926	£18,829,038	£23,114,414	£19,937,844
35%	80%	£14,970,339	£19,751,868	£16,202,346	£15,313,981	£20,075,112	£16,545,589
40%	80%	£13,378,796	£14,082,888	£13,960,974	£13,514,144	£14,218,236	£13,696,322
45%	80%	£9,833,109	£10,919,248	£10,136,377	£10,066,132	£11,122,270	£10,339,490
50%	80%	£6,345,146	£7,755,608	£6,711,779	£6,618,120	£8,026,304	£6,952,476
25%	60%	£32,814,397	£34,591,968	£33,276,400	£33,157,640	£34,930,339	£33,619,643
30%	60%	£28,283,648	£31,426,337	£29,838,051	£29,695,539	£31,834,373	£30,249,943
35%	60%	£25,752,899	£28,252,702	£26,399,702	£26,233,438	£28,733,242	£26,880,242
40%	60%	£22,222,150	£25,079,067	£22,961,354	£22,771,338	£25,628,255	£23,510,542
50%	60%	£15,160,651	£19,731,799	£16,084,656	£15,847,136	£19,418,283	£16,771,142

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£51,297,611	£51,297,611	£51,297,611	£51,297,611	£51,297,611	£51,297,611
10%	70%	£44,247,478	£45,068,919	£44,460,018	£44,348,989	£45,170,429	£44,561,530
15%	70%	£40,722,410	£41,954,572	£41,041,222	£40,874,878	£42,106,839	£41,193,489
20%	70%	£37,194,527	£38,840,226	£37,622,427	£37,400,366	£39,043,249	£37,825,449
25%	70%	£33,654,262	£35,725,880	£34,193,266	£33,911,694	£35,979,659	£34,450,697
30%	70%	£30,113,997	£32,611,534	£30,760,801	£30,422,915	£32,916,067	£31,069,720
35%	70%	£26,573,733	£29,497,170	£27,328,337	£26,934,138	£29,850,574	£27,688,742
40%	70%	£23,033,468	£26,382,806	£23,895,873	£23,445,359	£26,778,430	£24,307,754
45%	70%	£19,493,203	£23,268,442	£20,463,408	£19,956,561	£23,706,285	£20,926,786
50%	70%	£15,952,938	£20,153,076	£17,030,944	£16,467,802	£20,634,140	£17,545,808
100%	70%	£20,311,450	£11,563,204	£18,047,913	£19,230,368	£10,482,121	£16,966,630
10%	80%	£44,228,716	£45,167,506	£44,471,621	£44,296,390	£45,235,181	£44,539,295
15%	80%	£40,694,269	£42,102,454	£41,058,625	£40,795,780	£42,203,965	£41,160,137
20%	80%	£37,156,464	£39,037,402	£37,645,630	£37,293,762	£39,172,750	£37,780,976
25%	80%	£22,957,343	£26,766,567	£23,942,948	£23,231,937	£27,041,161	£24,217,543
30%	80%	£19,417,062	£23,652,199	£20,516,369	£19,716,481	£24,001,857	£20,825,267
35%	80%	£15,877,782	£20,537,843	£17,089,789	£16,201,024	£20,962,555	£17,433,032
40%	80%	£13,337,517	£17,423,487	£14,654,317	£14,401,587	£17,813,747	£15,049,765
45%	80%	£9,797,252	£14,309,131	£11,528,847	£11,280,817	£14,664,931	£12,666,499
50%	80%	£6,257,987	£11,194,775	£8,496,377	£8,254,347	£11,516,075	£9,283,233
25%	60%	£33,701,840	£35,479,410	£34,163,843	£34,045,083	£35,817,782	£34,507,086
30%	60%	£30,171,091	£32,313,780	£30,725,494	£30,582,982	£32,721,816	£31,137,386
35%	60%	£26,640,342	£29,140,145	£27,287,145	£27,120,881	£29,620,685	£27,767,685
40%	60%	£23,109,593	£25,966,510	£23,948,797	£23,658,781	£26,515,698	£24,397,985
50%	60%	£16,048,094	£19,819,241	£16,972,099	£16,734,579	£20,305,726	£17,658,585

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	1
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£36,888,426	£36,888,426	£36,888,426	£36,888,426	£36,888,426	£36,888,426
10%	70%	£30,607,075	£31,463,177	£30,650,355	£30,708,302	£31,570,405	£30,951,592
15%	70%	£27,931,399	£29,224,553	£28,296,319	£28,083,240	£29,376,394	£28,448,160
20%	70%	£26,256,724	£26,979,929	£25,742,283	£25,458,178	£27,182,384	£26,944,738
25%	70%	£22,580,048	£24,736,305	£23,188,248	£22,833,116	£24,988,374	£23,441,316
30%	70%	£19,900,238	£22,490,681	£20,634,211	£20,208,054	£22,794,363	£20,937,894
35%	70%	£17,204,222	£20,246,056	£18,089,727	£17,584,412	£20,600,353	£18,429,817
40%	70%	£14,508,404	£18,001,433	£15,497,439	£14,919,937	£18,406,343	£15,908,972
45%	70%	£11,812,488	£15,755,400	£12,925,152	£12,275,462	£16,212,332	£13,388,126
50%	70%	£9,116,571	£13,497,585	£10,352,864	£9,630,986	£14,012,000	£10,867,279
100%	70%	£-18,431,207	£-9,380,227	£-15,877,079	£-17,368,448	£-8,317,468	£-14,814,321
10%	80%	£30,583,924	£31,569,185	£30,861,959	£30,851,409	£31,638,670	£30,929,443
15%	80%	£27,896,673	£29,374,564	£28,313,724	£27,997,901	£29,475,791	£28,414,951
20%	80%	£26,209,422	£27,179,943	£25,765,491	£25,344,392	£27,314,913	£26,900,460
25%	80%	£22,522,172	£24,985,323	£23,217,256	£22,690,884	£25,154,035	£23,385,970
30%	80%	£19,829,651	£22,790,702	£20,669,023	£20,035,417	£22,993,157	£20,871,478
35%	80%	£17,121,969	£20,596,081	£18,111,004	£17,362,030	£20,832,279	£18,351,064
40%	80%	£14,414,288	£18,401,461	£15,544,614	£14,688,843	£18,671,401	£15,818,968
45%	80%	£11,706,607	£16,206,841	£12,978,222	£12,015,256	£16,510,523	£13,286,872
50%	80%	£8,998,925	£14,006,798	£10,411,832	£9,341,869	£14,348,742	£10,754,775
10%	60%	£30,630,226	£31,369,171	£30,838,750	£30,765,195	£31,504,141	£30,973,721
15%	60%	£27,966,125	£29,074,543	£28,278,913	£28,168,580	£29,276,998	£28,481,368
20%	60%	£26,292,025	£26,779,915	£25,719,076	£25,371,964	£27,049,895	£26,389,010
25%	60%	£22,623,926	£24,485,287	£23,159,238	£22,975,349	£24,822,713	£23,496,663
30%	60%	£19,970,826	£22,190,660	£20,599,401	£20,378,733	£22,595,670	£21,004,311
35%	60%	£17,286,673	£19,896,032	£18,028,450	£17,766,794	£20,368,427	£18,508,570
40%	60%	£14,602,521	£17,601,405	£15,450,266	£15,151,231	£18,141,285	£15,998,975
45%	60%	£11,918,369	£15,298,008	£12,872,081	£12,535,668	£15,914,142	£13,489,380
50%	60%	£9,234,217	£12,989,572	£10,293,897	£9,920,104	£13,675,259	£10,979,784

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£88,713,309	£88,713,309	£88,713,309	£88,713,309	£88,713,309	£88,713,309
10%	70%	£94,084,860	£93,202,557	£93,821,380	£93,963,432	£93,101,329	£93,720,153
15%	70%	£96,740,335	£95,447,181	£96,375,415	£96,588,494	£95,295,340	£96,223,574
20%	70%	£99,416,010	£97,691,805	£98,939,451	£99,213,556	£97,489,350	£98,728,986
25%	70%	£102,091,685	£99,936,429	£101,483,486	£101,838,618	£99,683,360	£101,230,418
30%	70%	£104,776,496	£102,181,054	£104,037,523	£104,463,680	£101,877,371	£103,733,840
35%	70%	£107,467,412	£104,425,678	£106,602,007	£107,107,322	£104,071,381	£106,241,917
40%	70%	£110,163,330	£106,670,301	£109,174,295	£109,751,797	£106,265,391	£108,762,762
45%	70%	£112,869,246	£108,914,924	£111,746,382	£112,328,276	£108,459,406	£111,283,809
50%	70%	£115,565,164	£111,174,149	£114,318,970	£115,040,748	£110,659,758	£113,804,455
100%	70%	£143,102,941	£134,051,962	£140,548,913	£142,040,182	£132,989,202	£139,486,055
10%	80%	£94,087,810	£93,102,549	£93,809,775	£94,020,325	£93,035,064	£93,742,291
15%	80%	£96,775,061	£95,297,170	£96,358,010	£96,673,833	£95,195,943	£96,256,783
20%	80%	£99,462,312	£97,491,791	£98,996,245	£99,327,942	£97,366,821	£98,771,274
25%	80%	£102,157,446	£100,037,414	£101,929,459	£102,127,174	£100,893,091	£101,652,769
30%	80%	£104,852,128	£102,464,894	£104,893,512	£105,656,479	£102,161,211	£104,384,883
35%	80%	£107,547,809	£104,896,368	£107,429,902	£108,329,865	£104,322,993	£107,116,959
40%	80%	£110,242,590	£107,329,564	£110,012,821	£110,998,539	£106,373,737	£109,690,014
45%	80%	£112,937,371	£109,761,750	£112,603,696	£113,669,210	£108,424,481	£112,261,069
50%	80%	£115,632,152	£112,193,935	£114,751,630	£116,340,883	£110,475,219	£114,831,851
10%	60%	£96,705,610	£95,597,191	£96,392,621	£96,503,154	£95,394,737	£96,190,366
15%	60%	£99,399,710	£97,991,810	£98,922,658	£99,999,770	£97,821,879	£98,692,719
20%	60%	£102,093,810	£100,386,447	£101,512,496	£101,696,382	£99,849,021	£101,176,071
25%	60%	£104,790,908	£102,481,074	£104,072,333	£104,293,001	£102,076,165	£103,667,424
30%	60%	£107,486,006	£104,775,702	£106,643,285	£106,904,940	£104,303,307	£106,163,164
35%	60%	£110,181,104	£107,070,329	£109,221,489	£109,520,503	£106,330,449	£108,672,759
40%	60%	£112,876,202	£109,364,957	£111,812,937	£112,107,030	£107,757,591	£110,181,851

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£61,058,621	£61,058,621	£61,058,621	£61,058,621	£61,058,621	£61,058,621
10%	70%	£66,409,972	£65,547,870	£66,168,692	£66,308,745	£65,446,842	£66,065,465
15%	70%	£69,085,948	£67,792,494	£68,729,728	£68,933,807	£67,840,653	£68,598,887
20%	70%	£71,761,923	£70,037,118	£71,274,764	£71,559,899	£69,834,693	£71,072,309
25%	70%	£74,437,898	£72,281,742	£73,828,799	£74,183,931	£72,028,673	£73,576,731
30%	70%	£77,113,873	£74,526,366	£76,382,836	£76,808,963	£74,222,684	£76,079,153
35%	70%	£79,789,848	£76,770,991	£78,947,320	£79,452,635	£76,416,694	£78,579,230
40%	70%	£82,465,823	£79,015,614	£81,511,608	£82,097,110	£78,610,704	£81,108,075
45%	70%	£85,141,798	£81,260,238	£83,076,092	£84,741,595	£80,804,715	£83,633,921
50%	70%	£87,817,773	£83,504,862	£85,630,576	£87,386,081	£83,005,047	£86,149,768
100%	70%	£115,448,254	£106,397,274	£112,894,126	£114,385,495	£105,334,515	£111,831,368
10%	80%	£66,433,123	£65,447,962	£66,155,088	£66,365,638	£65,380,377	£66,087,604
15%	80%	£69,109,098	£67,642,483	£68,703,323	£68,919,146	£67,541,256	£68,202,096
20%	80%	£71,785,073	£69,837,104	£71,257,596	£71,572,655	£69,702,134	£71,116,587
25%	80%	£74,461,048	£72,031,728	£73,582,080	£73,927,139	£71,534,646	£73,038,079
30%	80%	£77,137,023	£74,226,352	£75,636,564	£76,002,177	£73,496,157	£75,050,601
35%	80%	£79,813,000	£76,420,976	£77,691,048	£78,087,219	£75,057,668	£77,063,123
40%	80%	£82,489,000	£78,615,600	£80,745,592	£81,172,261	£76,618,179	£79,075,645
45%	80%	£85,165,000	£80,810,224	£82,796,136	£83,257,303	£78,189,190	£81,088,167
50%	80%	£87,841,000	£83,004,848	£84,846,680	£85,342,345	£79,700,201	£83,100,689
10%	60%	£66,386,821	£65,647,876	£66,178,297	£66,251,862	£65,512,306	£66,043,326
15%	60%	£69,052,921	£67,942,504	£68,739,134	£68,948,467	£67,740,049	£68,535,679
20%	60%	£71,719,021	£70,237,132	£71,297,971	£71,448,093	£69,967,193	£71,058,031
25%	60%	£74,385,121	£72,531,760	£73,857,809	£74,041,698	£72,194,334	£73,520,384
30%	60%	£77,051,221	£74,826,388	£76,412,436	£76,638,314	£74,421,477	£76,012,736
35%	60%	£79,717,321	£77,121,016	£78,968,597	£79,250,253	£76,648,620	£78,508,477
40%	60%	£82,383,421	£79,415,644	£81,519,741	£81,865,816	£78,675,762	£81,018,072
45%	60%	£85,049,521	£81,710,272	£83,070,885	£83,377,859	£80,702,873	£82,530,673

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,399,494	£8,399,494	£8,399,494	£8,399,494	£8,399,494	£8,399,494
10%	70%	£13,750,845	£12,888,742	£13,507,565	£13,649,618	£12,787,514	£13,406,338
15%	70%	£16,402,321	£15,133,366	£15,061,901	£15,274,689	£14,391,526	£15,093,759
20%	70%	£19,053,797	£17,377,991	£17,185,636	£17,489,741	£17,175,635	£17,413,182
25%	70%	£21,705,273	£19,622,615	£19,469,672	£19,824,803	£19,369,545	£19,616,605
30%	70%	£24,356,749	£21,867,239	£21,723,708	£22,149,865	£21,563,556	£21,820,026
35%	70%	£27,008,225	£24,111,863	£23,978,750	£24,365,927	£23,757,567	£24,025,102
40%	70%	£29,659,701	£26,356,487	£26,229,792	£26,592,989	£25,951,577	£26,229,948
45%	70%	£32,311,177	£28,601,111	£28,484,834	£28,718,050	£27,145,587	£27,435,884
50%	70%	£34,962,653	£30,845,735	£30,777,876	£30,843,111	£28,339,597	£28,541,810
100%	70%	£62,789,127	£53,738,147	£60,234,999	£61,726,367	£52,675,388	£59,172,2

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,403,572	£20,403,572	£20,403,572	£20,403,572	£20,403,572	£20,403,572
10%	70%	£19,952,221	£18,914,324	£15,295,501	£15,153,446	£18,015,552	£15,386,728
15%	70%	£12,376,545	£13,669,700	£12,528,387	£12,741,466	£12,528,387	£13,821,541
20%	70%	£9,706,870	£11,425,076	£10,187,430	£9,903,325	£11,627,531	£10,389,884
25%	70%	£7,026,194	£9,180,451	£7,633,384	£7,278,263	£9,433,521	£7,886,463
30%	70%	£4,346,385	£6,935,827	£5,079,358	£4,653,201	£7,239,510	£5,383,040
35%	70%	£1,666,486	£4,691,203	£2,514,874	£2,109,358	£5,045,500	£2,874,964
40%	70%	£-1,046,440	£2,446,578	£-57,414	£-334,916	£2,951,489	£-64,119
45%	70%	£-3,742,365	£200,546	£-2,629,701	£-3,279,382	£857,478	£-2,166,728
50%	70%	£-6,438,283	£-2,057,268	£-5,201,989	£-5,923,867	£-1,542,854	£-4,687,574
100%	70%	£-33,986,060	£-24,935,081	£-31,431,833	£-32,923,301	£-23,872,321	£-30,389,174
10%	80%	£15,029,070	£16,014,331	£15,307,105	£15,096,555	£16,081,817	£15,374,589
15%	80%	£12,341,819	£13,819,711	£12,758,871	£12,343,048	£13,920,338	£12,860,988
20%	80%	£9,654,588	£11,625,090	£10,210,637	£9,789,639	£11,760,060	£10,345,607
25%	80%	£-1,140,566	£2,846,607	£-10,240	£-866,210	£3,116,548	£264,114
30%	80%	£-3,848,247	£651,987	£-2,676,631	£-3,539,598	£955,670	£-2,267,982
35%	80%	£-6,555,928	£-1,549,056	£-5,143,021	£-6,212,984	£-1,206,112	£-4,800,078
40%	80%	£-9,263,732	£-3,814,317	£-7,283,897	£-8,150,241	£-1,949,287	£-6,418,867
45%	80%	£-12,411,271	£-6,510,890	£-10,224,059	£-12,123,727	£-3,722,444	£-9,285,515
50%	80%	£-15,747,171	£-11,225,061	£-13,164,223	£-15,017,111	£-5,495,002	£-12,434,162
25%	60%	£7,083,071	£8,930,434	£7,804,385	£7,420,496	£9,267,859	£7,941,810
30%	60%	£4,415,972	£6,635,806	£5,044,547	£4,823,880	£7,040,716	£5,449,457
35%	60%	£1,731,820	£4,341,179	£2,473,598	£2,211,941	£4,813,574	£2,953,717
40%	60%	£-998,332	£2,046,532	£-104,688	£-460,622	£2,336,431	£-44,121
45%	60%	£-3,200,636	£-2,965,492	£-3,260,957	£-3,634,760	£-1,879,595	£-4,575,070

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,009,426	£27,009,426	£27,009,426	£27,009,426	£27,009,426	£27,009,426
10%	70%	£21,658,075	£22,520,178	£21,901,365	£21,759,302	£22,621,406	£22,002,582
15%	70%	£18,982,399	£20,275,553	£19,347,246	£19,134,246	£20,627,386	£19,409,161
20%	70%	£16,306,724	£18,030,929	£16,793,284	£16,509,178	£18,233,385	£16,995,738
25%	70%	£13,631,048	£15,786,305	£14,239,248	£13,884,117	£16,039,374	£14,492,317
30%	70%	£10,951,239	£13,541,681	£11,685,212	£11,259,055	£13,845,363	£11,988,894
35%	70%	£8,275,322	£11,297,057	£9,120,728	£8,615,412	£11,651,263	£9,480,817
40%	70%	£5,599,405	£9,052,434	£6,958,458	£6,370,837	£9,457,493	£6,955,572
45%	70%	£2,923,488	£6,806,400	£3,976,152	£3,326,462	£7,263,332	£4,438,126
50%	70%	£167,571	£4,548,585	£1,403,864	£681,986	£5,063,000	£1,918,280
100%	70%	£-27,980,207	£-18,329,227	£-24,826,079	£-26,317,447	£-17,266,468	£-23,783,320
10%	80%	£21,634,924	£22,620,185	£21,912,959	£21,702,409	£22,687,670	£21,980,443
15%	80%	£18,967,873	£20,425,054	£19,368,725	£19,048,807	£20,526,791	£19,465,952
20%	80%	£16,292,422	£18,230,943	£16,816,491	£16,395,392	£18,365,814	£17,241,460
25%	80%	£13,617,911	£16,036,319	£14,595,614	£13,930,643	£16,039,374	£14,492,317
30%	80%	£10,942,400	£13,841,686	£11,720,728	£11,259,055	£13,845,363	£11,988,894
35%	80%	£8,267,889	£11,647,062	£9,120,728	£8,615,412	£11,651,263	£9,480,817
40%	80%	£5,592,372	£9,447,437	£7,420,728	£6,804,385	£9,267,859	£7,941,810
45%	80%	£2,917,855	£7,252,812	£5,215,212	£4,604,385	£7,040,716	£5,449,457
50%	80%	£2,985,217	£4,040,572	£1,344,897	£-971,104	£4,726,259	£2,090,784

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£29,925,357	£29,925,357	£29,925,357	£29,925,357	£29,925,357	£29,925,357
10%	70%	£24,574,006	£25,436,108	£24,817,285	£24,675,233	£25,537,436	£24,918,513
15%	70%	£21,898,330	£23,191,484	£22,283,250	£22,050,171	£23,343,325	£22,415,091
20%	70%	£19,222,654	£20,946,860	£19,709,214	£19,455,105	£21,149,215	£19,911,669
25%	70%	£16,546,979	£18,702,236	£17,155,179	£16,800,047	£18,955,305	£17,406,247
30%	70%	£13,871,304	£16,457,612	£14,601,142	£14,174,985	£16,761,294	£14,904,825
35%	70%	£11,195,629	£14,212,987	£12,036,658	£11,531,343	£14,567,284	£12,396,748
40%	70%	£8,519,954	£11,968,364	£9,464,370	£8,886,668	£12,373,274	£9,875,903
45%	70%	£5,844,279	£9,723,739	£7,892,385	£7,242,392	£10,179,263	£7,365,057
50%	70%	£3,168,604	£7,479,114	£6,321,399	£5,597,917	£7,978,931	£4,834,210
100%	70%	£-24,484,276	£-15,413,297	£-21,010,148	£-23,401,517	£-14,350,537	£-20,847,380
10%	80%	£24,580,855	£25,536,116	£24,828,890	£24,618,340	£25,603,601	£24,896,374
15%	80%	£21,863,604	£23,341,495	£22,280,655	£21,964,832	£23,442,722	£22,381,882
20%	80%	£19,187,929	£21,146,871	£19,702,422	£19,311,323	£21,281,844	£19,867,949
25%	80%	£16,512,254	£18,952,249	£17,007,386	£16,554,574	£19,358,895	£17,785,899
30%	80%	£13,836,579	£16,757,624	£14,512,349	£13,930,643	£16,039,374	£14,492,317
35%	80%	£11,160,904	£14,563,000	£12,036,658	£11,531,343	£14,567,284	£12,396,748
40%	80%	£8,485,229	£12,368,375	£10,561,672	£10,128,285	£12,373,274	£9,875,903
45%	80%	£5,809,554	£10,173,772	£8,945,153	£8,282,186	£10,477,454	£7,253,802
50%	80%	£3,133,879	£7,979,147	£6,370,837	£5,618,300	£8,315,673	£4,721,706
10%	60%	£24,597,157	£25,336,102	£24,805,681	£24,732,126	£25,471,072	£24,940,651
15%	60%	£21,921,482	£23,041,474	£22,245,844	£22,135,511	£23,243,928	£22,448,299
20%	60%	£19,245,807	£20,746,846	£19,686,007	£19,538,895	£21,016,766	£19,955,946
25%	60%	£16,570,132	£18,452,218	£17,126,169	£16,942,280	£18,789,644	£17,463,594
30%	60%	£13,894,457	£16,257,591	£14,566,332	£14,345,664	£16,562,500	£14,971,241
35%	60%	£11,218,782	£14,062,966	£11,995,380	£11,733,725	£14,335,358	£12,475,501
40%	60%	£8,543,107	£11,868,339	£9,477,196	£9,118,162	£12,108,216	£9,965,906
50%	60%	£5,867,432	£9,673,714	£7,956,604	£7,407,036	£10,881,189	£8,448,715

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,986,680	£19,986,680	£19,986,680	£19,986,680	£19,986,680	£19,986,680
10%	70%	£14,635,329	£15,497,431	£14,878,608	£14,736,556	£15,598,659	£14,979,836
15%	70%	£11,959,653	£13,252,807	£12,324,573	£12,111,494	£13,494,948	£12,476,414
20%	70%	£9,283,978	£11,008,183	£9,770,537	£9,486,432	£11,210,638	£9,972,862
25%	70%	£6,608,302	£8,763,559	£7,216,902	£6,861,370	£9,016,628	£7,465,570
30%	70%	£3,928,492	£6,518,935	£4,662,465	£4,236,308	£6,822,617	£4,966,148
35%	70%	£1,248,817	£4,274,310	£2,097,981	£1,592,666	£4,628,607	£2,458,071
40%	70%	£-1,463,342	£2,029,687	£-474,307	£-1,051,809	£2,434,567	£-62,774
45%	70%	£-4,159,256	£-216,346	£-3,046,594	£-3,696,295	£240,586	£-2,583,620
50%	70%	£-6,865,176	£-2,474,161	£-5,618,882	£-6,340,760	£-1,359,746	£-5,104,467
100%	70%	£-34,402,953	£-25,351,974	£-31,848,825	£-33,340,194	£-24,289,214	£-30,786,067
10%	80%	£14,612,178	£15,597,439	£14,890,213	£14,679,663	£15,664,924	£14,957,697
15%	80%	£11,924,927	£13,402,818	£12,341,978	£12,026,155	£13,504,405	£12,443,205
20%	80%	£9,247,676	£11,208,197	£9,783,745	£9,372,946	£11,343,167	£9,928,714
25%	80%	£6,571,459	£9,013,572	£7,052,132	£6,641,103	£8,899,655	£7,415,778
30%	80%	£3,895,249	£6,818,947	£4,341,607	£3,926,491	£5,338,777	£4,884,875
35%	80%	£1,219,574	£4,624,322	£2,666,081	£2,051,809	£4,434,567	£2,953,717
40%	80%	£-1,463,342	£2,379,707	£-1,046,594	£-1,592,666	£3,116,548	£-2,267,982
45%	80%	£-4,159,256	£161,987	£-3,046,594	£-3,696,295	£240,586	£-2,583,620
50%	80%	£-6,865,176	£-1,965,948	£-5,559,914	£-6,629,877	£-1,623,004	£-4,575,070
10%	60%	£14,658,480	£15,397,425	£14,867,004	£14,783,449	£15,532,395	£15,001,974
15%	60%	£11,994,379	£13,102,797	£12,307,167	£12,186,834	£13,305,251	£12,509,622
20%	60%	£9,318,704	£10,908,169	£9,747,330	£9,600,218	£11,078,169	£10,072,269
25%	60%	£6,643,029	£8,713,541	£7,187,492	£6,703,603	£8,950,967	£7,524,917
30%	60%	£3,968,414	£6,518,914	£4,627,655	£4,406,987	£6,623,823	£5,032,564
35%	60%	£1,292,749	£4,324,289	£2,056,703	£1,795,048	£4,396,681	£2,536,824
40%	60%	£-1,389,225	£2,129,669	£-521,481	£-820,515	£2,169,539	£-27,229
50%	60%	£-4,087,529	£-2,8				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£32,888,006	£32,888,006	£32,888,006	£32,888,006	£32,888,006	£32,888,006
10%	70%	£27,536,655	£28,389,757	£27,779,935	£27,637,862	£28,499,986	£27,881,162
15%	70%	£24,860,979	£26,154,133	£25,225,859	£25,012,920	£26,305,974	£25,577,740
20%	70%	£22,185,304	£23,909,509	£22,671,864	£22,387,758	£24,111,964	£22,874,318
25%	70%	£19,509,628	£21,664,885	£20,117,828	£19,762,696	£21,917,954	£20,370,896
30%	70%	£16,829,818	£19,420,261	£17,563,791	£17,137,634	£19,723,943	£17,867,474
35%	70%	£14,133,902	£17,175,637	£14,999,307	£14,493,992	£17,529,933	£15,359,397
40%	70%	£11,437,884	£14,931,013	£12,427,019	£11,849,517	£15,335,923	£12,838,852
45%	70%	£8,742,068	£12,686,389	£9,854,732	£9,205,042	£13,141,912	£10,317,706
50%	70%	£6,046,151	£10,427,165	£7,282,444	£6,560,566	£10,941,880	£7,796,859
100%	70%	£21,501,627	£12,450,647	£18,947,499	£20,438,667	£11,387,888	£17,884,741
10%	80%	£27,513,504	£28,498,765	£27,791,539	£27,580,989	£28,566,250	£27,859,023
15%	80%	£24,826,253	£26,304,144	£25,243,304	£24,927,481	£26,405,371	£25,344,531
20%	80%	£22,139,002	£24,109,523	£22,695,071	£22,373,972	£24,244,493	£22,830,040
25%	80%	£19,443,886	£21,914,901	£19,940,949	£19,619,223	£21,500,981	£20,370,896
30%	80%	£16,747,770	£19,720,276	£17,437,102	£17,115,474	£19,286,969	£17,867,474
35%	80%	£14,051,654	£17,525,651	£14,944,215	£14,622,746	£17,417,957	£15,359,397
40%	80%	£11,355,538	£15,331,026	£12,431,287	£12,109,518	£15,248,950	£12,838,852
45%	80%	£8,659,422	£13,136,401	£9,907,803	£9,586,090	£13,034,938	£10,317,706
50%	80%	£5,963,306	£10,941,776	£7,434,412	£6,971,449	£11,278,322	£7,884,355
10%	60%	£27,559,808	£28,298,751	£27,768,330	£27,694,775	£28,433,721	£27,903,301
15%	60%	£24,885,705	£26,094,133	£25,208,493	£25,098,160	£26,208,978	£25,410,948
20%	60%	£22,231,605	£23,709,495	£22,648,656	£22,501,544	£23,979,435	£22,918,596
25%	60%	£19,567,505	£21,414,867	£20,088,819	£19,904,929	£21,752,293	£20,426,243
30%	60%	£16,900,406	£19,120,240	£17,528,981	£17,308,313	£19,525,150	£17,933,891
35%	60%	£14,216,254	£16,825,613	£14,958,030	£14,696,374	£17,298,007	£15,438,150
40%	60%	£11,532,101	£14,530,985	£12,379,846	£12,080,811	£15,070,965	£12,928,555
50%	60%	£8,847,947	£12,236,357	£9,801,658	£9,489,684	£12,604,839	£9,909,364

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,775,449	£33,775,449	£33,775,449	£33,775,449	£33,775,449	£33,775,449
10%	70%	£28,424,098	£29,286,200	£28,667,378	£28,525,325	£29,387,428	£28,768,605
15%	70%	£25,748,422	£27,041,576	£26,113,342	£25,900,263	£27,193,417	£26,285,183
20%	70%	£23,072,747	£24,796,952	£23,559,307	£23,275,201	£24,989,407	£23,761,761
25%	70%	£20,397,071	£22,552,328	£21,005,271	£20,650,139	£22,805,397	£21,258,339
30%	70%	£17,717,261	£20,307,704	£18,451,234	£18,025,077	£20,611,386	£18,754,917
35%	70%	£15,021,345	£18,063,080	£15,886,750	£15,381,435	£18,417,376	£16,246,840
40%	70%	£12,325,427	£15,818,456	£13,314,462	£12,736,960	£16,223,366	£13,725,995
45%	70%	£9,629,511	£13,573,832	£10,742,175	£10,092,485	£14,009,355	£11,205,149
50%	70%	£6,933,594	£11,314,608	£8,169,887	£7,448,009	£11,829,023	£8,684,302
100%	70%	£20,614,184	£11,563,204	£18,060,056	£19,551,424	£10,500,445	£16,997,298
10%	80%	£28,400,947	£29,386,208	£28,678,982	£28,488,432	£29,433,693	£28,746,466
15%	80%	£25,713,696	£27,191,587	£26,130,747	£25,814,924	£27,292,814	£26,211,974
20%	80%	£23,028,445	£24,996,966	£23,582,514	£23,151,415	£25,131,936	£23,717,483
25%	80%	£20,343,194	£22,802,345	£19,787,276	£19,356,297	£22,972,057	£21,213,004
30%	80%	£17,657,943	£20,607,724	£17,112,027	£16,685,048	£20,813,178	£18,704,525
35%	80%	£14,972,692	£18,413,103	£14,446,778	£13,973,799	£18,654,299	£16,196,046
40%	80%	£12,287,441	£16,218,484	£11,871,529	£11,422,550	£16,505,419	£13,687,567
45%	80%	£9,602,190	£14,023,864	£10,016,280	£9,561,300	£14,356,540	£11,178,688
50%	80%	£6,916,939	£11,829,244	£8,160,031	£7,610,051	£12,207,661	£8,669,209
10%	60%	£28,447,249	£29,186,194	£28,655,773	£28,582,218	£29,321,164	£28,790,744
15%	60%	£25,763,148	£26,891,566	£26,095,936	£25,985,603	£27,094,021	£26,298,391
20%	60%	£23,079,047	£24,696,938	£23,586,059	£23,388,987	£25,186,878	£23,806,039
25%	60%	£20,394,946	£22,502,310	£20,076,262	£20,072,372	£22,639,736	£21,313,686
30%	60%	£17,709,845	£20,307,683	£18,416,424	£18,195,756	£20,412,593	£18,821,334
35%	60%	£15,024,744	£18,113,056	£15,845,473	£15,583,817	£18,195,450	£16,325,593
40%	60%	£12,339,643	£15,918,428	£13,270,225	£12,968,254	£15,958,308	£13,816,998
50%	60%	£9,654,542	£13,723,809	£10,701,976	£10,257,127	£13,789,429	£11,308,507

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

No Units	180
Site Area	1.51 Ha

CIL Zone	1
Value Area	Low
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,321,962	£18,321,962	£18,321,962	£18,321,962	£18,321,962	£18,321,962
0%	70%	£14,649,575	£15,577,718	£14,946,774	£14,752,015	£15,880,157	£15,051,214
15%	70%	£12,813,383	£14,205,695	£13,262,180	£12,967,042	£14,359,256	£13,415,839
20%	70%	£10,977,189	£12,833,474	£11,575,585	£11,182,068	£13,038,353	£11,780,465
25%	70%	£9,140,996	£11,461,352	£9,888,992	£9,397,094	£11,717,450	£10,145,090
30%	70%	£7,299,297	£10,089,229	£8,202,397	£7,611,642	£10,396,548	£8,509,716
35%	70%	£5,441,985	£8,717,107	£6,506,306	£5,906,389	£9,075,945	£6,870,709
40%	70%	£3,584,674	£7,344,985	£4,801,041	£4,001,134	£7,754,744	£5,217,501
45%	70%	£1,727,361	£5,972,312	£3,095,775	£2,195,879	£6,433,841	£3,564,293
50%	70%	£-132,075	£4,599,639	£1,390,509	£390,625	£5,107,237	£1,911,083
100%	70%	£-19,008,959	£-9,421,455	£-15,918,307	£-17,950,781	£-8,363,277	£-14,860,129
10%	80%	£14,619,957	£15,680,891	£14,961,896	£14,688,250	£15,748,984	£15,030,191
15%	80%	£12,788,954	£14,360,055	£13,281,866	£12,871,394	£14,462,495	£13,384,305
20%	80%	£10,917,951	£13,039,419	£11,601,833	£11,054,538	£13,176,005	£11,738,419
25%	80%	£9,066,949	£11,718,784	£9,921,801	£9,237,682	£11,889,517	£10,092,633
30%	80%	£7,208,988	£10,398,148	£8,241,769	£7,417,218	£10,603,028	£8,446,648
35%	80%	£5,356,524	£9,077,512	£6,552,991	£5,579,559	£9,316,538	£6,795,526
40%	80%	£3,494,281	£7,756,877	£4,854,394	£3,741,901	£8,030,049	£5,132,035
45%	80%	£1,591,897	£6,436,241	£3,155,798	£1,904,243	£6,743,560	£3,468,143
50%	80%	£-285,053	£5,109,947	£1,457,201	£66,584	£5,466,998	£1,804,251
10%	60%	£14,679,194	£15,474,745	£14,935,650	£14,815,781	£15,611,331	£15,072,236
15%	60%	£12,857,810	£14,051,136	£13,242,494	£13,062,690	£14,256,015	£13,447,373
20%	60%	£11,038,426	£12,627,528	£11,548,337	£11,000,699	£12,822,517	£11,622,510
25%	60%	£9,215,042	£11,203,919	£9,856,182	£9,556,508	£11,545,284	£10,197,646
30%	60%	£7,389,607	£9,780,310	£8,163,025	£7,803,417	£10,190,068	£8,572,784
35%	60%	£5,547,347	£8,356,701	£6,450,622	£6,033,216	£8,834,753	£6,945,491
40%	60%	£3,705,086	£6,933,093	£4,747,687	£4,260,366	£7,479,438	£5,302,966
45%	60%	£1,862,826	£5,501,354	£3,035,751	£2,487,516	£6,124,122	£3,660,442
50%	60%	£20,566	£4,063,375	£1,323,816	£714,866	£4,757,476	£2,017,916

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772
0%	70%	£-110,022,159	£-109,994,017	£-109,722,961	£-109,919,719	£-108,991,577	£-109,620,521
15%	70%	£-111,859,352	£-110,466,139	£-111,409,954	£-111,704,692	£-110,312,479	£-111,255,895
20%	70%	£-113,694,546	£-111,838,260	£-113,096,149	£-113,489,867	£-111,633,381	£-112,891,269
25%	70%	£-115,530,738	£-113,210,383	£-114,782,743	£-115,274,640	£-112,954,284	£-114,526,644
30%	70%	£-117,372,437	£-114,582,505	£-116,469,337	£-117,060,092	£-114,275,186	£-116,162,019
35%	70%	£-119,229,749	£-115,954,627	£-118,165,428	£-118,855,347	£-115,596,099	£-117,801,025
40%	70%	£-121,087,060	£-117,326,749	£-119,870,693	£-120,670,690	£-116,916,991	£-119,454,233
45%	70%	£-122,944,371	£-118,698,872	£-121,575,959	£-122,475,965	£-118,231,363	£-121,109,442
50%	70%	£-124,803,681	£-120,065,073	£-123,281,225	£-124,281,109	£-119,554,688	£-122,760,651
100%	70%	£-143,680,694	£-134,093,189	£-140,590,042	£-142,622,515	£-133,035,011	£-139,531,863
10%	80%	£-110,051,777	£-108,991,044	£-109,709,837	£-109,983,484	£-108,922,751	£-109,641,544
15%	80%	£-111,902,790	£-110,311,679	£-111,389,868	£-111,800,340	£-110,209,239	£-111,287,429
20%	80%	£-113,753,793	£-111,632,315	£-113,089,901	£-113,617,196	£-111,495,729	£-112,933,315
25%	80%	£-115,604,797	£-112,953,950	£-114,817,940	£-115,430,940	£-112,841,685	£-114,579,699
30%	80%	£-117,455,801	£-114,275,585	£-121,515,936	£-122,787,491	£-117,928,174	£-121,203,951
35%	80%	£-119,306,805	£-115,597,220	£-123,214,533	£-124,605,150	£-119,214,737	£-122,867,483
40%	80%	£-121,157,809	£-116,918,855	£-124,927,080	£-126,428,207	£-120,500,290	£-124,531,011
45%	80%	£-123,008,813	£-118,240,480	£-126,639,627	£-128,250,754	£-121,383,841	£-126,184,563
50%	80%	£-124,860,817	£-119,562,105	£-128,351,174	£-130,073,301	£-122,267,392	£-127,837,015
10%	60%	£-111,813,924	£-110,620,698	£-111,429,240	£-111,609,044	£-110,415,719	£-111,224,361
15%	60%	£-113,665,306	£-112,044,207	£-113,122,397	£-113,382,136	£-111,773,035	£-112,949,224
20%	60%	£-115,516,688	£-113,467,815	£-114,815,629	£-115,126,360	£-113,126,360	£-114,474,088
25%	60%	£-117,368,070	£-114,891,424	£-116,508,709	£-118,268,317	£-114,481,666	£-116,098,950
30%	60%	£-119,219,452	£-116,315,033	£-118,212,113	£-118,638,518	£-115,836,982	£-117,726,243
35%	60%	£-121,070,834	£-117,736,641	£-119,924,048	£-120,411,369	£-117,192,297	£-119,388,768
40%	60%	£-122,922,216	£-120,160,250	£-121,635,916	£-123,407,089	£-119,814,259	£-122,053,818

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085
0%	70%	£-82,367,472	£-81,439,329	£-82,068,273	£-82,265,032	£-81,336,890	£-81,965,833
15%	70%	£-84,203,664	£-82,811,452	£-83,754,867	£-84,050,095	£-82,657,791	£-83,801,208
20%	70%	£-86,039,856	£-84,183,575	£-85,441,462	£-85,636,919	£-83,978,694	£-84,803,552
25%	70%	£-87,876,048	£-85,555,698	£-87,128,055	£-87,324,743	£-85,295,597	£-86,811,957
30%	70%	£-89,712,240	£-86,927,821	£-88,814,650	£-89,005,405	£-86,620,499	£-88,807,331
35%	70%	£-91,548,432	£-88,299,944	£-90,501,741	£-91,186,613	£-87,941,402	£-90,146,338
40%	70%	£-93,384,624	£-89,672,067	£-92,188,832	£-93,015,913	£-89,262,303	£-91,799,546
45%	70%	£-95,220,816	£-91,044,190	£-93,871,923	£-94,845,186	£-90,583,206	£-93,452,754
50%	70%	£-97,057,008	£-92,416,313	£-95,559,014	£-96,674,459	£-91,909,810	£-95,105,964
100%	70%	£-116,026,006	£-106,438,502	£-112,935,354	£-114,967,828	£-105,380,324	£-111,877,176
10%	80%	£-82,397,090	£-81,336,356	£-82,055,149	£-82,328,797	£-81,268,063	£-81,986,856
15%	80%	£-84,248,093	£-82,656,992	£-83,795,181	£-84,145,683	£-82,554,552	£-83,632,742
20%	80%	£-86,099,096	£-83,977,628	£-85,415,214	£-85,662,598	£-83,841,042	£-84,816,628
25%	80%	£-87,949,099	£-85,299,264	£-87,030,247	£-87,250,641	£-84,116,346	£-85,999,522
30%	80%	£-89,799,102	£-86,620,900	£-88,641,280	£-88,861,684	£-85,387,649	£-87,182,427
35%	80%	£-91,649,105	£-87,942,536	£-90,252,313	£-90,472,727	£-86,658,752	£-88,365,331
40%	80%	£-93,499,108	£-89,264,171	£-91,863,346	£-92,083,770	£-87,949,855	£-89,548,334
45%	80%	£-95,349,111	£-90,585,806	£-93,474,379	£-93,694,813	£-89,230,958	£-90,731,337
50%	80%	£-97,199,114	£-91,907,441	£-95,085,412	£-96,305,856	£-90,512,051	£-91,914,340
10%	60%	£-82,337,853	£-81,542,302	£-82,081,397	£-82,201,266	£-81,405,716	£-81,944,811
15%	60%	£-84,188,856	£-82,863,937	£-83,774,353	£-83,954,357	£-82,761,032	£-83,589,674
20%	60%	£-86,039,859	£-84,185,572	£-85,465,406	£-85,645,450	£-84,116,346	£-84,194,537
25%	60%	£-87,890,862	£-85,507,207	£-87,156,455	£-87,337,503	£-85,471,663	£-86,819,401
30%	60%	£-89,741,865	£-86,828,842	£-88,847,504	£-89,028,556	£-86,286,979	£-88,444,263
35%	60%	£-91,592,868	£-88,150,477	£-90,538,553	£-91,219,609	£-87,102,086	£-90,071,556
40%	60%	£-93,443,871	£-89,472,112	£-92,229,602	£-92,830,662	£-88,537,609	£-91,714,081
45%	60%	£-95,294,874	£-90,793,747	£-93,920,651	£-94,441,715	£-89,968,132	£-93,356,606
50%	60%	£-97,145,877	£-92,115,382	£-95,611,700	£-96,052,768	£-91,399,155	£-95,003,629

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958
0%	70%	£-29,708,344	£-28,780,202	£-29,409,146	£-29,605,904	£-28,677,762	£-29,306,706
15%	70%	£-31,544,537	£-30,152,324	£-31,095,740	£-31,292,498	£-29,988,954	£-30,642,080
20%	70%	£-33,380,730	£-31,524,446	£-32,782,334	£-33,175,852	£-31,319,567	£-32,577,454
25%	70%	£-35,216,924	£-32,896,568	£-34,469,928	£-34,960,825	£-32,640,470	£-34,212,830
30%	70%	£-37,053,117	£-34,268,690	£-36,157,522	£-36,746,277	£-33,961,371	£-35,848,204
35%	70%	£-38,889,310	£-35,640,812	£-37,844,116	£-38,531,730	£-35,282,274	£-37,483,210
40%	70%	£-40,725,504	£-37,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,767,109	£2,767,109	£2,767,109	£2,767,109	£2,767,109	£2,767,109
10%	70%	£395,278	£22,864	£606,080	£902,838	£125,304	£503,640
15%	70%	£2,741,471	£1,349,258	£2,292,673	£2,587,812	£1,195,598	£2,139,014
20%	70%	£4,577,665	£2,721,379	£3,979,268	£4,372,786	£2,516,501	£3,774,388
25%	70%	£6,413,858	£4,093,502	£5,665,862	£6,157,759	£3,837,403	£5,409,764
30%	70%	£8,255,556	£5,465,624	£7,352,457	£7,943,211	£5,158,305	£7,045,138
35%	70%	£10,112,868	£6,837,746	£9,048,547	£9,745,466	£6,479,208	£8,694,144
40%	70%	£11,970,180	£8,209,869	£10,753,813	£11,553,720	£7,800,110	£10,337,353
45%	70%	£13,827,492	£9,582,542	£12,459,079	£13,358,974	£9,121,013	£11,990,561
50%	70%	£15,686,929	£10,956,192	£14,164,345	£15,164,228	£10,447,617	£13,643,770
100%	70%	£34,563,813	£24,976,308	£31,473,161	£33,505,634	£22,916,131	£30,414,982
10%	80%	£934,896	£125,857	£592,956	£966,604	£194,130	£524,663
15%	80%	£2,785,899	£1,194,798	£2,272,968	£2,683,460	£1,092,358	£2,170,549
20%	80%	£4,636,903	£2,515,434	£3,953,020	£4,500,316	£2,378,848	£3,816,434
40%	80%	£12,090,592	£7,797,977	£10,700,459	£11,812,952	£7,524,804	£10,422,819
45%	80%	£13,962,958	£9,116,612	£12,399,055	£13,650,611	£8,811,294	£12,086,710
50%	80%	£15,839,906	£10,444,906	£14,097,653	£15,488,270	£10,097,856	£13,750,602
10%	60%	£975,660	£90,108	£619,204	£739,073	£56,478	£482,618
15%	60%	£2,697,043	£1,593,717	£2,312,359	£2,492,163	£1,398,838	£2,107,481
20%	60%	£4,518,427	£2,927,326	£4,005,516	£4,245,255	£2,654,154	£3,732,343
25%	60%	£6,339,812	£4,350,935	£5,698,672	£5,998,346	£4,009,469	£5,357,207
30%	60%	£8,165,247	£5,774,544	£7,391,828	£7,751,437	£5,364,785	£6,982,070
35%	60%	£10,007,507	£7,198,153	£9,095,232	£9,521,837	£6,720,101	£8,609,362
40%	60%	£11,849,767	£8,621,760	£10,807,167	£11,284,488	£8,075,416	£10,251,887
50%	60%	£13,692,027	£10,045,369	£12,519,102	£13,031,042	£9,420,830	£11,894,412

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,372,962	£9,372,962	£9,372,962	£9,372,962	£9,372,962	£9,372,962
10%	70%	£5,700,576	£6,628,718	£5,999,774	£5,803,016	£6,731,158	£6,192,214
15%	70%	£3,854,983	£3,256,985	£4,313,180	£4,018,042	£3,466,560	£3,466,560
20%	70%	£2,028,189	£3,884,474	£2,626,586	£2,233,968	£4,089,353	£2,831,485
25%	70%	£191,996	£2,512,352	£939,982	£448,094	£2,768,450	£1,196,090
30%	70%	£1,649,703	£1,140,230	£746,603	£1,337,357	£1,447,548	£439,284
35%	70%	£3,507,014	£231,893	£2,442,694	£3,142,612	£1,256,948	£2,078,291
40%	70%	£5,364,326	£1,604,015	£4,142,959	£4,847,866	£1,994,256	£3,717,489
45%	70%	£7,221,638	£2,976,688	£5,853,225	£6,753,121	£2,515,159	£5,384,707
50%	70%	£9,081,075	£4,362,339	£7,558,491	£8,558,375	£3,841,763	£7,037,916
100%	70%	£27,957,959	£18,370,454	£21,867,307	£26,899,781	£17,312,277	£23,809,129
10%	80%	£5,670,957	£6,731,691	£6,012,898	£5,739,250	£6,799,984	£6,081,191
15%	80%	£3,819,354	£3,471,950	£4,332,896	£3,222,394	£5,513,495	£4,435,365
20%	80%	£1,988,951	£4,090,420	£2,652,833	£2,105,536	£4,227,089	£2,989,419
40%	80%	£5,484,738	£1,192,123	£4,094,606	£5,207,099	£1,918,950	£3,816,965
45%	80%	£7,357,102	£2,512,759	£5,793,202	£7,044,757	£2,205,440	£5,480,856
50%	80%	£9,234,053	£3,839,052	£7,491,799	£8,882,416	£3,492,002	£7,144,749
10%	60%	£5,730,194	£6,525,746	£5,986,650	£5,866,781	£6,662,331	£6,123,236
15%	60%	£3,998,810	£3,102,137	£4,293,494	£4,113,690	£5,307,016	£4,488,373
20%	60%	£2,087,427	£3,678,528	£2,800,338	£2,360,599	£3,951,700	£2,873,510
25%	60%	£286,042	£2,254,919	£907,182	£607,508	£2,596,385	£1,248,647
30%	60%	£1,559,383	£831,310	£785,975	£1,145,583	£1,241,069	£376,216
35%	60%	£3,401,653	£592,299	£2,489,378	£2,815,783	£1,144,247	£2,003,508
40%	60%	£5,243,913	£2,015,907	£4,201,313	£4,888,634	£1,469,562	£3,646,034
50%	60%	£7,086,434	£4,885,625	£7,626,184	£8,234,334	£4,191,524	£6,951,983

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,288,893	£12,288,893	£12,288,893	£12,288,893	£12,288,893	£12,288,893
10%	70%	£9,616,506	£9,544,648	£9,815,705	£8,718,946	£9,647,088	£9,018,144
15%	70%	£6,780,313	£8,172,528	£7,228,111	£6,933,973	£9,226,186	£8,792,770
20%	70%	£4,944,120	£6,800,405	£5,542,519	£5,148,398	£7,065,284	£6,747,386
25%	70%	£3,107,927	£5,428,283	£3,855,922	£3,364,025	£5,684,381	£4,112,021
30%	70%	£1,266,228	£4,056,160	£2,169,328	£1,578,573	£4,363,479	£2,476,647
35%	70%	£591,084	£2,684,038	£1,473,237	£226,681	£3,042,576	£837,640
40%	70%	£2,448,995	£1,311,816	£1,232,028	£2,031,935	£1,721,674	£815,568
45%	70%	£4,305,787	£890,787	£490,787	£2,937,294	£490,772	£2,468,777
50%	70%	£6,165,145	£1,446,408	£642,560	£5,642,444	£925,833	£4,121,986
100%	70%	£25,042,028	£15,454,524	£21,951,376	£23,983,850	£14,396,346	£20,893,198
10%	80%	£8,586,888	£8,647,622	£8,928,828	£8,655,181	£9,715,915	£8,997,121
15%	80%	£6,735,895	£8,326,966	£7,248,797	£6,838,325	£8,429,428	£7,351,236
20%	80%	£4,884,892	£7,009,350	£5,369,784	£5,021,469	£7,142,396	£6,125,350
40%	80%	£2,568,805	£1,723,808	£1,178,675	£2,291,168	£1,996,980	£2,001,034
45%	80%	£4,441,172	£403,172	£2,877,271	£4,128,826	£710,491	£2,644,926
50%	80%	£6,318,122	£923,122	£4,575,868	£5,966,485	£576,072	£4,228,819
10%	60%	£8,646,125	£9,441,676	£9,802,581	£8,782,712	£9,578,262	£9,039,166
15%	60%	£6,824,741	£8,018,067	£7,209,425	£7,029,621	£8,222,946	£7,414,304
20%	60%	£5,003,357	£6,594,459	£5,516,269	£5,278,529	£6,867,630	£6,749,441
25%	60%	£3,181,973	£5,170,850	£3,823,113	£3,523,438	£5,512,315	£4,164,577
30%	60%	£1,356,538	£3,747,241	£2,129,956	£1,770,348	£4,156,999	£2,539,715
35%	60%	£485,722	£2,323,632	£426,553	£147	£2,801,683	£912,422
40%	60%	£2,327,983	£900,024	£1,285,382	£1,772,703	£1,446,369	£730,103
50%	60%	£8,012,503	£1,989,694	£4,709,253	£5,318,404	£1,275,594	£4,015,153

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,350,216	£2,350,216	£2,350,216	£2,350,216	£2,350,216	£2,350,216
10%	70%	£1,322,171	£394,029	£1,022,972	£1,219,731	£291,589	£320,533
15%	70%	£3,158,364	£1,786,151	£2,709,598	£3,004,704	£1,812,491	£2,555,907
20%	70%	£4,994,557	£3,138,272	£4,396,161	£4,789,679	£2,933,393	£4,181,281
25%	70%	£6,830,750	£4,510,394	£6,082,755	£6,574,652	£4,254,296	£5,826,656
30%	70%	£8,672,449	£5,882,517	£7,769,349	£8,360,104	£5,575,198	£7,462,030
35%	70%	£10,529,761	£7,254,639	£9,465,440	£10,165,358	£6,886,101	£9,101,037
40%	70%	£12,387,072	£8,626,761	£11,170,705	£11,970,612	£8,217,003	£10,754,245
45%	70%	£14,244,385	£9,999,434	£12,875,971	£13,775,867	£9,537,905	£12,407,454
50%	70%	£16,103,822	£11,385,085	£14,581,237	£15,581,121	£10,864,510	£14,060,663
100%	70%	£34,980,705	£25,393,201	£31,890,063	£33,922,527	£24,355,023	£30,831,878
10%	80%	£1,351,789	£291,055	£1,009,849	£1,283,496	£222,762	£341,556
15%	80%	£3,202,792	£1,611,691	£2,689,880	£3,100,352	£1,509,251	£2,587,441
20%	80%	£5,053,795	£2,932,327	£4,369,913	£4,917,208	£2,795,741	£4,233,327
40%	80%	£12,507,485	£8,214,869	£11,117,952	£12,229,845	£7,941,697	£10,839,711
45%	80%	£14,373,849	£9,535,505	£12,815,948	£14,067,503	£9,228,186	£12,503,603
50%	80%	£16,256,799	£10,861,799	£14,514,545	£15,905,162	£10,514,749	£14,167,495
10%	60%	£1,292,552	£497,001	£1,036,096	£1,155,965	£360,415	£899,511
15%	60%	£3,113,938	£1,920,610	£2,729,252	£2,909,056	£1,715,731	£2,524,373
20%	60%	£4,935,320	£3,344,219	£4,422,498	£4,862,148	£3,071,047	£4,149,236
25%	60%	£6,756,704	£4,767,827	£6,115,564	£6,415,239	£4,426,362	£5,774,100
30%	60%	£8,582,139	£6,191,436	£7,808,721	£8,168,329	£5,781,678	£7,398,962
35%	60%	£10,424,389	£7,615,045	£9,512,124	£9,938,530	£7,136,994	£9,026,255
40%	60%	£12,266,660	£9,038,653	£11,224,059	£11,711,380	£8,492,308	£10,668,780
50%	60%	£14,108,931	£10,462,262	£12,929,004	£13,398,783	£9,847,622	£12,315,005

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£15,251,542	£15,251,542	£15,251,542	£15,251,542	£15,251,542	£15,251,542
10%	70%	£11,579,155	£12,507,298	£11,878,354	£11,681,595	£12,608,737	£11,980,794
15%	70%	£9,742,853	£11,135,175	£10,191,750	£9,896,622	£11,268,836	£10,345,418
20%	70%	£7,906,769	£9,763,054	£8,505,165	£8,111,648	£9,967,933	£8,710,045
25%	70%	£6,070,576	£8,390,932	£6,818,572	£6,326,674	£8,647,030	£7,074,670
30%	70%	£4,228,877	£7,018,809	£5,131,977	£4,641,223	£7,326,128	£5,439,296
35%	70%	£2,371,565	£5,646,687	£3,435,896	£2,735,968	£6,005,225	£3,800,289
40%	70%	£514,254	£4,274,585	£1,730,621	£930,714	£4,684,324	£2,147,081
45%	70%	£-1,343,059	£2,901,892	£25,355	£-874,541	£3,363,421	£493,873
50%	70%	£-3,202,495	£1,516,241	£-1,679,911	£-2,679,795	£2,036,817	£-1,169,337
100%	70%	£-22,079,379	£-12,491,875	£-18,988,727	£-21,021,291	£-11,433,697	£-17,930,549
10%	80%	£11,549,537	£12,610,271	£11,891,478	£11,617,830	£12,678,564	£11,959,771
15%	80%	£9,699,534	£11,289,635	£10,211,446	£9,800,974	£11,392,075	£10,313,385
20%	80%	£7,847,531	£9,969,999	£8,531,413	£7,984,119	£10,105,585	£8,687,999
40%	80%	£393,841	£4,686,457	£1,783,974	£671,481	£4,959,630	£2,061,615
45%	80%	£-1,478,522	£3,365,821	£85,378	£-1,166,177	£3,673,140	£397,723
50%	80%	£-3,355,473	£2,039,527	£-1,613,219	£-3,003,836	£2,386,578	£-1,266,169
10%	60%	£11,008,774	£12,404,325	£11,865,230	£11,745,361	£12,540,911	£12,001,816
15%	60%	£9,787,890	£10,980,716	£10,172,074	£9,992,270	£11,185,595	£10,376,353
20%	60%	£7,966,007	£9,557,108	£8,478,917	£8,239,178	£9,930,279	£8,752,090
25%	60%	£6,144,622	£8,133,499	£6,785,762	£6,486,088	£8,474,964	£7,127,227
30%	60%	£4,319,187	£6,709,890	£5,092,605	£4,732,997	£7,119,649	£5,502,364
35%	60%	£2,476,927	£5,286,281	£3,389,202	£2,962,796	£5,764,333	£3,875,071
40%	60%	£634,669	£3,862,673	£1,677,297	£1,199,946	£4,409,018	£2,232,346
50%	60%	£-3,049,854	£992,955	£-1,746,604	£-2,955,754	£1,687,056	£-1,052,604

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£16,138,985	£16,138,985	£16,138,985	£16,138,985	£16,138,985	£16,138,985
10%	70%	£12,466,598	£13,394,741	£12,765,797	£12,569,038	£13,497,180	£12,868,237
15%	70%	£10,630,406	£12,022,618	£11,079,263	£10,784,065	£12,176,279	£11,232,862
20%	70%	£8,794,212	£10,650,497	£9,362,608	£8,999,091	£10,855,376	£9,597,488
25%	70%	£6,958,019	£9,278,375	£7,706,015	£7,214,117	£9,534,473	£7,962,113
30%	70%	£5,116,320	£7,906,252	£6,019,420	£5,428,666	£8,213,571	£6,326,739
35%	70%	£3,269,008	£6,534,130	£4,323,329	£3,623,411	£6,892,668	£4,687,732
40%	70%	£1,401,697	£5,162,008	£2,618,064	£1,818,157	£5,571,767	£3,034,524
45%	70%	£-455,616	£3,789,335	£912,796	£12,902	£4,250,864	£1,391,316
50%	70%	£-2,315,052	£2,403,684	£-792,468	£-1,792,352	£2,924,260	£-271,894
100%	70%	£-21,191,936	£-11,604,432	£-18,101,284	£-20,133,758	£-10,546,254	£-17,043,106
10%	80%	£12,436,980	£13,497,714	£12,778,921	£12,505,273	£13,566,007	£12,847,214
15%	80%	£10,585,977	£12,177,078	£11,098,889	£10,688,417	£12,279,518	£11,201,328
20%	80%	£8,734,974	£10,856,442	£9,418,856	£9,371,561	£10,993,026	£9,555,442
40%	80%	£1,281,284	£5,573,900	£2,671,417	£1,558,924	£5,847,073	£2,948,058
45%	80%	£-591,079	£4,253,264	£972,821	£-278,734	£4,560,583	£1,285,166
50%	80%	£-2,468,030	£2,926,970	£-725,776	£-2,116,393	£3,274,021	£-378,726
10%	60%	£12,496,217	£13,291,768	£12,752,673	£12,632,804	£13,428,354	£12,889,259
15%	60%	£10,674,833	£11,898,159	£11,059,517	£10,879,713	£12,073,038	£11,264,396
20%	60%	£8,853,450	£10,444,551	£9,366,360	£9,126,621	£10,717,722	£9,639,533
25%	60%	£7,032,065	£9,020,342	£7,673,205	£7,373,531	£9,362,407	£8,014,670
30%	60%	£5,206,630	£7,597,333	£5,980,048	£5,620,440	£8,007,092	£6,389,807
35%	60%	£3,364,370	£6,173,724	£4,276,645	£3,850,239	£6,651,776	£4,762,514
40%	60%	£1,522,109	£4,750,116	£2,364,710	£2,077,389	£5,296,461	£3,119,989
50%	60%	£-2,162,411	£1,890,389	£-859,161	£-1,468,311	£2,574,499	£-169,061

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£40,816,348	£40,816,348	£40,816,348	£40,816,348	£40,816,348	£40,816,348
10%	70%	£34,985,022	£35,643,052	£35,224,229	£35,077,959	£35,935,990	£35,317,166
15%	70%	£32,069,358	£33,356,405	£32,428,170	£32,208,765	£33,495,810	£32,567,576
20%	70%	£29,153,696	£30,869,757	£29,632,111	£29,339,571	£31,055,632	£29,817,985
25%	70%	£26,238,033	£28,383,109	£26,836,052	£26,470,376	£28,615,452	£27,068,394
30%	70%	£23,322,370	£25,896,462	£24,039,993	£23,601,182	£26,175,274	£24,318,805
35%	70%	£20,406,707	£23,409,814	£21,243,933	£20,731,988	£23,735,095	£21,569,214
40%	70%	£17,491,044	£20,923,167	£18,447,875	£17,862,774	£21,294,916	£18,819,624
45%	70%	£14,575,381	£18,436,519	£15,651,817	£14,993,569	£18,854,737	£16,065,007
50%	70%	£11,659,718	£15,949,871	£12,855,759	£12,079,162	£16,414,558	£13,294,761
100%	70%	£-18,370,129	£-9,361,904	£-15,858,757	£-17,394,406	£-8,386,181	£-14,883,033
0%	80%	£34,981,871	£35,942,477	£35,235,251	£35,023,829	£36,004,435	£35,297,209
15%	80%	£32,034,833	£33,505,542	£32,444,703	£32,127,570	£33,598,480	£32,537,640
20%	80%	£29,107,395	£31,068,608	£29,654,154	£29,231,311	£31,192,524	£29,778,071
25%	80%	£26,180,156	£28,631,673	£26,863,607	£26,336,052	£28,786,568	£27,018,502
30%	80%	£23,252,919	£26,194,738	£24,073,059	£23,438,793	£26,380,612	£24,258,933
35%	80%	£20,325,681	£23,757,802	£21,282,510	£20,542,534	£23,974,656	£21,499,364
40%	80%	£17,400,443	£21,320,868	£18,491,962	£17,642,714	£21,568,701	£18,739,795
45%	80%	£14,475,205	£18,883,933	£15,690,359	£14,723,401	£19,162,745	£15,973,731
50%	80%	£11,549,967	£16,446,998	£12,888,755	£11,804,088	£16,756,789	£13,193,343
10%	60%	£35,008,172	£35,743,627	£35,213,207	£35,132,089	£35,867,543	£35,337,124
15%	60%	£32,104,084	£33,207,266	£32,411,637	£32,289,959	£33,393,142	£32,597,512
20%	60%	£29,199,007	£30,670,807	£29,410,067	£29,141,630	£30,918,739	£29,857,900
25%	60%	£26,293,909	£28,134,546	£26,808,497	£26,605,700	£28,444,337	£27,118,288
30%	60%	£23,388,811	£25,598,186	£24,006,927	£23,763,571	£25,969,935	£24,378,675
35%	60%	£20,483,713	£23,061,826	£21,205,356	£20,921,441	£23,495,534	£21,639,063
40%	60%	£17,578,615	£20,525,466	£18,403,786	£18,079,312	£21,021,131	£18,899,452
45%	60%	£14,673,517	£17,989,106	£15,599,240	£15,218,536	£18,546,729	£16,156,282
50%	60%	£11,768,419	£15,452,746	£12,794,683	£12,364,237	£16,072,328	£13,396,178

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£83,855,387	£83,855,387	£83,855,387	£83,855,387	£83,855,387	£83,855,387
10%	70%	£80,688,713	£88,828,682	£89,447,905	£89,593,775	£88,735,745	£88,354,568
15%	70%	£79,602,376	£91,315,329	£92,243,964	£92,462,970	£91,175,924	£92,104,158
20%	70%	£76,518,038	£93,801,878	£95,639,623	£95,332,163	£93,816,162	£94,833,746
25%	70%	£73,433,701	£96,288,625	£97,835,683	£98,201,358	£96,056,282	£97,603,340
30%	70%	£70,349,364	£98,775,272	£100,631,741	£101,070,552	£98,496,460	£100,352,930
35%	70%	£67,265,027	£101,261,920	£103,427,801	£103,939,746	£101,036,639	£103,102,520
40%	70%	£64,180,790	£103,748,567	£106,223,859	£106,808,960	£103,376,818	£105,852,110
45%	70%	£61,096,553	£106,235,215	£109,019,917	£109,700,766	£105,168,758	£108,603,728
50%	70%	£58,012,316	£108,721,863	£111,814,260	£112,592,572	£108,257,176	£111,376,973
100%	70%	£143,041,863	£134,033,638	£140,530,491	£142,066,140	£133,057,915	£139,554,768
0%	80%	£89,709,864	£88,729,257	£89,436,483	£89,647,905	£88,667,299	£89,374,525
15%	80%	£92,637,101	£91,186,192	£92,227,032	£92,544,184	£91,073,254	£92,134,094
20%	80%	£95,564,339	£93,093,127	£95,017,980	£95,440,423	£93,479,211	£94,899,683
25%	80%	£102,280,968	£95,002,858	£102,739,772	£103,162,609	£101,102,939	£102,829,728
30%	80%	£109,000,000	£96,912,590	£106,468,000	£106,891,000	£104,615,000	£106,035,000
35%	80%	£115,715,000	£98,825,322	£110,483,000	£110,906,000	£108,628,000	£110,150,000
40%	80%	£122,430,000	£100,738,054	£114,596,000	£115,019,000	£112,041,000	£113,295,000
45%	80%	£129,145,000	£102,650,786	£118,709,000	£119,132,000	£116,053,000	£117,300,000
50%	80%	£135,860,000	£104,563,518	£122,822,000	£123,245,000	£118,065,000	£119,305,000
10%	60%	£89,663,583	£88,928,107	£89,458,527	£89,539,648	£88,804,191	£89,334,610
15%	60%	£92,567,690	£91,464,469	£92,260,097	£92,381,775	£91,278,593	£92,074,222
20%	60%	£95,471,798	£94,000,838	£95,061,967	£95,223,995	£93,759,995	£94,813,834
25%	60%	£98,375,906	£96,537,206	£97,863,237	£98,086,094	£96,227,997	£97,639,446
30%	60%	£101,279,913	£99,073,548	£100,664,907	£100,908,163	£98,701,799	£100,293,059
35%	60%	£104,184,000	£101,609,909	£103,466,378	£103,750,293	£101,176,201	£103,032,671
40%	60%	£107,092,673	£104,146,268	£106,267,848	£106,592,422	£103,650,603	£105,772,283
50%	60%	£110,001,346	£106,683,629	£111,065,271	£111,377,497	£106,599,407	£111,275,558

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£56,200,699	£56,200,699	£56,200,699	£56,200,699	£56,200,699	£56,200,699
10%	70%	£62,032,025	£61,173,995	£61,792,819	£61,938,088	£61,061,057	£61,699,881
15%	70%	£68,947,689	£65,980,642	£64,589,877	£64,808,292	£63,521,237	£64,449,471
20%	70%	£75,862,353	£69,787,291	£67,394,938	£67,613,353	£66,326,182	£67,090,066
25%	70%	£82,777,017	£73,593,938	£70,180,995	£70,546,671	£68,401,595	£69,148,653
30%	70%	£89,691,681	£77,400,585	£72,977,054	£73,415,865	£70,841,773	£72,098,242
35%	70%	£96,606,345	£81,207,232	£75,773,114	£76,285,059	£73,281,952	£74,447,833
40%	70%	£103,521,009	£85,013,879	£78,569,172	£79,154,273	£75,722,131	£78,197,423
45%	70%	£110,435,673	£88,820,526	£81,365,230	£82,069,374	£78,162,310	£80,950,040
50%	70%	£117,350,337	£92,627,173	£84,160,288	£84,976,515	£80,602,489	£83,722,286
100%	70%	£115,387,176	£106,378,951	£112,875,804	£114,411,453	£105,403,228	£111,900,080
0%	80%	£62,055,176	£61,074,570	£61,781,796	£61,993,218	£61,012,612	£61,719,838
15%	80%	£64,982,414	£63,811,505	£64,572,344	£64,889,477	£63,418,567	£64,479,407
20%	80%	£67,909,652	£65,546,438	£67,362,888	£67,785,736	£66,328,523	£67,298,976
25%	80%	£70,836,890	£67,281,370	£69,098,178	£69,521,026	£68,341,415	£69,199,052
30%	80%	£73,764,128	£69,016,302	£70,823,466	£71,343,333	£69,354,306	£70,209,129
35%	80%	£76,691,366	£70,751,234	£72,558,354	£72,981,221	£70,367,197	£71,219,206
40%	80%	£79,618,604	£72,486,166	£74,283,242	£74,809,088	£71,381,088	£72,229,283
45%	80%	£82,545,842	£74,221,098	£76,008,130	£76,626,979	£72,394,979	£73,239,360
50%	80%	£85,473,080	£75,956,030	£77,737,022	£78,355,868	£73,408,870	£74,249,437
10%	60%	£62,008,875	£61,273,420	£61,803,840	£61,884,958	£61,149,504	£61,679,923
15%	60%	£64,912,963	£63,309,781	£64,605,410	£64,727,088	£63,623,906	£64,419,535
20%	60%	£67,818,051	£65,346,140	£66,400,969	£66,522,167	£65,098,368	£65,859,147
25%	60%	£70,723,139	£67,382,500	£68,196,528	£68,317,706	£66,572,710	£67,898,759
30%	60%	£73,628,227	£69,428,861	£70,092,090	£70,213,847	£68,047,052	£69,938,372
35%	60%	£76,533,315	£71,475,221	£71,986,549	£72,134,904	£69,520,316	£70,977,984
40%	60%	£79,438,403	£73,521,582	£73,881,007	£74,045,961	£71,001,513	£72,017,595
50%	60%	£82,343,491	£75,567,943	£75,775,465	£75,887,018	£72,482,719	£73,057,206

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572
10%	70%	£9,372,898	£-8,514,867	£9,133,690	£9,279,960	£8,421,930	£9,040,754
15%	70%	£12,298,561	£-11,001,515	£11,929,750	£12,149,165	£10,862,109	£11,790,343
20%	70%	£15,224,224	£-13,488,163	£14,725,808	£15,018,349	£13,302,288	£14,639,934
25%	70%	£18,149,887	£-15,974,810	£17,521,868	£17,887,543	£15,742,467	£17,289,525
30%	70%	£21,075,550	£-18,461,457	£20,317,927	£20,756,737	£18,182,646	£20,039,115
35%	70%	£24,001,213	£-20,948,104	£23,113,986	£23,626,932	£20,622,824	£22,788,706
40%	70%	£26,926,876	£-23,434,751	£25,910,045	£26,496,145	£23,063,004	£25,538,296
45%	70%	£29,852,539	£-25,921,400	£28,706,104	£29,365,358	£25,503,183	£28,287,887
50%	70%	£32,778,202	£-28,408,047	£31,502,163	£32,234,571	£27,943,362	£31,033,158

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£25,261,494	£25,261,494	£25,261,494	£25,261,494	£25,261,494	£25,261,494
10%	70%	£19,430,166	£20,288,198	£19,689,976	£19,523,196	£20,381,136	£19,762,312
15%	70%	£16,514,906	£17,801,951	£16,873,316	£16,653,911	£17,940,957	£17,012,723
20%	70%	£13,998,842	£15,314,903	£14,077,258	£13,784,717	£15,500,778	£14,263,132
25%	70%	£10,683,180	£12,828,256	£11,281,198	£10,915,523	£13,060,599	£11,513,541
30%	70%	£7,767,516	£10,341,609	£8,485,139	£8,046,329	£10,620,420	£8,763,951
35%	70%	£4,851,854	£7,854,961	£5,689,080	£5,177,134	£8,180,242	£6,014,360
40%	70%	£1,936,191	£5,368,313	£2,893,021	£2,307,922	£5,740,062	£3,284,770
45%	70%	£-1,008,943	£2,881,666	£85,096	£-583,885	£3,299,884	£510,153
50%	70%	£-3,947,977	£395,018	£-2,732,379	£-3,475,691	£899,705	£-2,260,092
100%	70%	£-33,924,983	£-24,916,757	£-31,413,610	£-32,849,259	£-23,941,034	£-30,437,887
10%	80%	£19,407,017	£20,387,624	£19,690,998	£19,468,975	£20,448,582	£19,742,356
15%	80%	£16,479,780	£17,650,889	£16,889,849	£16,572,716	£18,043,626	£16,982,787
20%	80%	£13,552,541	£15,513,754	£14,099,301	£13,676,457	£15,637,670	£14,223,278
40%	80%	£1,835,975	£5,786,014	£2,937,109	£2,087,861	£6,013,847	£3,184,942
45%	80%	£-1,114,824	£3,329,079	£135,506	£-831,452	£3,607,891	£418,877
50%	80%	£-4,065,624	£892,145	£-2,678,368	£-3,750,766	£1,201,936	£-2,361,510
10%	60%	£19,453,918	£20,188,774	£19,658,353	£19,577,235	£20,312,690	£19,782,270
15%	60%	£16,549,231	£17,674,413	£16,856,793	£16,735,106	£17,938,289	£17,042,659
20%	60%	£13,645,143	£15,116,053	£14,055,214	£13,892,976	£15,363,885	£14,303,047
25%	60%	£10,741,056	£12,579,693	£11,253,644	£11,050,847	£12,889,484	£11,563,435
30%	60%	£7,836,968	£10,043,333	£8,452,074	£8,208,717	£10,415,082	£8,823,822
35%	60%	£4,932,881	£7,506,972	£5,650,503	£5,366,588	£7,940,680	£6,084,210
40%	60%	£2,024,206	£4,970,612	£2,349,933	£2,224,458	£5,468,278	£3,344,598
50%	60%	£-3,930,332	£-1,021,108	£-2,788,391	£-3,200,616	£917,474	£-2,158,675

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£31,867,348	£31,867,348	£31,867,348	£31,867,348	£31,867,348	£31,867,348
10%	70%	£26,936,022	£26,894,952	£26,275,230	£26,129,959	£26,986,990	£26,368,166
15%	70%	£24,120,355	£24,407,406	£23,479,170	£23,258,785	£24,546,810	£23,618,576
20%	70%	£20,204,696	£21,920,757	£20,683,111	£20,390,571	£22,106,632	£20,988,986
25%	70%	£17,289,034	£19,434,110	£17,887,052	£17,521,376	£19,666,453	£18,119,395
30%	70%	£14,373,370	£16,947,462	£15,090,993	£14,652,183	£17,226,274	£15,369,805
35%	70%	£11,457,708	£14,460,814	£12,294,934	£11,762,988	£14,786,096	£12,620,214
40%	70%	£8,542,046	£11,974,167	£9,498,875	£8,913,714	£12,345,916	£9,670,624
45%	70%	£5,596,911	£9,487,520	£6,690,950	£5,021,969	£9,905,738	£7,116,007
50%	70%	£2,657,877	£7,000,872	£3,873,475	£3,130,162	£7,465,558	£4,345,762
100%	70%	£-27,319,129	£-18,310,904	£-24,807,756	£-26,343,406	£-17,335,180	£-23,832,033
10%	80%	£26,012,871	£26,993,477	£26,296,251	£26,074,829	£27,055,435	£26,348,209
15%	80%	£23,095,634	£24,556,543	£23,495,703	£23,178,370	£24,949,480	£23,368,646
20%	80%	£20,158,395	£22,119,698	£20,705,155	£20,283,311	£22,243,524	£20,829,072
40%	80%	£8,441,828	£12,371,868	£9,542,962	£8,693,714	£12,619,701	£9,790,795
45%	80%	£5,491,023	£9,934,933	£6,741,359	£5,774,402	£10,213,745	£7,024,731
50%	80%	£2,540,230	£7,497,998	£3,929,486	£2,855,088	£7,807,790	£4,244,344
10%	60%	£26,099,172	£26,794,627	£26,264,207	£26,183,089	£26,918,543	£26,388,124
15%	60%	£23,155,084	£24,259,267	£22,462,637	£22,340,959	£24,444,142	£23,648,512
20%	60%	£20,250,997	£21,721,907	£20,661,067	£20,498,830	£21,965,739	£20,908,900
25%	60%	£17,346,909	£19,185,546	£17,859,497	£17,656,701	£19,495,337	£18,169,288
30%	60%	£14,442,822	£16,649,186	£15,057,927	£14,814,571	£17,020,936	£15,429,676
35%	60%	£11,538,734	£14,112,826	£12,256,357	£11,972,442	£14,546,534	£12,690,064
40%	60%	£8,630,961	£11,576,468	£9,454,787	£9,130,312	£12,072,131	£9,950,452
50%	60%	£2,775,522	£8,503,746	£3,817,463	£3,405,238	£7,123,928	£4,447,179

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£34,783,278	£34,783,278	£34,783,278	£34,783,278	£34,783,278	£34,783,278
10%	70%	£28,951,953	£29,809,983	£29,191,160	£29,044,890	£29,902,921	£29,284,097
15%	70%	£26,036,289	£27,323,336	£26,395,101	£26,175,695	£27,462,741	£26,534,507
20%	70%	£23,120,627	£24,636,688	£22,589,042	£22,308,563	£23,899,042	£23,194,916
25%	70%	£20,204,964	£22,350,040	£20,802,982	£20,437,307	£22,582,383	£21,035,325
30%	70%	£17,289,301	£19,863,393	£18,006,924	£17,568,113	£20,142,205	£18,285,735
35%	70%	£14,373,638	£17,376,745	£15,210,864	£14,698,919	£17,702,026	£15,536,145
40%	70%	£11,457,975	£14,890,098	£12,414,806	£11,829,705	£15,261,847	£12,786,555
45%	70%	£8,542,311	£12,403,450	£9,606,880	£8,937,899	£12,821,669	£10,031,037
50%	70%	£5,573,807	£9,916,802	£6,769,406	£5,046,093	£10,381,489	£7,261,692
100%	70%	£-24,403,198	£-15,394,973	£-21,891,826	£-23,427,475	£-14,419,250	£-20,916,102
10%	80%	£28,928,802	£29,909,408	£29,202,182	£28,990,760	£29,971,366	£29,264,140
15%	80%	£26,001,554	£27,472,473	£26,411,634	£26,094,501	£27,565,411	£26,504,571
20%	80%	£23,155,084	£24,259,267	£22,462,637	£22,199,242	£24,156,455	£23,745,002
40%	80%	£11,357,759	£15,287,799	£12,458,893	£11,609,645	£15,535,632	£12,706,726
45%	80%	£8,406,960	£12,850,864	£9,657,290	£8,690,332	£13,129,675	£9,940,661
50%	80%	£5,456,161	£10,413,929	£6,845,416	£5,771,019	£10,723,720	£7,160,274
10%	60%	£28,975,102	£29,710,558	£29,180,138	£29,099,020	£29,834,474	£29,304,055
15%	60%	£26,071,015	£27,174,197	£26,378,568	£26,258,890	£27,060,072	£26,564,443
20%	60%	£23,168,927	£24,637,638	£22,576,989	£22,414,761	£24,885,670	£23,824,031
25%	60%	£20,262,840	£22,101,477	£20,775,428	£20,572,631	£22,411,269	£21,085,219
30%	60%	£17,358,752	£19,565,117	£17,973,858	£17,730,502	£19,936,866	£18,345,606
35%	60%	£14,454,665	£17,028,756	£15,172,287	£14,888,372	£17,462,465	£15,605,994
40%	60%	£11,545,992	£14,492,397	£12,370,717	£12,046,243	£14,988,062	£12,966,382
50%	60%	£5,691,453	£9,419,676	£6,723,394	£6,321,168	£10,039,259	£7,363,109

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,844,601	£24,844,601	£24,844,601	£24,844,601	£24,844,601	£24,844,601
10%	70%	£19,013,276	£19,871,306	£19,252,483	£19,106,213	£19,946,244	£19,345,420
15%	70%	£16,097,612	£17,384,659	£16,456,424	£16,237,018	£17,524,054	£16,595,830
20%	70%	£13,181,950	£14,898,011	£13,660,365	£13,367,825	£15,089,886	£13,886,239
25%	70%	£10,266,287	£12,411,363	£10,864,305	£10,498,630	£12,643,706	£11,096,648
30%	70%	£7,350,624	£9,924,716	£8,068,247	£7,629,436	£10,203,528	£8,347,058
35%	70%	£4,434,961	£7,438,068	£5,272,187	£4,760,242	£7,763,349	£5,597,468
40%	70%	£1,519,198	£4,951,421	£2,476,129	£1,891,028	£5,323,170	£2,847,878
45%	70%	£-1,426,836	£2,464,773	£-331,797	£-1,000,779	£2,892,991	£93,250
50%	70%	£-4,364,870	£-21,675	£-3,148,271	£-3,892,584	£442,812	£-2,676,985
100%	70%	£-34,341,875	£-25,333,650	£-31,830,503	£-33,366,152	£-24,357,927	£-30,854,779
10%	80%	£18,990,125	£19,970,731	£19,263,505	£19,052,083	£20,032,689	£19,325,463
15%	80%	£16,062,887	£17,533,796	£16,472,957	£16,155,824	£17,626,734	£16,565,894
20%	80%	£13,135,649	£15,098,861	£13,682,408	£13,259,985	£15,220,778	£13,906,325
40%	80%	£1,619,982	£5,349,122	£2,520,216	£1,670,989	£5,096,955	£2,789,049
45%	80%	£-1,531,717	£2,912,187	£-281,387	£-1,248,345	£3,190,998	£1,984
50%	80%	£-4,482,516	£475,282	£-3,093,261	£-4,167,658	£785,043	£-2,778,403
10%	60%	£19,036,425	£19,771,881	£19,241,461	£19,160,343	£19,895,797	£19,365,378
15%	60%	£16,132,338	£17,235,520	£16,439,891	£16,318,213	£17,421,395	£16,625,766
20%	60%	£13,228,299	£14,699,161	£13,638,321	£13,476,084	£14,946,993	£13,886,154
25%	60%	£10,324,163	£12,162,800	£10,836,751	£10,633,954	£12,472,591	£11,146,542
30%	60%	£7,420,075	£9,626,440	£8,035,181	£7,791,825	£9,998,189	£8,406,929
35%	60%	£4,515,988	£7,090,079	£5,233,610	£4,949,695	£7,523,788	£5,667,317
40%	60%	£1,607,315	£4,563,720	£2,432,040	£2,107,566	£5,049,385	£2,927,705
50%	60%	£-4,247,224	£-519,001	£-3,205,289	£-3,617,509	£100,882	£-2,575,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,745,928	£37,745,928	£37,745,928	£37,745,928	£37,745,928	£37,745,928
10%	70%	£31,914,602	£32,772,632	£32,153,809	£32,007,539	£32,865,570	£32,246,746
15%	70%	£29,938,936	£30,285,965	£29,357,750	£29,135,345	£30,425,380	£29,497,155
20%	70%	£26,083,276	£27,799,337	£26,561,691	£26,269,151	£27,985,212	£26,747,565
25%	70%	£23,167,613	£25,312,689	£23,765,632	£23,399,956	£25,545,032	£23,997,974
30%	70%	£20,251,950	£22,826,042	£20,989,573	£20,530,762	£23,104,854	£21,248,385
35%	70%	£17,336,287	£20,339,394	£18,173,513	£17,661,568	£20,664,675	£18,498,794
40%	70%	£14,414,525	£17,852,747	£15,377,455	£14,792,354	£18,224,496	£15,749,204
45%	70%	£11,475,491	£15,366,100	£12,569,529	£11,900,549	£15,784,316	£12,994,587
50%	70%	£8,536,456	£12,879,451	£9,752,055	£9,008,742	£13,344,138	£10,224,341
100%	70%	£21,440,549	£12,432,324	£18,929,176	£20,464,826	£11,456,601	£17,853,453
10%	80%	£31,891,451	£32,872,057	£32,164,831	£31,953,409	£32,934,015	£32,226,769
15%	80%	£28,964,213	£30,435,122	£29,374,283	£29,057,150	£30,528,060	£29,467,220
20%	80%	£26,036,975	£27,998,188	£26,583,734	£26,160,891	£28,122,104	£26,707,651
40%	80%	£14,320,408	£18,250,448	£15,421,542	£14,572,294	£18,498,291	£15,669,375
45%	80%	£11,369,609	£15,813,513	£12,619,939	£11,652,981	£16,092,325	£12,903,311
50%	80%	£8,418,810	£13,376,578	£9,808,066	£8,733,668	£13,686,369	£10,122,923
10%	60%	£31,937,752	£32,673,207	£32,142,787	£32,061,669	£32,797,123	£32,266,704
15%	60%	£29,033,864	£30,136,846	£29,341,217	£29,219,539	£30,322,722	£29,527,092
20%	60%	£26,129,577	£27,600,487	£26,539,647	£26,377,410	£27,846,319	£26,787,480
25%	60%	£23,225,489	£25,064,126	£23,738,077	£23,535,280	£25,373,917	£24,047,866
30%	60%	£20,321,402	£22,527,766	£20,936,507	£20,693,151	£22,899,515	£21,308,255
35%	60%	£17,417,314	£19,991,408	£18,134,936	£17,851,021	£20,425,114	£18,568,644
40%	60%	£14,508,641	£17,455,046	£15,333,366	£15,008,892	£17,950,711	£15,829,032
50%	60%	£8,654,102	£12,282,325	£9,696,045	£9,293,817	£13,001,908	£10,325,759

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£38,633,371	£38,633,371	£38,633,371	£38,633,371	£38,633,371	£38,633,371
10%	70%	£32,802,045	£33,660,075	£33,041,252	£32,894,982	£33,753,013	£33,134,189
15%	70%	£29,886,381	£31,173,428	£30,245,193	£30,025,788	£31,312,833	£30,384,599
20%	70%	£26,970,719	£28,688,780	£27,449,134	£27,156,594	£28,672,655	£27,635,008
25%	70%	£24,055,056	£26,200,132	£24,653,075	£24,287,399	£26,432,475	£24,885,417
30%	70%	£21,139,393	£23,713,485	£21,857,016	£21,418,205	£23,992,297	£22,135,828
35%	70%	£18,223,730	£21,226,837	£19,060,956	£18,549,011	£21,552,118	£19,386,237
40%	70%	£15,301,968	£18,740,190	£16,264,896	£15,679,797	£19,111,939	£16,636,647
45%	70%	£12,382,934	£16,253,543	£13,456,872	£12,781,692	£16,671,760	£13,882,030
50%	70%	£9,423,899	£13,766,894	£10,639,498	£9,896,185	£14,231,581	£11,111,784
100%	70%	£20,553,106	£11,544,881	£18,041,733	£19,577,383	£10,569,158	£17,066,010
10%	80%	£32,778,894	£33,759,500	£33,052,274	£32,840,852	£33,821,458	£33,114,232
15%	80%	£29,851,656	£31,322,565	£30,261,726	£29,944,593	£31,415,503	£30,354,663
20%	80%	£26,924,416	£28,885,831	£27,471,177	£27,046,334	£29,099,547	£27,595,094
40%	80%	£15,207,851	£19,137,881	£16,308,985	£15,458,737	£19,385,724	£16,556,816
45%	80%	£12,257,052	£16,700,956	£13,507,382	£12,540,424	£16,979,768	£13,790,754
50%	80%	£9,306,253	£14,264,021	£10,695,509	£9,621,111	£14,573,812	£11,010,366
10%	60%	£32,825,195	£33,560,650	£33,030,230	£32,949,112	£33,684,566	£33,154,147
15%	60%	£29,921,107	£31,024,288	£30,228,660	£30,106,982	£31,210,165	£30,414,535
20%	60%	£27,017,020	£28,487,930	£27,427,090	£27,264,853	£28,735,762	£27,674,923
25%	60%	£24,112,932	£25,951,569	£24,625,520	£24,422,723	£26,261,360	£24,935,311
30%	60%	£21,208,845	£23,415,209	£21,823,950	£21,580,594	£23,786,958	£22,195,698
35%	60%	£18,304,757	£20,878,849	£19,022,379	£18,738,464	£21,312,557	£19,456,087
40%	60%	£15,396,084	£18,342,489	£16,220,809	£15,896,335	£18,638,154	£16,716,475
50%	60%	£9,541,545	£13,289,768	£10,583,488	£10,171,260	£13,889,351	£11,213,202

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,985,777	£20,985,777	£20,985,777	£20,985,777	£20,985,777	£20,985,777
10%	70%	£17,051,000	£17,979,143	£17,350,198	£17,149,892	£18,078,034	£17,449,090
15%	70%	£15,083,612	£16,475,825	£15,532,409	£15,231,990	£16,624,163	£15,680,747
20%	70%	£13,116,223	£14,972,508	£13,714,619	£13,314,007	£15,170,292	£13,912,404
25%	70%	£11,148,835	£13,469,191	£11,896,831	£11,396,064	£13,716,421	£12,144,061
30%	70%	£9,181,446	£11,965,873	£10,079,041	£9,478,121	£12,262,549	£10,375,716
35%	70%	£7,214,057	£10,462,556	£8,261,251	£7,560,179	£10,808,679	£8,607,373
40%	70%	£5,246,668	£8,959,239	£6,441,273	£5,628,943	£9,354,806	£6,839,030
45%	70%	£3,279,279	£7,455,922	£4,621,295	£3,686,580	£7,900,935	£5,054,992
50%	70%	£1,311,890	£5,952,605	£2,801,317	£1,746,217	£6,447,063	£3,266,676
100%	70%	£-18,967,731	£-9,380,227	£-15,877,079	£-17,946,200	£-8,358,696	£-14,855,548
10%	80%	£17,020,051	£18,080,785	£17,361,992	£17,085,979	£18,146,713	£17,427,920
15%	80%	£15,037,188	£16,628,290	£15,550,099	£15,136,080	£16,727,181	£15,648,991
20%	80%	£13,054,325	£15,175,793	£13,798,207	£13,186,181	£15,307,649	£13,870,063
25%	80%	£11,071,462	£13,723,297	£11,926,314	£11,236,281	£13,888,117	£12,091,134
30%	80%	£9,088,599	£12,270,801	£10,114,422	£9,286,383	£12,468,585	£10,312,205
35%	80%	£7,105,730	£10,818,305	£8,302,529	£7,336,483	£11,049,053	£8,533,277
40%	80%	£5,122,867	£9,365,810	£6,489,219	£5,367,109	£9,629,521	£6,754,348
45%	80%	£3,139,004	£7,913,313	£4,656,639	£3,994,267	£8,209,989	£4,958,168
50%	80%	£1,155,141	£6,460,817	£2,824,061	£1,421,425	£6,790,457	£3,159,092
10%	60%	£17,081,949	£17,877,500	£17,338,405	£17,213,805	£18,009,356	£17,470,260
15%	60%	£15,130,036	£16,323,361	£15,514,719	£15,327,819	£16,521,145	£15,712,503
20%	60%	£13,178,121	£14,769,223	£13,441,633	£13,144,833	£14,354,745	£13,564,745
25%	60%	£11,226,208	£13,215,083	£11,867,346	£11,555,847	£13,544,723	£12,196,986
30%	60%	£9,274,293	£11,660,945	£10,043,661	£9,669,861	£12,056,513	£10,439,228
35%	60%	£7,322,380	£10,106,807	£8,219,974	£7,783,875	£10,568,302	£8,681,470
40%	60%	£5,370,467	£8,552,668	£6,393,327	£5,886,777	£9,080,092	£6,923,711
45%	60%	£3,418,554	£6,998,530	£4,548,763	£3,975,893	£7,591,880	£5,151,818
50%	60%	£1,466,641	£5,444,392	£2,704,198	£2,071,010	£6,103,670	£3,374,259

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957
10%	70%	£-107,620,734	£-106,892,592	£-107,321,536	£-107,521,842	£-106,593,700	£-107,222,644
15%	70%	£-109,588,123	£-108,195,909	£-109,139,325	£-109,439,784	£-108,047,571	£-108,990,987
20%	70%	£-111,555,512	£-109,609,226	£-110,967,115	£-111,367,227	£-109,591,443	£-110,759,339
25%	70%	£-113,522,899	£-111,202,544	£-112,774,904	£-113,275,670	£-110,955,314	£-112,627,674
30%	70%	£-115,490,286	£-112,795,861	£-114,582,693	£-115,193,613	£-112,409,185	£-114,296,018
35%	70%	£-117,457,673	£-114,389,178	£-116,410,483	£-117,111,555	£-113,863,056	£-116,064,361
40%	70%	£-119,425,060	£-116,000,495	£-118,260,371	£-119,044,791	£-115,316,928	£-117,832,705
45%	70%	£-121,392,447	£-117,611,812	£-120,130,659	£-121,000,033	£-116,769,154	£-119,616,742
50%	70%	£-123,359,834	£-119,223,129	£-122,000,947	£-122,925,517	£-118,224,571	£-121,405,058
100%	70%	£-143,639,465	£-134,051,962	£-140,548,813	£-142,617,934	£-133,030,430	£-139,527,282
10%	80%	£-107,651,684	£-106,590,949	£-107,309,742	£-107,585,755	£-106,525,022	£-107,243,815
15%	80%	£-109,634,547	£-108,043,445	£-109,121,635	£-109,535,654	£-107,944,553	£-109,022,743
20%	80%	£-111,617,409	£-109,495,941	£-110,953,528	£-111,485,553	£-109,364,085	£-110,801,671
25%	80%	£-113,600,271	£-111,008,437	£-112,804,388	£-113,304,625	£-110,042,213	£-111,811,296
30%	80%	£-115,583,133	£-112,521,934	£-114,619,285	£-115,227,467	£-111,461,745	£-113,173,567
35%	80%	£-117,566,000	£-114,049,431	£-116,434,184	£-117,150,309	£-112,882,277	£-114,526,042
40%	80%	£-119,548,867	£-115,566,928	£-118,249,083	£-119,073,152	£-114,492,807	£-115,877,517
45%	80%	£-121,531,734	£-117,084,425	£-120,058,982	£-121,000,033	£-116,064,361	£-117,243,815
50%	80%	£-123,514,601	£-118,601,922	£-121,873,881	£-122,925,517	£-117,636,316	£-118,616,742
10%	60%	£-107,589,785	£-106,794,235	£-107,333,329	£-107,457,929	£-106,662,738	£-107,201,474
15%	60%	£-109,541,699	£-108,348,373	£-109,157,018	£-109,343,915	£-108,150,589	£-108,959,231
20%	60%	£-111,493,613	£-109,902,512	£-110,980,701	£-111,229,801	£-109,638,890	£-110,716,988
25%	60%	£-113,445,527	£-111,456,651	£-112,804,388	£-113,688,849	£-110,127,011	£-112,474,748
30%	60%	£-115,397,441	£-113,010,790	£-114,628,073	£-115,601,873	£-111,616,221	£-114,232,506
35%	60%	£-117,349,355	£-114,564,927	£-116,451,760	£-118,487,859	£-114,103,432	£-115,990,264
40%	60%	£-119,301,269	£-116,119,066	£-118,276,647	£-118,784,957	£-115,591,642	£-117,748,023
50%	60%	£-121,253,183	£-117,673,204	£-120,090,536	£-122,000,947	£-116,968,064	£-121,297,475

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270
10%	70%	£-79,966,047	£-79,037,904	£-79,686,848	£-79,887,155	£-78,939,013	£-79,567,957
15%	70%	£-81,933,435	£-80,541,222	£-81,484,638	£-81,785,997	£-80,892,894	£-81,336,309
20%	70%	£-83,900,823	£-82,044,539	£-82,596,041	£-82,902,404	£-81,703,040	£-82,248,626
25%	70%	£-85,868,212	£-83,544,856	£-84,107,444	£-84,413,917	£-82,908,983	£-83,361,943
30%	70%	£-87,835,601	£-85,051,174	£-85,618,847	£-85,921,790	£-84,114,428	£-84,475,260
35%	70%	£-89,802,990	£-86,554,491	£-87,130,250	£-87,434,683	£-85,119,939	£-85,588,577
40%	70%	£-91,770,379	£-88,057,808	£-88,643,653	£-88,938,576	£-86,321,450	£-86,691,894
45%	70%	£-93,737,767	£-89,561,025	£-90,156,628	£-90,443,467	£-87,524,961	£-87,795,211
50%	70%	£-95,705,156	£-91,064,242	£-91,661,601	£-92,150,376	£-88,716,472	£-89,096,520
100%	70%	£-115,984,778	£-106,397,274	£-112,894,126	£-114,963,247	£-105,375,743	£-111,872,595
10%	80%	£-79,966,047	£-79,037,904	£-79,686,848	£-79,887,155	£-78,939,013	£-79,567,957
15%	80%	£-81,933,435	£-80,541,222	£-81,484,638	£-81,785,997	£-80,892,894	£-81,336,309
20%	80%	£-83,900,823	£-82,044,539	£-82,596,041	£-82,902,404	£-81,703,040	£-82,248,626
25%	80%	£-85,868,212	£-83,544,856	£-84,107,444	£-84,413,917	£-82,908,983	£-83,361,943
30%	80%	£-87,835,601	£-85,051,174	£-85,618,847	£-85,921,790	£-84,114,428	£-84,475,260
35%	80%	£-89,802,990	£-86,554,491	£-87,130,250	£-87,434,683	£-85,119,939	£-85,588,577
40%	80%	£-91,770,379	£-88,057,808	£-88,643,653	£-88,938,576	£-86,321,450	£-86,691,894
45%	80%	£-93,737,767	£-89,561,025	£-90,156,628	£-90,443,467	£-87,524,961	£-87,795,211
50%	80%	£-95,705,156	£-91,064,242	£-91,661,601	£-92,150,376	£-88,716,472	£-89,096,520
100%	80%	£-115,984,778	£-106,397,274	£-112,894,126	£-114,963,247	£-105,375,743	£-111,872,595
10%	60%	£-79,966,047	£-79,037,904	£-79,686,848	£-79,887,155	£-78,939,013	£-79,567,957
15%	60%	£-81,933,435	£-80,541,222	£-81,484,638	£-81,785,997	£-80,892,894	£-81,336,309
20%	60%	£-83,900,823	£-82,044,539	£-82,596,041	£-82,902,404	£-81,703,040	£-82,248,626
25%	60%	£-85,868,212	£-83,544,856	£-84,107,444	£-84,413,917	£-82,908,983	£-83,361,943
30%	60%	£-87,835,601	£-85,051,174	£-85,618,847	£-85,921,790	£-84,114,428	£-84,475,260
35%	60%	£-89,802,990	£-86,554,491	£-87,130,250	£-87,434,683	£-85,119,939	£-85,588,577
40%	60%	£-91,770,379	£-88,057,808	£-88,643,653	£-88,938,576	£-86,321,450	£-86,691,894
45%	60%	£-93,737,767	£-89,561,025	£-90,156,628	£-90,443,467	£-87,524,961	£-87,795,211
50%	60%	£-95,705,156	£-91,064,242	£-91,661,601	£-92,150,376</		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,430,924	£5,430,924	£5,430,924	£5,430,924	£5,430,924	£5,430,924
10%	70%	£1,498,147	£2,424,289	£1,785,345	£1,595,039	£2,323,181	£1,894,237
15%	70%	£-171,242	£2,920,972	£-22,444	£-322,904	£1,089,310	£126,894
20%	70%	£-2,438,631	£-2,82,345	£-1,840,234	£-2,240,846	£-384,562	£-1,642,450
25%	70%	£-4,406,019	£-2,085,663	£-3,658,023	£-4,158,790	£-1,838,433	£-3,410,793
30%	70%	£-6,373,407	£-3,588,980	£-5,475,813	£-6,076,732	£-3,292,305	£-5,179,137
35%	70%	£-8,340,795	£-5,092,297	£-7,293,602	£-7,994,674	£-4,746,176	£-6,947,480
40%	70%	£-10,308,183	£-6,595,615	£-9,113,590	£-9,927,910	£-6,200,047	£-8,715,824
45%	70%	£-12,275,571	£-8,098,932	£-10,932,152	£-11,868,274	£-7,653,918	£-10,489,861
50%	70%	£-14,242,959	£-9,602,250	£-12,750,724	£-13,808,637	£-9,107,790	£-12,263,178
100%	70%	£-34,522,585	£-24,935,081	£-31,431,933	£-33,501,053	£-23,913,550	£-30,410,401
10%	80%	£1,468,197	£2,525,932	£1,807,139	£1,531,125	£2,991,859	£1,873,066
15%	80%	£-17,066	£1,073,436	£4,754	£-116,773	£1,172,325	£94,138
20%	80%	£-2,500,528	£-379,061	£-1,816,847	£-2,368,673	£-247,204	£-1,684,730
25%	80%	£-4,455,769	£-6,189,044	£-9,065,635	£-10,187,744	£-5,925,332	£-8,800,506
30%	80%	£-6,411,011	£-7,641,541	£-10,898,214	£-12,160,586	£-7,344,864	£-10,596,686
35%	80%	£-8,366,252	£-9,094,037	£-12,730,792	£-14,133,428	£-8,764,397	£-12,395,761
40%	80%	£-10,321,494	£-10,546	£-13,652	£-15,622	£-10,454,503	£-11,915,407
45%	80%	£-12,276,732	£-17,631	£-18,620	£-21,102	£-12,113,021	£-14,600,109
50%	80%	£-14,232,646	£-23,370	£-28,507	£-33,999	£-14,010,130	£-16,357,867
10%	60%	£-6,280,560	£-3,893,909	£-5,511,192	£-5,884,992	£-3,498,341	£-5,115,625
15%	60%	£-8,232,474	£-5,448,046	£-7,334,879	£-7,770,978	£-4,986,551	£-6,873,384
20%	60%	£-10,184,126	£-7,002,185	£-9,161,526	£-9,605,077	£-6,474,762	£-8,331,142
25%	60%	£-12,135,938	£-8,556,324	£-10,994,174	£-11,443,844	£-8,067,154	£-10,180,594

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£12,036,777	£12,036,777	£12,036,777	£12,036,777	£12,036,777	£12,036,777
10%	70%	£8,102,901	£9,030,143	£8,401,199	£8,200,892	£9,126,035	£8,500,991
15%	70%	£7,134,812	£7,585,829	£6,583,409	£6,282,850	£7,675,184	£7,131,147
20%	70%	£4,167,223	£6,023,508	£4,765,620	£4,365,008	£6,221,252	£4,963,404
25%	70%	£2,199,835	£4,520,191	£2,947,831	£2,447,064	£4,767,421	£3,195,061
30%	70%	£232,446	£3,016,874	£1,130,041	£529,122	£3,313,549	£1,426,717
35%	70%	£-1,734,943	£1,513,556	£-1,897,749	£-1,388,821	£1,859,678	£-341,627
40%	70%	£-3,724,094	£0	£-3,250,727	£-3,322,057	£45,896	£-1,093,970
45%	70%	£-5,714,712	£-1,493,078	£-4,346,298	£-5,262,420	£-1,048,065	£-3,894,007
50%	70%	£-7,705,329	£-2,996,396	£-6,184,871	£-7,202,783	£-2,501,936	£-5,682,324
100%	70%	£-27,916,731	£-18,329,227	£-24,826,079	£-26,895,200	£-17,307,696	£-23,804,548
10%	80%	£8,071,051	£9,131,786	£8,412,993	£8,136,979	£9,197,713	£8,478,920
15%	80%	£5,088,188	£7,679,290	£6,501,190	£6,187,081	£7,778,165	£6,699,862
20%	80%	£4,105,326	£6,174,969	£4,789,207	£4,237,181	£5,359,849	£4,823,163
25%	80%	£3,149,915	£4,671,650	£3,459,781	£3,581,890	£4,690,522	£3,944,652
30%	80%	£2,194,504	£3,168,333	£2,492,360	£2,554,733	£3,301,011	£2,890,832
35%	80%	£1,239,093	£1,665,016	£1,524,943	£1,457,575	£2,158,543	£1,789,907
40%	80%	£2,192,949	£8,328,500	£8,389,405	£8,284,806	£9,060,356	£8,521,261
45%	80%	£3,181,036	£7,374,361	£8,565,719	£8,378,819	£7,572,146	£8,763,803
50%	80%	£4,229,121	£5,820,222	£4,742,033	£4,492,833	£6,083,934	£5,005,745
10%	60%	£2,277,208	£4,266,084	£2,916,347	£2,806,847	£4,595,724	£3,247,987
15%	60%	£325,293	£2,711,945	£1,094,661	£720,862	£3,107,513	£1,490,228
20%	60%	£-1,626,620	£1,157,807	£-729,025	£-1,165,125	£1,619,303	£-267,530
25%	60%	£-3,586,273	£-396,331	£-2,555,672	£-3,062,223	£-131,892	£-2,025,268
30%	60%	£-5,548,053	£-3,505,243	£-6,244,802	£-6,877,990	£-2,845,330	£-5,574,740

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£14,952,708	£14,952,708	£14,952,708	£14,952,708	£14,952,708	£14,952,708
10%	70%	£11,017,931	£11,946,073	£11,317,130	£11,116,823	£12,044,965	£11,416,021
15%	70%	£9,050,542	£10,442,756	£9,493,340	£9,198,991	£10,591,094	£9,647,878
20%	70%	£7,083,154	£8,939,439	£7,681,550	£7,280,938	£8,137,222	£7,679,335
25%	70%	£5,115,766	£7,436,122	£5,863,761	£5,362,995	£7,683,352	£6,110,910
30%	70%	£3,148,377	£5,932,804	£4,045,972	£3,445,052	£6,229,480	£4,342,647
35%	70%	£1,180,988	£4,429,487	£2,228,182	£1,527,110	£4,775,609	£2,574,304
40%	70%	£-898,183	£2,926,170	£468,204	£-406,126	£3,321,737	£-805,961
45%	70%	£-2,898,781	£1,422,852	£-1,430,368	£-2,340,489	£1,867,865	£-978,077
50%	70%	£-4,889,598	£-60,466	£-3,268,940	£-4,286,852	£413,994	£-2,766,383
100%	70%	£-25,000,800	£-15,413,297	£-21,910,148	£-23,978,269	£-14,391,765	£-20,888,617
10%	80%	£10,986,982	£12,047,716	£11,328,923	£11,052,910	£12,113,644	£11,384,850
15%	80%	£9,004,118	£10,595,220	£9,517,030	£9,103,011	£10,694,112	£9,615,922
20%	80%	£7,031,256	£9,091,903	£7,542,724	£7,133,113	£8,271,590	£7,686,924
25%	80%	£5,063,864	£7,588,586	£4,556,150	£4,056,960	£5,696,452	£4,771,779
30%	80%	£3,096,472	£6,085,269	£3,591,761	£3,088,771	£4,286,924	£3,362,304
35%	80%	£1,129,080	£4,581,952	£2,086,352	£1,583,362	£2,877,388	£1,657,811
40%	80%	£-838,331	£3,078,635	£1,578,943	£-83,489	£1,672,411	£-1,143,191
45%	80%	£-2,889,966	£1,570,317	£-1,889,649	£-2,394,750	£1,048,076	£-969,434
50%	80%	£-4,881,553	£6,085,153	£-6,679,964	£-7,408,764	£9,999,895	£-7,921,676
10%	60%	£5,193,138	£7,182,014	£5,834,277	£5,522,777	£7,511,654	£6,163,917
15%	60%	£3,241,224	£5,627,876	£4,010,592	£3,636,792	£6,023,444	£4,406,159
20%	60%	£1,289,310	£4,073,738	£2,186,905	£1,750,806	£4,535,233	£2,648,401
25%	60%	£-682,342	£2,519,599	£960,258	£-146,292	£3,047,023	£-890,842
30%	60%	£-1,632,122	£-589,312	£-3,328,871	£-3,962,060	£70,601	£-2,658,810

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,014,031	£5,014,031	£5,014,031	£5,014,031	£5,014,031	£5,014,031
10%	70%	£1,079,254	£2,007,396	£1,378,453	£1,178,146	£2,106,288	£1,477,344
15%	70%	£-888,135	£504,079	£-439,337	£-739,796	£652,117	£-230,999
20%	70%	£-2,855,523	£-699,238	£-2,257,127	£-2,657,739	£-801,455	£-2,095,342
25%	70%	£-4,822,911	£-2,502,555	£-4,074,916	£-4,575,682	£-2,255,325	£-3,827,686
30%	70%	£-6,790,300	£-4,005,873	£-5,892,705	£-6,493,625	£-3,709,197	£-5,596,030
35%	70%	£-8,757,689	£-5,509,190	£-7,710,495	£-8,411,567	£-5,163,068	£-7,364,373
40%	70%	£-10,725,078	£-7,012,507	£-9,530,473	£-10,344,803	£-6,616,940	£-9,132,716
45%	70%	£-12,692,467	£-8,515,825	£-11,359,945	£-12,285,166	£-8,070,811	£-10,916,754
50%	70%	£-14,659,856	£-10,019,143	£-13,207,617	£-14,225,529	£-9,524,683	£-12,705,070
100%	70%	£-34,938,477	£-25,351,974	£-31,848,825	£-33,917,946	£-24,330,442	£-30,827,254
10%	80%	£1,048,305	£2,109,039	£1,390,246	£1,114,233	£2,174,967	£1,456,173
15%	80%	£-934,559	£656,543	£-421,647	£-835,666	£755,435	£-322,755
20%	80%	£-2,917,421	£-795,953	£-2,235,540	£-2,785,565	£-864,097	£-2,101,683
25%	80%	£-4,897,811	£-1,298,367	£-3,805,937	£-4,462,527	£-1,604,637	£-3,422,225
30%	80%	£-6,878,201	£-2,801,693	£-5,315,107	£-6,077,479	£-3,117,757	£-4,913,578
35%	80%	£-8,858,592	£-4,305,019	£-7,137,685	£-8,000,321	£-4,630,321	£-6,428,011
40%	80%	£-10,838,983	£-5,808,346	£-8,960,062	£-9,923,163	£-6,143,646	£-8,042,444
45%	80%	£-12,819,374	£-7,311,672	£-10,782,443	£-11,806,005	£-7,656,971	£-9,657,877
50%	80%	£-14,800,765	£-8,815,000	£-12,604,824	£-13,688,847	£-9,170,300	£-11,273,300
10%	60%	£-1,110,203	£1,905,754	£-366,659	£-242,059	£2,037,610	£-1,498,514
15%	60%	£-3,081,625	£-1,351,615	£-1,467,028	£-1,943,927	£-548,389	£-2,593,243
20%	60%	£-5,052,017	£-2,802,934	£-3,814,357	£-4,529,913	£-938,812	£-4,017,001
25%	60%	£-7,022,409	£-4,254,253	£-5,664,786	£-6,345,900	£-1,427,023	£-5,774,760
30%	60%	£-8,992,801	£-5,705,572	£-7,515,215	£-8,260,885	£-2,915,233	£-7,532,518
35%	60%	£-10,963,193	£-7,156,891	£-9,365,644	£-10,285,870	£-4,404,444	£-9,290,276
40%	60%	£-12,933,585	£-8,608,210	£-11,216,073	£-12,200,855	£-5,897,654	£-11,048,035
45%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£17,915,357	£17,915,357	£17,915,357	£17,915,357	£17,915,357	£17,915,357
10%	70%	£19,980,580	£14,808,723	£14,279,779	£14,079,472	£15,007,614	£14,376,671
15%	70%	£12,013,192	£13,405,405	£12,451,989	£12,161,530	£13,553,744	£12,610,327
20%	70%	£10,045,803	£11,302,088	£10,644,199	£10,243,587	£12,099,872	£10,841,984
25%	70%	£8,078,415	£10,398,771	£8,826,411	£8,325,644	£10,646,001	£9,073,641
30%	70%	£6,111,026	£8,895,453	£7,008,621	£6,407,701	£9,182,129	£7,305,296
35%	70%	£4,143,637	£7,392,136	£5,190,831	£4,489,759	£7,739,258	£5,536,953
40%	70%	£2,154,486	£5,888,819	£3,370,853	£2,556,523	£6,294,385	£3,789,610
45%	70%	£163,668	£4,385,502	£1,532,282	£616,180	£4,830,515	£1,584,573
50%	70%	£-1,826,749	£2,882,183	£-306,291	£-1,324,203	£3,376,643	£196,256
100%	70%	£-22,038,151	£-12,450,647	£-18,947,499	£-21,016,620	£-11,428,116	£-17,925,968
10%	80%	£13,949,631	£15,010,366	£14,291,572	£14,015,559	£15,076,293	£14,357,500
15%	80%	£11,966,708	£13,557,870	£12,479,680	£12,065,680	£13,856,761	£12,576,571
20%	80%	£9,983,805	£12,105,373	£10,667,787	£10,115,761	£12,237,229	£10,799,843
25%	80%	£7,999,902	£10,652,876	£9,165,896	£8,463,839	£10,692,797	£9,361,910
30%	80%	£6,016,000	£9,199,379	£7,669,006	£6,751,892	£9,238,365	£7,823,967
35%	80%	£4,032,098	£7,745,882	£6,172,116	£5,043,945	£7,783,933	£6,286,024
40%	80%	£2,048,196	£6,292,385	£4,677,226	£3,536,000	£6,329,501	£4,748,081
45%	80%	£22,320	£4,838,883	£1,586,219	£323,847	£5,339,569	£1,887,748
50%	80%	£-1,984,026	£3,390,387	£-246,359	£-1,648,995	£3,720,037	£88,672
10%	60%	£14,011,529	£14,807,080	£14,267,985	£14,143,396	£14,938,936	£14,399,841
15%	60%	£12,059,816	£13,252,841	£12,444,299	£12,287,399	£13,450,726	£12,842,983
20%	60%	£10,107,707	£11,698,802	£10,620,613	£10,371,413	£11,962,514	£10,884,325
25%	60%	£8,155,788	£10,144,664	£8,796,927	£8,485,427	£10,474,303	£9,126,567
30%	60%	£6,203,873	£8,590,525	£6,973,241	£6,599,441	£8,986,093	£7,368,808
35%	60%	£4,251,960	£7,036,387	£5,149,555	£4,713,455	£7,497,882	£5,611,050
40%	60%	£2,280,307	£5,482,248	£3,322,307	£2,818,357	£6,009,672	£3,853,292
50%	60%	£-1,669,472	£2,973,237	£-366,222	£-999,410	£3,033,250	£303,840

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,802,800	£18,802,800	£18,802,800	£18,802,800	£18,802,800	£18,802,800
10%	70%	£14,868,023	£15,796,166	£15,167,222	£14,966,915	£15,899,057	£15,266,114
15%	70%	£12,900,635	£14,292,948	£13,349,432	£13,048,973	£14,441,186	£13,897,770
20%	70%	£10,933,246	£12,789,531	£11,531,642	£11,131,030	£12,987,315	£11,725,427
25%	70%	£8,965,858	£11,286,214	£9,713,854	£9,213,087	£11,533,444	£9,961,084
30%	70%	£6,998,469	£9,782,896	£7,896,064	£7,295,144	£10,079,572	£8,182,739
35%	70%	£5,031,080	£8,279,579	£6,078,274	£5,377,202	£8,625,701	£6,424,396
40%	70%	£3,063,691	£6,776,262	£4,259,296	£3,443,966	£7,171,829	£4,856,053
45%	70%	£1,051,311	£5,272,945	£2,419,735	£1,503,600	£5,717,955	£2,972,016
50%	70%	£-939,306	£3,769,626	£581,152	£-436,760	£4,264,086	£1,083,699
100%	70%	£-21,150,708	£-11,563,204	£-18,060,056	£-20,129,177	£-10,541,673	£-17,038,525
10%	80%	£14,837,074	£15,897,808	£15,179,015	£14,903,002	£15,963,736	£15,244,843
15%	80%	£12,854,211	£14,445,313	£13,367,123	£12,953,103	£14,544,204	£13,866,014
20%	80%	£10,871,346	£12,992,816	£11,555,230	£11,003,204	£13,124,672	£11,887,086
25%	80%	£8,888,481	£11,540,319	£9,747,340	£9,131,292	£11,706,140	£10,708,158
30%	80%	£6,904,616	£10,087,822	£8,339,441	£7,618,384	£10,287,608	£9,229,226
35%	80%	£4,920,751	£8,635,325	£6,930,542	£6,207,476	£9,868,076	£7,750,294
40%	80%	£2,936,886	£7,182,833	£4,306,242	£3,184,132	£8,453,544	£6,271,371
45%	80%	£909,763	£5,730,336	£2,473,662	£1,211,290	£7,027,012	£2,775,191
50%	80%	£-1,066,583	£4,277,840	£641,084	£-761,552	£4,607,480	£976,115
10%	60%	£14,898,972	£15,694,523	£15,155,428	£15,030,829	£15,826,379	£15,287,283
15%	60%	£12,947,059	£14,140,384	£13,321,742	£13,144,842	£14,338,169	£13,529,526
20%	60%	£10,995,144	£12,586,245	£11,558,056	£11,258,856	£12,849,057	£11,771,765
25%	60%	£9,043,231	£11,032,106	£9,884,370	£9,372,870	£11,361,746	£10,014,010
30%	60%	£7,091,316	£9,477,968	£7,860,684	£7,486,884	£9,873,536	£8,256,251
35%	60%	£5,139,403	£7,923,830	£6,036,997	£5,600,898	£8,385,325	£6,498,493
40%	60%	£3,187,750	£6,369,691	£4,210,350	£3,703,800	£6,897,115	£4,740,735
50%	60%	£-762,030	£3,260,780	£321,221	£-111,967	£3,820,893	£1,181,283

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£875,296	£875,296	£875,296	£875,296	£875,296	£875,296
10%	70%	£1,265,332	£1,386,746	£871,152	£1,164,095	£37,510	£789,915
15%	70%	£2,342,804	£652,926	£1,751,535	£2,190,949	£501,070	£1,599,679
20%	70%	£3,420,276	£1,167,104	£2,631,917	£3,217,802	£964,631	£2,429,443
25%	70%	£4,497,748	£1,681,283	£3,512,299	£4,244,656	£1,428,191	£3,259,207
30%	70%	£5,575,220	£2,195,463	£4,392,682	£5,271,509	£1,891,752	£4,088,970
35%	70%	£6,652,692	£2,709,641	£5,273,064	£6,299,363	£2,355,313	£4,918,734
40%	70%	£7,730,164	£3,223,821	£6,153,445	£7,325,216	£2,818,873	£5,748,498
45%	70%	£8,807,636	£3,738,000	£7,033,828	£8,352,070	£3,282,434	£6,578,262
50%	70%	£9,885,108	£4,252,179	£7,914,210	£9,378,923	£3,745,994	£7,408,026
100%	70%	£20,659,827	£9,393,970	£16,718,032	£19,647,458	£8,381,600	£15,705,663
10%	80%	£1,320,821	£33,294	£870,329	£1,253,329	£33,647	£882,838
15%	80%	£2,426,036	£494,746	£1,750,300	£2,324,799	£393,509	£1,649,063
20%	80%	£3,531,252	£956,199	£2,630,270	£3,396,270	£821,217	£2,495,288
25%	80%	£4,636,468	£1,417,652	£3,510,242	£4,467,740	£1,248,923	£3,341,512
30%	80%	£5,741,684	£1,879,104	£4,390,212	£5,539,211	£1,676,631	£4,187,737
35%	80%	£6,846,901	£2,340,557	£5,270,182	£6,618,681	£2,104,338	£5,033,962
40%	80%	£7,952,116	£2,802,010	£6,150,153	£7,702,151	£2,532,045	£5,880,187
45%	80%	£9,057,333	£3,263,463	£7,030,123	£8,783,622	£2,959,752	£6,726,412
50%	80%	£10,162,548	£3,724,916	£7,910,094	£9,865,092	£3,387,459	£7,572,637
10%	60%	£1,209,844	£244,199	£871,975	£1,074,862	£109,216	£736,994
15%	60%	£2,259,572	£811,104	£1,752,770	£2,057,098	£608,631	£1,550,296
20%	60%	£3,309,300	£1,373,078	£2,433,564	£3,039,335	£1,106,144	£2,363,598
25%	60%	£4,359,028	£1,944,915	£3,114,357	£4,021,571	£1,607,459	£3,176,901
30%	60%	£5,408,756	£2,511,820	£3,895,151	£5,003,808	£2,106,872	£3,990,203
35%	60%	£6,458,484	£3,078,726	£4,675,945	£5,986,045	£2,606,287	£4,803,506
40%	60%	£7,508,211	£3,645,631	£5,456,739	£6,968,281	£3,105,701	£5,616,808
45%	60%	£8,557,939	£4,212,537	£6,237,532	£7,950,518	£3,605,115	£6,430,111
50%	60%	£9,607,667	£4,779,442	£7,018,327	£8,932,754	£4,104,530	£7,243,413

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£123,796,438	£123,796,438	£123,796,438	£123,796,438	£123,796,438	£123,796,438
10%	70%	£125,937,086	£124,810,480	£125,542,887	£125,835,829	£124,709,244	£125,441,649
15%	70%	£127,014,538	£125,324,660	£126,423,269	£126,862,683	£125,172,905	£126,271,414
20%	70%	£128,092,010	£125,838,839	£127,303,651	£127,889,536	£125,636,365	£127,101,177
25%	70%	£129,169,483	£126,353,017	£128,184,034	£128,916,390	£126,099,526	£127,930,941
30%	70%	£130,246,955	£126,867,197	£129,064,418	£129,943,243	£126,563,486	£128,760,704
35%	70%	£131,324,428	£127,381,378	£129,944,798	£130,970,097	£127,027,047	£129,590,468
40%	70%	£132,401,898	£127,895,555	£130,825,180	£131,996,950	£127,490,607	£130,420,233
45%	70%	£133,479,371	£128,409,734	£131,705,562	£133,023,804	£127,954,168	£131,249,998
50%	70%	£134,556,844	£128,923,914	£132,585,944	£134,050,657	£128,417,728	£132,079,762
100%	70%	£145,331,562	£134,065,704	£141,389,766	£144,319,192	£133,053,334	£140,377,397
10%	80%	£125,992,555	£124,705,028	£125,542,064	£125,925,063	£124,638,087	£125,474,572
15%	80%	£127,067,770	£125,166,481	£126,422,034	£126,896,533	£125,065,243	£126,320,737
20%	80%	£128,202,987	£125,627,934	£127,302,004	£128,089,004	£125,492,951	£127,167,022
25%	80%	£129,328,204	£126,089,387	£128,181,977	£129,281,857	£125,925,502	£128,001,922
30%	80%	£130,453,421	£126,550,840	£129,061,950	£130,474,710	£126,358,053	£128,832,822
35%	80%	£131,578,638	£127,012,293	£129,941,923	£131,667,563	£126,790,604	£129,663,722
40%	80%	£132,703,855	£127,473,746	£130,821,896	£132,860,416	£127,222,155	£130,494,622
45%	80%	£133,829,072	£127,935,199	£131,701,869	£134,053,269	£127,653,706	£131,325,522
50%	80%	£134,954,289	£128,396,652	£132,581,842	£135,246,122	£128,085,257	£132,156,422
10%	60%	£125,881,573	£124,915,933	£125,543,710	£125,746,536	£124,780,950	£125,408,728
15%	60%	£126,931,306	£125,429,838	£126,424,504	£126,728,832	£125,280,395	£126,222,030
20%	60%	£127,981,039	£125,943,743	£127,305,298	£127,711,969	£125,779,778	£127,035,333
25%	60%	£129,030,772	£126,457,648	£128,186,091	£128,693,363	£126,271,159	£127,848,636
30%	60%	£130,080,505	£126,971,553	£129,066,886	£129,675,542	£126,776,607	£128,661,938
35%	60%	£131,130,238	£127,485,458	£129,947,679	£130,657,779	£127,278,021	£129,475,240
40%	60%	£132,179,971	£127,999,363	£130,828,473	£131,640,015	£127,777,435	£130,288,543
50%	60%	£133,229,704	£128,513,268	£131,709,266	£132,622,248	£128,276,264	£131,095,147

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£96,141,751	£96,141,751	£96,141,751	£96,141,751	£96,141,751	£96,141,751
10%	70%	£98,282,379	£97,155,793	£97,888,199	£98,181,142	£97,054,557	£97,786,962
15%	70%	£99,369,851	£97,669,973	£98,769,582	£99,207,396	£97,519,117	£98,616,726
20%	70%	£100,457,323	£98,184,151	£99,650,965	£100,234,849	£97,981,678	£99,446,490
25%	70%	£101,544,795	£98,698,330	£100,532,348	£101,261,703	£98,445,238	£100,276,254
30%	70%	£102,632,267	£99,212,510	£101,409,729	£102,288,556	£98,908,799	£101,106,017
35%	70%	£103,719,739	£99,726,688	£102,290,111	£103,315,410	£99,372,360	£101,935,781
40%	70%	£104,807,211	£100,240,868	£103,170,492	£104,342,263	£99,835,920	£102,765,545
45%	70%	£105,894,683	£100,755,047	£104,050,874	£105,369,117	£100,299,481	£103,595,309
50%	70%	£106,982,155	£101,269,227	£104,931,257	£106,395,970	£100,763,041	£104,425,073
100%	70%	£117,676,874	£106,411,017	£113,735,079	£116,664,505	£105,368,647	£112,722,710
10%	80%	£98,337,868	£97,050,341	£97,887,376	£98,270,376	£96,983,400	£97,819,885
15%	80%	£99,443,083	£97,511,793	£98,767,347	£99,341,846	£97,410,556	£98,666,110
20%	80%	£100,548,298	£97,973,245	£99,647,317	£100,413,317	£97,839,264	£99,513,335
25%	80%	£101,653,513	£98,434,697	£100,527,290	£101,484,787	£98,267,972	£100,360,234
30%	80%	£102,758,728	£98,896,149	£101,407,263	£102,556,257	£98,696,680	£101,207,133
35%	80%	£103,863,943	£99,357,601	£102,280,236	£103,627,727	£99,125,381	£102,054,032
40%	80%	£104,969,158	£99,819,053	£103,162,209	£104,700,197	£99,554,089	£102,901,234
45%	80%	£106,074,373	£100,280,505	£104,047,179	£105,772,669	£99,978,799	£103,743,459
50%	80%	£107,179,588	£100,741,957	£104,932,141	£106,845,139	£100,404,506	£104,589,684
10%	60%	£98,228,891	£97,261,244	£97,888,022	£98,091,909	£97,126,283	£97,754,041
15%	60%	£99,278,619	£97,722,151	£98,769,817	£99,074,145	£97,625,678	£98,567,343
20%	60%	£100,328,347	£98,183,058	£99,651,611	£100,056,382	£98,155,051	£99,380,646
25%	60%	£101,378,075	£98,643,965	£100,533,404	£101,038,618	£98,624,506	£100,193,948
30%	60%	£102,427,803	£99,104,872	£101,415,128	£102,020,855	£99,123,919	£101,007,250
35%	60%	£103,477,531	£99,565,779	£102,297,651	£103,003,092	£99,623,334	£101,820,553
40%	60%	£104,527,259	£100,026,686	£103,179,786	£103,985,328	£100,122,748	£102,633,855
50%	60%	£105,577,000	£100,487,593	£104,061,919	£104,967,564	£100,622,162	£103,447,157

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£43,482,623	£43,482,623	£43,482,623	£43,482,623	£43,482,623	£43,482,623
10%	70%	£45,623,252	£44,496,666	£45,239,072	£45,522,014	£44,395,429	£45,127,835
15%	70%	£46,703,724	£45,010,845	£46,120,454	£46,548,888	£44,859,390	£45,957,598
20%	70%	£47,778,196	£45,525,024	£46,999,837	£47,575,721	£45,322,550	£46,787,362
25%	70%	£48,852,668	£46,039,203	£47,879,219	£48,602,575	£45,786,111	£47,617,126
30%	70%	£49,933,139	£46,553,382	£48,758,601	£49,629,428	£46,249,672	£48,446,889
35%	70%	£51,010,611	£47,067,561	£49,638,984	£50,656,282	£46,713,232	£49,276,654
40%	70%	£52,088,083	£47,581,741	£50,518,366	£51,683,135	£47,176,793	£50,106,418
45%	70%	£53,165,555	£48,095,920	£51,397,748	£52,710,988	£47,640,354	£50,936,182
50%	70%	£54,243,027	£48,610,099	£52,277,130	£53,738,842	£48,103,914	£51,765,946
100%	70%	£65,017,747	£53,751,890	£61,075,9			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557
10%	70%	-£16,820,185	-£15,093,600	-£16,426,006	-£16,718,948	-£15,592,363	-£16,324,769
15%	70%	-£17,897,658	-£16,207,779	-£17,306,388	-£17,745,802	-£16,055,924	-£17,154,533
20%	70%	-£18,975,130	-£16,721,958	-£18,196,770	-£18,772,655	-£16,519,484	-£17,984,296
25%	70%	-£20,052,602	-£17,236,137	-£19,067,153	-£19,799,509	-£16,983,045	-£18,814,060
30%	70%	-£21,130,073	-£17,750,316	-£19,947,535	-£20,826,362	-£17,446,605	-£19,643,823
35%	70%	-£22,207,545	-£18,264,495	-£20,827,917	-£21,853,216	-£17,910,166	-£20,473,586
40%	70%	-£23,285,017	-£18,778,675	-£21,708,299	-£22,880,069	-£18,373,727	-£21,303,350
45%	70%	-£24,362,489	-£19,292,853	-£22,588,681	-£23,906,923	-£18,837,287	-£22,133,115
50%	70%	-£25,439,962	-£19,807,033	-£23,469,063	-£24,933,776	-£19,300,848	-£22,962,879
100%	70%	-£36,214,681	-£24,848,824	-£32,272,886	-£35,202,311	-£23,936,453	-£31,260,516
10%	80%	-£16,875,674	-£15,588,147	-£16,425,183	-£16,808,182	-£15,521,206	-£16,367,691
15%	80%	-£17,960,889	-£16,049,600	-£17,305,153	-£17,879,652	-£16,048,363	-£17,203,916
20%	80%	-£19,046,106	-£16,511,053	-£18,185,124	-£18,951,123	-£16,576,070	-£18,050,141
40%	80%	-£23,506,970	-£18,356,863	-£21,705,006	-£23,237,004	-£18,086,898	-£21,435,041
45%	80%	-£24,612,186	-£18,818,316	-£22,584,976	-£24,308,475	-£18,514,606	-£22,281,268
50%	80%	-£25,717,402	-£19,279,769	-£23,464,948	-£25,379,945	-£18,942,312	-£23,127,491
10%	60%	-£15,764,698	-£15,799,052	-£16,426,829	-£16,620,715	-£15,664,069	-£16,291,847
15%	60%	-£17,814,426	-£16,385,957	-£17,307,823	-£17,811,951	-£16,163,484	-£17,105,150
20%	60%	-£18,864,154	-£16,932,863	-£18,188,417	-£18,594,188	-£16,662,898	-£17,918,452
25%	60%	-£19,913,881	-£17,499,768	-£19,069,211	-£19,576,424	-£17,162,312	-£18,731,754
30%	60%	-£20,963,609	-£18,066,674	-£19,950,005	-£20,558,661	-£17,661,726	-£19,545,057
35%	60%	-£22,013,337	-£18,633,579	-£20,830,798	-£21,540,898	-£18,161,140	-£20,358,359
40%	60%	-£23,063,065	-£19,200,485	-£21,711,592	-£22,523,134	-£18,660,554	-£21,171,662
50%	60%	-£24,112,793	-£19,767,391	-£22,592,385	-£23,505,371	-£19,159,968	-£21,984,965

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703
10%	70%	-£10,214,332	-£9,687,746	-£9,820,152	-£10,113,084	-£9,386,510	-£9,718,915
15%	70%	-£11,291,804	-£9,691,925	-£10,700,534	-£11,139,949	-£9,450,070	-£10,548,679
20%	70%	-£12,369,276	-£10,116,104	-£11,580,917	-£12,166,802	-£9,913,631	-£11,378,442
25%	70%	-£13,446,748	-£10,630,283	-£12,461,299	-£13,193,656	-£10,377,191	-£12,208,206
30%	70%	-£14,524,219	-£11,144,462	-£13,341,681	-£14,220,509	-£10,840,752	-£13,037,970
35%	70%	-£15,601,691	-£11,658,641	-£14,222,064	-£15,247,363	-£11,304,312	-£13,867,734
40%	70%	-£16,679,163	-£12,172,820	-£15,103,425	-£16,274,216	-£11,767,873	-£14,697,498
45%	70%	-£17,756,635	-£12,686,999	-£15,984,827	-£17,301,070	-£12,231,433	-£15,527,261
50%	70%	-£18,834,108	-£13,201,179	-£16,866,210	-£18,327,923	-£12,694,994	-£16,357,025
100%	70%	-£29,608,827	-£18,342,970	-£25,667,032	-£28,596,458	-£17,330,599	-£24,654,683
10%	80%	-£10,269,820	-£8,982,293	-£9,819,329	-£10,202,329	-£8,915,837	-£9,751,837
15%	80%	-£11,375,036	-£9,843,746	-£10,699,300	-£11,273,799	-£9,342,508	-£10,598,062
20%	80%	-£12,480,252	-£9,959,189	-£11,579,270	-£12,345,270	-£9,770,212	-£11,444,287
40%	80%	-£16,901,116	-£11,751,010	-£15,099,152	-£16,631,151	-£11,481,044	-£14,829,187
45%	80%	-£18,006,332	-£12,212,463	-£15,979,123	-£17,702,622	-£11,908,752	-£15,675,412
50%	80%	-£19,111,548	-£12,673,916	-£16,859,094	-£18,774,092	-£12,336,458	-£16,521,637
10%	60%	-£10,158,844	-£9,193,198	-£9,820,975	-£10,023,861	-£9,059,216	-£9,685,993
15%	60%	-£11,208,572	-£9,760,104	-£10,701,769	-£11,036,087	-£9,557,630	-£10,499,296
20%	60%	-£12,258,300	-£10,327,009	-£11,582,564	-£11,988,334	-£10,057,044	-£11,312,598
25%	60%	-£13,308,028	-£10,893,915	-£12,463,357	-£12,970,570	-£10,556,458	-£12,125,901
30%	60%	-£14,357,756	-£11,460,820	-£13,344,151	-£13,952,807	-£11,055,872	-£12,939,203
35%	60%	-£15,407,483	-£12,027,726	-£14,224,944	-£14,935,044	-£11,555,287	-£13,752,506
40%	60%	-£16,457,211	-£12,594,631	-£15,105,739	-£15,917,281	-£12,054,700	-£14,565,808
50%	60%	-£17,506,939	-£13,161,536	-£15,987,536	-£16,899,518	-£12,554,314	-£15,379,110

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773
10%	70%	-£7,298,401	-£6,171,815	-£6,904,221	-£7,197,164	-£6,070,579	-£6,802,884
15%	70%	-£8,375,873	-£6,685,995	-£7,784,604	-£8,224,018	-£6,534,139	-£7,632,748
20%	70%	-£9,453,345	-£7,200,174	-£8,664,987	-£9,250,871	-£6,997,700	-£8,462,612
25%	70%	-£10,530,817	-£7,714,352	-£9,545,368	-£10,277,725	-£7,461,261	-£9,292,476
30%	70%	-£11,608,289	-£8,228,531	-£10,425,751	-£11,304,578	-£7,924,821	-£10,122,039
35%	70%	-£12,685,761	-£8,742,711	-£11,306,133	-£12,331,432	-£8,388,382	-£10,951,803
40%	70%	-£13,763,233	-£9,256,890	-£12,186,514	-£13,358,285	-£8,851,942	-£11,781,567
45%	70%	-£14,840,705	-£9,771,069	-£13,066,897	-£14,385,139	-£9,315,503	-£12,611,331
50%	70%	-£15,918,177	-£10,285,249	-£13,947,279	-£15,411,992	-£9,779,063	-£13,441,095
100%	70%	-£26,692,897	-£15,427,039	-£22,751,101	-£25,680,527	-£14,414,669	-£21,738,732
10%	80%	-£7,353,890	-£6,066,333	-£6,903,399	-£7,286,398	-£5,999,422	-£6,835,907
15%	80%	-£8,459,105	-£6,527,816	-£7,783,369	-£8,357,868	-£6,426,578	-£7,682,132
20%	80%	-£9,564,321	-£6,989,300	-£8,663,339	-£9,429,339	-£6,854,289	-£8,528,367
40%	80%	-£13,985,185	-£9,835,079	-£12,183,222	-£13,715,220	-£9,565,114	-£11,913,256
45%	80%	-£15,090,402	-£9,296,532	-£13,063,192	-£14,786,691	-£9,992,821	-£12,759,481
50%	80%	-£16,195,617	-£9,757,985	-£13,943,164	-£15,858,161	-£10,420,528	-£13,605,706
10%	60%	-£7,242,914	-£6,277,268	-£6,905,044	-£7,107,931	-£6,142,285	-£6,770,063
15%	60%	-£8,292,641	-£6,844,173	-£7,785,839	-£8,099,167	-£6,641,700	-£7,583,365
20%	60%	-£9,342,368	-£7,411,079	-£8,666,633	-£9,072,404	-£7,141,113	-£8,396,668
25%	60%	-£10,392,095	-£7,977,984	-£9,547,426	-£10,054,640	-£7,640,528	-£9,209,970
30%	60%	-£11,441,822	-£8,544,889	-£10,428,221	-£11,036,877	-£8,138,941	-£10,023,273
35%	60%	-£12,491,550	-£9,111,795	-£11,309,014	-£12,019,114	-£8,638,356	-£10,836,575
40%	60%	-£13,541,278	-£9,678,700	-£12,189,808	-£13,001,350	-£9,138,770	-£11,649,877
50%	60%	-£14,591,006	-£10,245,605	-£13,070,601	-£13,983,587	-£9,638,184	-£12,463,179

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450
10%	70%	-£17,237,078	-£16,110,492	-£16,842,898	-£17,135,841	-£16,009,256	-£16,741,661
15%	70%	-£18,314,550	-£16,624,672	-£17,723,281	-£18,162,695	-£16,472,816	-£17,571,425
20%	70%	-£19,392,022	-£17,138,851	-£18,603,663	-£19,189,548	-£16,938,377	-£18,401,189
25%	70%	-£20,469,495	-£17,653,029	-£19,484,045	-£20,216,402	-£17,399,938	-£19,230,953
30%	70%	-£21,546,968	-£18,167,208	-£20,364,428	-£21,243,256	-£17,863,498	-£20,060,716
35%	70%	-£22,624,440	-£18,681,388	-£21,244,810	-£22,270,109	-£18,327,059	-£20,890,480
40%	70%	-£23,701,913	-£19,195,567	-£22,125,191	-£23,296,962	-£18,790,619	-£21,720,244
45%	70%	-£24,779,385	-£19,709,746	-£23,005,574	-£24,323,816	-£19,254,180	-£22,550,008
50%	70%	-£25,856,858	-£20,223,926	-£23,885,956	-£25,350,669	-£19,717,740	-£23,379,772
100%	70%	-£36,631,574	-£25,365,716	-£32,689,776	-£35,619,204	-£24,353,346	-£31,677,409
10%	80%	-£17,292,567	-£16,005,040	-£16,842,076	-£17,225,075	-£15,938,099	-£16,774,584
15%	80%	-£18,397,782	-£16,466,493	-£17,722,046	-£18,296,545	-£16,365,255	-£17,620,809
20%	80%	-£19,502,999	-£16,927,945	-£18,602,016	-£19,368,016	-£16,792,963	-£18,467,034
40%	80%	-£23,928,862	-£18,773,756	-£22,121,899	-£23,663,887	-£18,503,791	-£22,851,939
45%	80%	-£25,029,079	-£19,235,209	-£23,001,889	-£24,725,368	-£18,931,498	-£23,688,158
50%	80%	-£26,134,294	-£19,696,662	-£23,881,841	-£25,796,838	-£19,359,205	-£24,544,383
10%	60%	-£17,181,591	-£16,215,945	-£16,843,721	-£17,046,608	-£16,080,962	-£16,708,740
15%	60%	-£18,231,318	-£16,782,850	-£17,724,516	-£18,028,844	-£16,580,377	-£17,522,042
20%	60%	-£19,281,046	-£17,349,756	-£18,605,310	-£19,011,081	-£17,079,790	-£18,335,345
25%	60%	-£20,330,774	-£17,916,661	-£19,486,103	-£19,993,317	-£17,579,205	-£19,148,647
30%	60%	-£21,380,502	-£18,483,566	-£20,366,898	-£20,975,554	-£18,078,618	-£19,961,950
35%	60%	-£22,430,230	-£19,050,472	-£21,247,691	-£21,957,791	-£18,578,033	-£20,775,252
40%	60%	-£23,479,958	-£19,617,377	-£22,128,485	-£22,940,027	-£19,077,447	-£21,588,554
50%	60%	-£24,529,686	-£20,18				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124
10%	70%	-£4,335,752	-£3,209,166	-£3,941,572	-£4,234,515	-£3,107,390	-£3,840,335
15%	70%	-£5,413,224	-£3,723,346	-£4,521,965	-£5,261,369	-£3,571,430	-£4,670,099
20%	70%	-£6,490,696	-£4,237,524	-£5,702,337	-£6,288,222	-£4,035,051	-£5,499,862
25%	70%	-£7,568,168	-£4,751,703	-£6,582,719	-£7,315,076	-£4,498,611	-£6,329,627
30%	70%	-£8,645,639	-£5,265,883	-£7,463,102	-£8,341,929	-£4,962,172	-£7,159,390
35%	70%	-£9,723,112	-£5,780,061	-£8,343,484	-£9,368,783	-£5,425,732	-£7,989,154
40%	70%	-£10,800,584	-£6,294,241	-£9,223,865	-£10,395,636	-£5,889,285	-£8,818,918
45%	70%	-£11,878,056	-£6,808,420	-£10,104,248	-£11,422,490	-£6,352,854	-£9,648,681
50%	70%	-£12,955,528	-£7,322,599	-£10,984,630	-£12,449,343	-£6,816,414	-£10,478,446
100%	70%	-£23,730,247	-£12,464,390	-£19,788,452	-£22,717,878	-£11,452,020	-£18,776,083
10%	80%	-£4,391,241	-£3,103,713	-£3,940,749	-£4,323,749	-£3,036,773	-£3,873,258
15%	80%	-£5,468,713	-£3,565,166	-£4,520,720	-£5,350,219	-£3,463,929	-£4,718,463
20%	80%	-£6,546,185	-£4,026,619	-£5,700,690	-£6,468,690	-£3,991,637	-£5,565,707
25%	80%	-£7,623,657	-£4,488,072	-£6,581,062	-£7,495,543	-£4,455,190	-£6,415,970
30%	80%	-£8,701,129	-£4,949,525	-£7,461,434	-£8,522,396	-£4,920,743	-£7,266,233
35%	80%	-£9,778,601	-£5,410,978	-£8,341,806	-£9,549,249	-£5,386,296	-£8,116,496
40%	80%	-£10,856,073	-£5,872,431	-£9,222,178	-£10,576,102	-£5,851,849	-£9,066,759
45%	80%	-£11,933,545	-£6,333,884	-£10,102,550	-£11,602,955	-£6,317,402	-£10,017,022
50%	80%	-£13,011,017	-£6,795,337	-£10,982,922	-£12,629,808	-£6,782,955	-£10,967,285
10%	60%	-£4,280,264	-£3,314,619	-£3,942,395	-£4,145,292	-£3,179,636	-£3,807,414
15%	60%	-£5,357,736	-£3,828,800	-£4,522,366	-£5,172,145	-£3,693,789	-£4,637,167
20%	60%	-£6,435,208	-£4,342,981	-£5,702,837	-£6,199,000	-£4,208,942	-£5,467,920
25%	60%	-£7,512,680	-£4,857,162	-£6,583,209	-£7,225,853	-£4,724,095	-£6,318,173
30%	60%	-£8,590,152	-£5,371,343	-£7,463,581	-£8,252,706	-£5,239,248	-£7,168,426
35%	60%	-£9,667,624	-£5,885,524	-£8,343,953	-£9,279,559	-£5,754,401	-£8,018,679
40%	60%	-£10,745,096	-£6,399,705	-£9,224,325	-£10,306,412	-£6,269,554	-£8,868,932
45%	60%	-£11,822,568	-£6,913,886	-£10,104,697	-£11,333,265	-£6,784,707	-£9,719,185
50%	60%	-£12,900,040	-£7,428,067	-£10,985,069	-£12,360,118	-£7,299,860	-£10,569,438

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681
10%	70%	-£3,448,309	-£2,321,723	-£3,054,129	-£3,347,072	-£2,220,487	-£2,952,892
15%	70%	-£4,525,781	-£2,835,903	-£3,934,512	-£4,373,926	-£2,684,047	-£3,782,656
20%	70%	-£5,603,253	-£3,350,081	-£4,814,894	-£5,400,779	-£3,147,608	-£4,612,419
25%	70%	-£6,680,725	-£3,864,260	-£5,695,276	-£6,427,633	-£3,611,168	-£5,442,184
30%	70%	-£7,758,197	-£4,378,440	-£6,575,659	-£7,454,486	-£4,074,729	-£6,271,947
35%	70%	-£8,835,669	-£4,892,618	-£7,456,041	-£8,481,340	-£4,538,290	-£7,101,711
40%	70%	-£9,913,141	-£5,406,797	-£8,336,422	-£9,508,193	-£5,001,850	-£7,931,475
45%	70%	-£10,990,613	-£5,920,977	-£9,216,805	-£10,535,047	-£5,465,411	-£8,761,238
50%	70%	-£12,068,085	-£6,435,156	-£10,097,187	-£11,561,900	-£5,928,971	-£9,591,003
100%	70%	-£22,842,804	-£11,576,947	-£18,901,009	-£21,830,435	-£10,564,577	-£17,888,640
10%	80%	-£3,503,798	-£2,216,270	-£3,053,306	-£3,436,306	-£2,149,330	-£2,985,815
15%	80%	-£4,609,013	-£2,677,723	-£3,933,277	-£4,307,778	-£2,576,486	-£3,832,040
20%	80%	-£5,714,229	-£3,139,176	-£4,813,247	-£5,179,247	-£3,004,194	-£4,678,264
25%	80%	-£6,819,445	-£3,600,629	-£5,693,218	-£6,050,700	-£3,430,747	-£5,523,488
30%	80%	-£7,924,661	-£4,062,082	-£6,573,189	-£6,921,153	-£3,857,300	-£6,373,712
35%	80%	-£9,029,877	-£4,523,535	-£7,453,160	-£7,791,606	-£4,283,853	-£7,223,936
40%	80%	-£10,135,093	-£4,984,987	-£8,333,130	-£8,662,059	-£4,709,406	-£8,074,160
45%	80%	-£11,240,309	-£5,446,440	-£9,213,100	-£9,532,512	-£5,134,959	-£8,924,384
50%	80%	-£12,345,525	-£5,907,893	-£10,093,071	-£10,402,965	-£5,560,512	-£9,774,608
10%	60%	-£3,392,821	-£2,427,176	-£3,054,962	-£3,257,839	-£2,292,193	-£2,919,971
15%	60%	-£4,442,549	-£2,894,081	-£3,935,747	-£4,240,075	-£2,791,607	-£3,733,273
20%	60%	-£5,492,277	-£3,360,986	-£4,816,541	-£5,222,212	-£3,291,021	-£4,546,575
25%	60%	-£6,542,005	-£3,822,889	-£5,697,334	-£6,204,548	-£3,790,436	-£5,359,878
30%	60%	-£7,591,733	-£4,284,792	-£6,578,128	-£7,186,785	-£4,289,849	-£6,173,180
35%	60%	-£8,641,461	-£4,746,695	-£7,458,922	-£8,169,022	-£4,789,264	-£7,086,483
40%	60%	-£9,691,189	-£5,208,598	-£8,339,716	-£9,151,258	-£5,288,678	-£7,997,785
50%	60%	-£10,740,917	-£5,670,501	-£9,220,510	-£10,133,494	-£5,788,131	-£8,909,087

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,833,831	£5,833,831	£5,833,831	£5,833,831	£5,833,831	£5,833,831
10%	70%	£3,254,131	£4,329,323	£3,629,278	£3,355,091	£4,430,282	£3,730,239
15%	70%	£1,864,280	£3,577,069	£2,527,003	£2,115,721	£3,728,509	£2,678,442
20%	70%	£674,431	£2,824,815	£1,424,726	£876,350	£3,026,735	£1,626,646
25%	70%	£-625,485	£2,072,560	£322,449	£-368,957	£2,324,961	£574,850
30%	70%	£-1,396,431	£1,320,306	£-792,581	£-1,628,597	£1,623,187	£-484,748
35%	70%	£-3,247,377	£568,052	£-3,191,886	£-2,888,238	£921,412	£-1,853,748
40%	70%	£-4,558,323	£-187,215	£-3,033,189	£-4,147,878	£219,638	£-2,622,745
45%	70%	£-5,869,270	£-951,772	£-4,153,494	£-5,407,518	£-490,022	£-3,691,743
50%	70%	£-7,180,215	£-1,716,330	£-5,273,797	£-6,667,159	£-1,203,273	£-4,760,742
100%	70%	£-20,289,674	£-9,361,904	£-16,476,840	£-19,263,562	£-8,335,792	£-15,450,727
10%	80%	£3,003,236	£4,432,027	£3,631,976	£3,270,543	£4,499,334	£3,699,283
15%	80%	£1,887,939	£3,731,124	£2,531,048	£1,988,898	£3,832,085	£2,632,009
20%	80%	£572,641	£3,030,223	£1,430,122	£707,254	£3,164,836	£1,564,735
25%	80%	£-754,803	£2,329,320	£329,194	£-683,785	£2,497,587	£497,461
30%	80%	£-2,091,613	£1,628,418	£-784,355	£-1,886,390	£1,830,338	£-579,133
35%	80%	£-3,428,422	£927,516	£-1,903,288	£-3,188,996	£1,163,089	£-1,663,862
40%	80%	£-4,765,232	£226,614	£-3,022,221	£-4,491,602	£495,841	£-2,748,592
45%	80%	£-6,102,041	£-482,045	£-4,141,155	£-5,794,208	£-174,212	£-3,833,321
50%	80%	£-7,438,851	£-1,194,411	£-5,260,088	£-7,096,813	£-882,373	£-4,918,051
100%	80%	£-23,005,026	£-4,226,619	£-18,626,581	£-23,439,639	£-4,361,232	£-18,761,194
15%	60%	£2,040,623	£3,423,012	£2,522,956	£2,242,543	£3,624,933	£2,724,875
20%	60%	£776,220	£2,819,406	£1,411,430	£1,141,430	£2,888,633	£1,658,567
25%	60%	£-898,167	£1,815,800	£315,706	£-154,130	£2,152,333	£852,239
30%	60%	£-1,781,249	£1,012,194	£-800,806	£-1,370,805	£1,416,034	£-380,362
35%	60%	£-3,066,332	£208,588	£-1,922,482	£-2,587,480	£679,734	£-1,443,629
40%	60%	£-4,351,415	£-604,750	£-3,044,157	£-3,804,155	£-57,490	£-2,496,897
45%	60%	£-5,636,497	£-1,421,500	£-4,165,832	£-5,020,829	£-805,832	£-3,550,164
50%	60%	£-6,921,579	£-2,238,249	£-5,287,507	£-6,237,504	£-1,564,174	£-4,603,432

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903
10%	70%	£-121,417,603	£-120,342,411	£-121,042,458	£-121,316,864	£-120,241,452	£-120,941,496
15%	70%	£-122,707,454	£-121,094,655	£-122,144,732	£-122,556,013	£-120,943,225	£-121,993,292
20%	70%	£-123,997,304	£-121,846,900	£-123,047,098	£-123,795,384	£-121,644,989	£-123,045,088
25%	70%	£-125,297,219	£-122,599,174	£-124,549,285	£-125,040,692	£-122,346,773	£-124,096,884
30%	70%	£-126,608,166	£-123,351,428	£-125,464,315	£-126,300,331	£-123,048,548	£-125,156,482
35%	70%	£-127,919,111	£-124,103,683	£-126,584,620	£-127,559,972	£-123,750,322	£-126,226,480
40%	70%	£-129,230,057	£-124,855,938	£-127,704,923	£-128,819,612	£-124,452,096	£-127,294,479
45%	70%	£-130,541,002	£-125,608,193	£-128,825,228	£-130,079,253	£-125,153,869	£-128,366,476
50%	70%	£-131,851,947	£-126,360,448	£-129,945,532	£-131,339,894	£-125,855,608	£-129,438,474
100%	70%	£-144,961,409	£-134,033,638	£-141,148,574	£-143,595,296	£-133,007,526	£-140,122,462
10%	80%	£-121,468,498	£-120,239,707	£-121,039,758	£-121,401,192	£-120,172,401	£-120,972,451
15%	80%	£-122,783,795	£-120,940,810	£-122,140,688	£-122,682,836	£-120,839,650	£-122,039,726
20%	80%	£-124,099,093	£-121,641,911	£-123,241,613	£-123,964,480	£-121,506,899	£-123,106,999
25%	80%	£-125,414,391	£-122,343,012	£-124,342,538	£-125,065,624	£-122,208,148	£-124,179,292
30%	80%	£-126,729,689	£-123,044,113	£-125,443,463	£-126,166,768	£-122,909,397	£-125,251,540
35%	80%	£-128,044,987	£-123,745,214	£-126,544,388	£-127,267,912	£-123,610,646	£-126,322,788
40%	80%	£-129,360,285	£-124,446,315	£-127,645,313	£-128,369,056	£-124,311,895	£-127,394,036
45%	80%	£-130,675,583	£-125,147,416	£-128,746,238	£-129,470,200	£-125,013,144	£-128,465,284
50%	80%	£-132,000,881	£-125,848,517	£-129,847,163	£-130,571,344	£-125,714,393	£-129,536,532
10%	60%	£-121,366,709	£-120,445,116	£-121,045,154	£-121,232,095	£-120,310,502	£-120,910,540
15%	60%	£-122,681,911	£-121,248,722	£-122,148,778	£-122,439,192	£-121,046,801	£-121,846,859
20%	60%	£-123,997,113	£-122,052,328	£-123,249,875	£-123,636,287	£-121,759,191	£-122,869,177
25%	60%	£-125,312,315	£-122,855,934	£-124,350,972	£-124,837,384	£-122,471,490	£-123,891,496
30%	60%	£-126,627,517	£-123,659,540	£-125,452,067	£-126,038,480	£-123,172,739	£-124,913,814
35%	60%	£-127,942,719	£-124,463,147	£-126,553,162	£-127,239,577	£-123,875,038	£-125,936,132
40%	60%	£-129,257,921	£-125,266,754	£-127,654,257	£-128,440,674	£-124,576,287	£-126,958,450
45%	60%	£-130,573,123	£-126,070,361	£-128,755,352	£-129,641,769	£-125,277,536	£-127,980,768
50%	60%	£-131,888,325	£-126,873,968	£-129,856,447	£-130,842,864	£-125,978,785	£-129,003,086

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£91,183,216	£91,183,216	£91,183,216	£91,183,216	£91,183,216	£91,183,216
10%	70%	£93,762,916	£92,687,724	£93,387,769	£93,661,957	£92,586,765	£93,286,808
15%	70%	£95,352,737	£93,439,978	£94,490,944	£94,901,326	£93,289,538	£94,338,605
20%	70%	£96,942,558	£94,192,232	£95,592,120	£96,101,698	£94,892,310	£95,390,402
25%	70%	£97,642,379	£94,944,487	£96,693,296	£97,386,004	£94,692,086	£96,442,197
30%	70%	£98,342,199	£95,696,741	£97,794,472	£98,645,644	£95,393,860	£97,501,795
35%	70%	£99,042,020	£96,448,995	£98,895,648	£99,905,285	£96,095,635	£98,570,793
40%	70%	£99,741,841	£97,201,249	£100,000,296	£101,164,925	£96,797,409	£99,639,792
45%	70%	£100,441,662	£97,953,503	£101,104,944	£102,424,565	£97,500,089	£100,709,790
50%	70%	£101,141,483	£98,705,757	£102,209,592	£103,684,205	£98,202,330	£101,779,788
100%	70%	£117,306,721	£108,378,951	£113,493,887	£116,290,609	£105,352,839	£112,467,774
10%	80%	£93,813,811	£92,585,020	£93,385,071	£93,746,504	£92,517,713	£93,317,764
15%	80%	£95,129,013	£93,286,923	£94,486,999	£95,028,149	£93,184,962	£94,389,038
20%	80%	£96,444,215	£93,988,824	£95,588,925	£96,309,793	£93,885,211	£95,450,312
25%	80%	£97,759,417	£94,690,726	£96,689,851	£97,591,437	£94,586,460	£96,511,586
30%	80%	£99,074,619	£95,392,628	£97,790,778	£98,873,081	£95,287,709	£97,572,860
35%	80%	£100,389,821	£96,094,530	£98,891,704	£100,154,725	£95,988,958	£98,634,134
40%	80%	£101,705,023	£96,796,432	£100,000,296	£101,416,369	£96,690,107	£99,695,408
45%	80%	£103,020,225	£97,498,334	£101,104,944	£102,678,013	£97,391,259	£100,756,682
50%	80%	£104,335,427	£98,200,236	£102,209,592	£103,939,657	£98,092,408	£101,817,956
10%	60%	£93,712,021	£92,730,429	£93,385,071	£93,746,504	£92,655,815	£93,255,853
15%	60%	£94,974,424	£93,594,035	£94,490,944	£94,774,504	£93,392,114	£94,292,172
20%	60%	£96,236,827	£94,397,641	£95,592,120	£95,977,117	£94,128,414	£95,343,496
25%	60%	£97,500,230	£95,201,247	£96,703,241	£97,171,177	£94,864,714	£96,394,806
30%	60%	£98,764,633	£96,004,853	£97,814,361	£98,387,852	£95,601,013	£97,446,409
35%	60%	£100,029,036	£96,808,459	£98,925,471	£99,600,527	£96,337,313	£98,497,676
40%	60%	£101,293,439	£97,612,065	£100,029,574	£100,821,202	£97,074,537	£99,548,944
50%	60%	£102,557,842	£98,415,671	£101,130,674	£102,032,881	£97,771,221	£100,600,479

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£38,524,089	£38,524,089	£38,524,089	£38,524,089	£38,524,089	£38,524,089
10%	70%	£41,103,788	£40,028,596	£40,726,641	£41,002,829	£39,927,637	£40,627,681
15%	70%	£42,393,638	£40,780,851	£41,380,917	£42,242,169	£40,629,410	£41,279,478
20%	70%	£43,683,488	£41,533,105	£42,033,194	£43,481,569	£41,331,185	£42,731,273
25%	70%	£44,973,338	£42,285,359	£42,683,471	£44,726,877	£42,032,959	£43,783,070
30%	70%	£46,263,188	£43,037,614	£43,333,748	£45,972,185	£42,734,733	£44,834,867
35%	70%	£47,553,038	£43,789,868	£43,984,025	£47,217,493	£43,436,507	£45,886,664
40%	70%	£48,842,888	£44,542,122	£44,634,302	£48,462,801	£44,138,281</	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023
10%	70%	-£12,300,722	-£11,226,530	-£11,925,976	-£12,190,763	-£11,124,571	-£11,824,615
15%	70%	-£13,890,573	-£11,977,785	-£13,027,851	-£13,439,133	-£11,826,344	-£12,876,411
20%	70%	-£14,880,423	-£12,730,039	-£14,130,128	-£14,676,503	-£12,528,118	-£13,928,207
25%	70%	-£16,180,339	-£14,482,293	-£15,232,404	-£15,923,811	-£13,229,893	-£14,980,004
30%	70%	-£17,491,285	-£14,234,548	-£16,347,434	-£17,183,451	-£13,931,667	-£16,039,601
35%	70%	-£18,802,230	-£14,986,802	-£17,467,739	-£18,443,591	-£14,633,441	-£17,108,599
40%	70%	-£20,113,177	-£15,742,056	-£18,588,043	-£19,702,731	-£15,335,215	-£18,177,596
45%	70%	-£21,424,123	-£16,506,625	-£19,708,347	-£20,962,372	-£16,044,875	-£19,246,596
50%	70%	-£22,735,068	-£17,271,184	-£20,828,651	-£22,222,013	-£16,758,127	-£20,315,595
100%	70%	-£35,844,528	-£24,916,757	-£32,031,893	-£34,818,416	-£23,890,645	-£31,005,681
10%	80%	-£12,361,618	-£11,122,827	-£11,922,877	-£12,284,311	-£11,095,520	-£11,855,570
15%	80%	-£13,666,915	-£11,823,729	-£13,023,805	-£13,585,995	-£11,722,769	-£12,922,845
20%	80%	-£14,982,213	-£12,524,631	-£14,124,732	-£14,847,599	-£12,360,018	-£13,990,118
25%	80%	-£16,302,085	-£13,228,239	-£15,227,075	-£16,046,455	-£13,059,012	-£15,033,445
30%	80%	-£17,626,894	-£13,936,899	-£16,329,008	-£17,245,061	-£13,759,065	-£16,076,175
35%	80%	-£18,951,705	-£14,647,264	-£17,431,941	-£18,443,917	-£14,460,226	-£17,119,904
40%	80%	-£20,276,516	-£15,358,235	-£18,534,874	-£19,642,773	-£15,161,387	-£18,163,633
45%	80%	-£21,601,327	-£16,069,206	-£19,639,807	-£20,841,629	-£15,862,548	-£19,207,362
50%	80%	-£22,926,138	-£16,780,177	-£20,744,740	-£22,040,485	-£16,563,709	-£20,251,091
10%	60%	-£12,249,828	-£11,328,235	-£11,928,273	-£12,115,214	-£11,193,621	-£11,793,659
15%	60%	-£13,574,230	-£12,131,841	-£13,031,898	-£13,312,311	-£11,929,921	-£12,829,776
20%	60%	-£14,908,632	-£12,935,447	-£14,135,523	-£14,509,407	-£12,666,222	-£13,866,296
25%	60%	-£16,251,034	-£13,739,053	-£15,239,148	-£15,708,983	-£13,402,520	-£14,902,615
30%	60%	-£17,593,436	-£14,542,660	-£16,342,773	-£16,908,559	-£14,138,820	-£15,945,215
35%	60%	-£18,935,838	-£15,346,266	-£17,446,400	-£18,108,135	-£14,875,119	-£16,988,483
40%	60%	-£20,278,240	-£16,149,873	-£18,550,025	-£19,307,711	-£15,612,343	-£18,031,750
50%	60%	-£22,476,433	-£17,793,103	-£20,642,969	-£21,507,287	-£17,358,028	-£20,158,285

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169
10%	70%	-£5,894,866	-£4,619,077	-£5,319,721	-£5,593,999	-£4,518,717	-£5,218,761
15%	70%	-£8,984,719	-£5,371,931	-£6,421,987	-£6,833,279	-£5,220,493	-£6,270,558
20%	70%	-£12,074,572	-£6,124,185	-£7,524,274	-£8,072,650	-£5,922,265	-£7,322,353
25%	70%	-£15,164,425	-£6,876,440	-£8,626,551	-£9,317,957	-£6,624,039	-£8,374,150
30%	70%	-£18,254,278	-£7,628,694	-£9,728,828	-£10,563,264	-£7,325,813	-£9,425,947
35%	70%	-£21,344,131	-£8,380,948	-£10,830,105	-£11,808,571	-£8,030,587	-£10,477,744
40%	70%	-£24,433,984	-£9,133,202	-£11,932,382	-£13,052,878	-£8,735,362	-£11,529,541
45%	70%	-£27,523,837	-£9,885,456	-£13,036,659	-£14,307,185	-£9,440,136	-£12,581,338
50%	70%	-£30,613,690	-£10,637,709	-£14,140,930	-£15,561,492	-£10,144,911	-£13,633,135
100%	70%	-£228,238,674	-£18,310,904	-£25,425,839	-£28,212,962	-£17,284,791	-£24,389,727
10%	80%	-£5,745,764	-£4,516,973	-£5,317,024	-£5,678,457	-£4,449,666	-£5,249,717
15%	80%	-£7,961,061	-£5,217,975	-£6,417,951	-£6,860,102	-£5,115,915	-£5,316,991
20%	80%	-£10,176,358	-£5,918,977	-£7,518,878	-£8,042,745	-£5,784,164	-£6,384,284
25%	80%	-£12,391,655	-£6,620,980	-£8,619,805	-£9,225,388	-£6,451,413	-£7,436,577
30%	80%	-£14,606,952	-£7,322,983	-£9,720,732	-£10,406,031	-£7,118,662	-£8,488,870
35%	80%	-£16,822,249	-£8,024,986	-£10,821,659	-£11,586,674	-£7,785,911	-£9,541,163
40%	80%	-£19,037,546	-£8,726,989	-£11,922,586	-£12,767,317	-£8,453,160	-£10,593,456
45%	80%	-£21,252,843	-£9,428,992	-£13,023,513	-£13,947,960	-£9,119,409	-£11,645,749
50%	80%	-£23,468,140	-£10,130,995	-£14,124,440	-£15,128,603	-£9,785,658	-£12,698,042
10%	60%	-£5,643,974	-£4,722,381	-£5,322,419	-£5,699,390	-£4,587,768	-£5,187,806
15%	60%	-£7,859,271	-£5,423,384	-£6,423,346	-£6,790,487	-£5,284,067	-£5,889,103
20%	60%	-£10,074,568	-£6,124,387	-£7,524,274	-£8,072,650	-£5,979,356	-£6,580,400
25%	60%	-£12,289,865	-£6,825,390	-£8,626,201	-£9,354,803	-£6,674,645	-£7,271,697
30%	60%	-£14,505,162	-£7,526,393	-£9,728,128	-£10,639,246	-£7,369,934	-£8,323,994
35%	60%	-£16,720,459	-£8,227,396	-£10,832,055	-£11,923,689	-£8,065,223	-£9,376,291
40%	60%	-£18,935,756	-£8,928,399	-£11,935,982	-£13,208,132	-£8,760,512	-£10,428,588
45%	60%	-£21,151,053	-£9,629,402	-£13,040,909	-£14,492,575	-£9,455,801	-£11,480,885
50%	60%	-£23,366,350	-£10,330,405	-£14,145,836	-£15,777,018	-£10,150,090	-£12,533,182

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£199,238	-£199,238	-£199,238	-£199,238	-£199,238	-£199,238
10%	70%	-£2,778,938	-£1,703,746	-£2,403,791	-£2,677,979	-£1,602,787	-£2,302,831
15%	70%	-£4,968,789	-£2,560,000	-£3,506,066	-£3,917,248	-£2,304,560	-£3,354,627
20%	70%	-£7,158,640	-£3,416,254	-£4,607,341	-£5,020,523	-£3,006,333	-£4,456,473
25%	70%	-£9,348,491	-£4,272,508	-£5,708,616	-£6,123,798	-£3,708,106	-£5,558,319
30%	70%	-£11,538,342	-£5,128,762	-£6,809,891	-£7,227,073	-£4,409,879	-£6,660,165
35%	70%	-£13,728,193	-£5,985,016	-£7,911,166	-£8,330,348	-£5,111,652	-£7,762,011
40%	70%	-£15,918,044	-£6,841,270	-£9,012,441	-£9,431,623	-£5,813,425	-£8,863,857
45%	70%	-£18,107,895	-£7,697,524	-£10,113,716	-£10,532,898	-£6,515,198	-£9,965,703
50%	70%	-£20,297,746	-£8,553,778	-£11,214,991	-£11,634,173	-£7,216,971	-£11,067,549
100%	70%	-£26,322,744	-£15,394,973	-£22,509,909	-£25,296,631	-£14,368,861	-£21,483,797
10%	80%	-£2,829,833	-£1,601,042	-£2,401,093	-£2,762,526	-£1,533,735	-£2,333,786
15%	80%	-£4,145,130	-£2,301,945	-£3,502,221	-£4,044,171	-£2,200,984	-£3,401,060
20%	80%	-£5,460,427	-£3,002,848	-£4,603,349	-£5,145,446	-£2,898,233	-£4,402,807
25%	80%	-£6,775,724	-£3,703,751	-£5,704,476	-£6,246,721	-£3,595,482	-£5,404,554
30%	80%	-£8,091,021	-£4,404,654	-£6,805,603	-£7,347,996	-£4,292,731	-£6,406,301
35%	80%	-£9,406,318	-£5,105,557	-£7,906,730	-£8,449,271	-£4,989,980	-£7,408,048
40%	80%	-£10,721,615	-£5,806,460	-£9,007,857	-£9,550,546	-£5,687,229	-£8,409,795
45%	80%	-£12,036,912	-£6,507,363	-£10,108,984	-£10,651,821	-£6,384,478	-£9,411,542
50%	80%	-£13,352,209	-£7,208,266	-£11,210,111	-£11,753,096	-£7,081,727	-£10,413,289
10%	60%	-£2,728,043	-£1,806,451	-£2,406,489	-£2,893,430	-£1,671,837	-£2,271,775
15%	60%	-£3,992,448	-£2,610,057	-£3,510,113	-£3,990,527	-£2,408,136	-£3,308,194
20%	60%	-£5,256,853	-£3,413,663	-£4,611,737	-£5,091,624	-£3,114,436	-£4,410,391
25%	60%	-£6,521,258	-£4,217,269	-£5,713,361	-£6,192,721	-£3,815,535	-£5,511,588
30%	60%	-£7,785,663	-£5,020,875	-£6,814,985	-£7,293,818	-£4,516,634	-£6,612,785
35%	60%	-£9,050,068	-£5,824,481	-£7,916,609	-£8,394,915	-£5,217,733	-£7,714,982
40%	60%	-£10,314,473	-£6,628,087	-£9,018,233	-£9,496,012	-£5,918,832	-£8,817,179
45%	60%	-£11,578,878	-£7,431,693	-£10,119,857	-£10,597,109	-£6,619,931	-£9,919,376
50%	60%	-£12,843,283	-£8,235,299	-£11,221,481	-£11,698,206	-£7,321,030	-£11,021,573

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915
10%	70%	-£12,717,615	-£11,842,423	-£12,342,468	-£12,616,656	-£11,541,464	-£12,241,508
15%	70%	-£14,007,466	-£12,594,677	-£13,444,743	-£13,886,025	-£12,243,237	-£13,293,304
20%	70%	-£15,297,317	-£13,346,931	-£14,547,018	-£15,087,398	-£12,945,011	-£14,345,100
25%	70%	-£16,587,168	-£14,099,185	-£15,649,293	-£16,300,703	-£13,646,785	-£15,396,896
30%	70%	-£17,877,019	-£14,851,439	-£16,751,568	-£17,513,008	-£14,348,560	-£16,448,692
35%	70%	-£19,166,870	-£15,603,693	-£17,853,843	-£18,725,313	-£15,050,334	-£17,500,488
40%	70%	-£20,456,721	-£16,355,947	-£18,956,118	-£19,937,618	-£15,752,108	-£18,552,284
45%	70%	-£21,746,572	-£17,108,201	-£20,058,393	-£21,149,923	-£16,453,883	-£19,604,080
50%	70%	-£23,036,423	-£17,860,455	-£21,160,668	-£22,362,228	-£17,155,658	-£20,655,876
100%	70%	-£36,261,421	-£25,333,650	-£32,448,586	-£35,235,308	-£24,307,538	-£31,422,474
10%	80%	-£12,768,510	-£12,339,770	-£12,339,770	-£12,701,203	-£11,472,412	-£12,272,463
15%	80%	-£14,083,807	-£12,240,622	-£13,440,698	-£13,982,848	-£12,139,661	-£13,339,737
20%	80%	-£15,399,105	-£12,941,523	-£14,541,624	-£15,284,492	-£12,806,911	-£14,407,011
25%	80%	-£16,714,403	-£13,642,424	-£15,642,549	-£16,585		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,763,411	£2,763,411	£2,763,411	£2,763,411	£2,763,411	£2,763,411
10%	70%	£1,853,711	£1,259,903	£598,858	£294,871	£1,359,862	£658,819
15%	70%	£1,106,139	£526,649	£583,417	£354,699	£658,989	£391,978
20%	70%	£2,395,989	£245,805	£1,645,694	£2,194,070	£43,685	£1,443,774
25%	70%	£3,895,905	£987,860	£2,747,971	£3,439,377	£745,459	£2,495,570
30%	70%	£5,006,851	£1,750,114	£3,863,001	£4,699,017	£1,447,233	£3,555,168
35%	70%	£6,317,797	£2,502,368	£4,983,206	£5,958,658	£2,149,008	£4,624,166
40%	70%	£7,628,743	£3,257,635	£6,103,609	£7,218,298	£2,850,782	£5,693,165
45%	70%	£8,939,689	£4,022,192	£7,223,914	£8,477,938	£3,560,442	£6,762,163
50%	70%	£10,250,635	£4,786,750	£8,344,217	£9,737,579	£4,273,693	£7,831,162
100%	70%	£23,360,994	£12,432,324	£19,547,260	£22,333,962	£11,406,212	£18,621,147
10%	80%	£132,816	£1,361,607	£561,556	£200,123	£1,428,914	£626,863
15%	80%	£1,182,461	£660,754	£539,372	£1,081,522	£761,665	£438,411
20%	80%	£2,497,779	£40,197	£1,640,298	£2,363,185	£344,416	£1,505,885
40%	80%	£7,835,651	£2,343,806	£6,092,641	£7,562,022	£2,574,579	£5,819,012
45%	80%	£9,172,461	£3,552,465	£7,211,575	£8,864,628	£3,244,632	£6,903,741
50%	80%	£10,509,271	£4,264,831	£8,330,508	£10,167,233	£3,922,793	£7,988,471
10%	60%	£234,808	£1,156,199	£566,161	£369,219	£1,290,812	£690,774
15%	60%	£1,029,797	£352,592	£547,464	£827,877	£54,313	£345,945
20%	60%	£2,294,200	£451,014	£1,651,090	£2,024,973	£181,786	£1,381,862
25%	60%	£3,566,587	£1,254,620	£2,754,714	£3,224,550	£918,087	£2,418,181
30%	60%	£4,851,669	£2,068,226	£3,871,226	£4,441,225	£1,654,386	£3,460,782
35%	60%	£6,136,751	£2,861,832	£4,992,902	£5,657,900	£2,390,686	£4,514,049
40%	60%	£7,421,835	£3,675,170	£6,114,577	£6,874,574	£3,127,910	£5,567,317
50%	60%	£9,991,999	£5,308,669	£8,357,927	£9,307,924	£4,624,594	£7,673,852

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,650,854	£3,650,854	£3,650,854	£3,650,854	£3,650,854	£3,650,854
10%	70%	£1,071,154	£2,146,346	£1,446,301	£1,172,114	£2,247,305	£1,547,262
15%	70%	£218,696	£1,394,092	£344,026	£67,286	£1,846,336	£495,465
20%	70%	£1,508,546	£641,838	£758,251	£1,306,627	£843,758	£256,331
25%	70%	£2,808,462	£1,101,417	£1,860,528	£2,551,934	£141,984	£1,608,127
30%	70%	£4,119,408	£862,671	£2,975,558	£3,811,574	£559,790	£2,667,725
35%	70%	£5,430,354	£1,614,925	£4,096,863	£5,071,215	£1,261,565	£3,736,723
40%	70%	£6,741,300	£2,370,192	£5,216,186	£6,336,855	£1,963,339	£4,805,722
45%	70%	£8,052,246	£3,134,749	£6,336,471	£7,590,495	£2,672,999	£5,874,720
50%	70%	£9,363,192	£3,899,307	£7,456,774	£8,850,136	£3,386,250	£6,943,719
100%	70%	£22,472,651	£11,544,881	£18,659,817	£21,446,539	£10,518,769	£17,633,704
10%	80%	£1,020,259	£2,249,050	£1,448,999	£1,087,566	£2,316,357	£1,516,306
15%	80%	£295,038	£1,548,147	£348,071	£194,079	£1,649,108	£449,032
20%	80%	£1,610,336	£947,245	£752,855	£1,475,723	£391,859	£818,242
40%	80%	£6,948,208	£1,956,363	£5,205,198	£6,674,579	£1,687,136	£4,931,569
45%	80%	£8,285,018	£2,665,022	£6,324,132	£7,977,185	£2,357,189	£6,016,298
50%	80%	£9,621,828	£3,377,388	£7,443,065	£9,279,790	£3,035,350	£7,101,028
10%	60%	£1,122,049	£2,043,642	£1,443,604	£1,256,662	£2,178,255	£1,578,217
15%	60%	£142,394	£1,240,035	£339,970	£59,966	£1,441,956	£341,898
20%	60%	£1,406,757	£438,409	£763,647	£1,137,530	£705,656	£494,419
25%	60%	£2,679,144	£367,177	£1,867,271	£2,337,107	£30,644	£1,530,739
30%	60%	£3,964,226	£1,170,783	£2,983,783	£3,553,782	£766,943	£2,573,339
35%	60%	£5,249,308	£1,974,389	£4,105,459	£4,770,457	£1,503,243	£3,626,606
40%	60%	£6,534,392	£2,787,727	£5,227,134	£5,987,131	£2,240,467	£4,679,874
50%	60%	£9,104,956	£4,421,226	£7,470,484	£8,420,481	£3,737,151	£6,786,409

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,988,613	£2,988,613	£2,988,613	£2,988,613	£2,988,613	£2,988,613
10%	70%	£671,482	£1,775,824	£1,059,319	£737,286	£1,841,628	£1,125,123
15%	70%	£500,131	£1,164,429	£89,671	£399,810	£1,263,135	£188,377
20%	70%	£1,682,728	£553,034	£894,368	£1,548,966	£684,643	£760,608
25%	70%	£2,865,323	£59,315	£1,879,874	£2,698,122	£106,150	£1,712,673
30%	70%	£4,047,919	£680,709	£2,865,380	£3,847,277	£480,069	£2,864,739
35%	70%	£5,230,514	£1,302,103	£3,850,887	£4,986,433	£1,068,022	£3,616,804
40%	70%	£6,413,111	£1,923,497	£4,836,392	£6,145,588	£1,655,975	£4,588,871
45%	70%	£7,595,708	£2,544,891	£5,821,898	£7,294,743	£2,243,929	£5,520,936
50%	70%	£8,778,302	£3,166,285	£6,807,404	£8,443,900	£2,831,883	£6,473,002
100%	70%	£20,604,260	£9,380,227	£16,662,464	£19,935,455	£8,711,422	£15,993,659
10%	80%	£817,024	£1,879,129	£1,060,265	£860,894	£1,922,988	£1,104,135
15%	80%	£583,155	£1,319,387	£91,092	£516,274	£1,385,191	£156,897
20%	80%	£1,793,425	£759,645	£892,443	£1,704,250	£847,384	£803,269
25%	80%	£3,003,695	£199,902	£1,877,467	£2,892,227	£309,576	£1,766,000
30%	80%	£4,213,965	£365,725	£2,862,492	£4,080,204	£231,964	£2,728,731
35%	80%	£5,424,235	£934,622	£3,847,517	£5,268,180	£778,568	£3,691,463
40%	80%	£6,634,505	£1,503,519	£4,832,542	£6,456,157	£1,325,171	£4,654,193
45%	80%	£7,844,775	£2,072,416	£5,817,566	£7,644,134	£1,871,774	£5,616,925
50%	80%	£9,055,046	£2,641,312	£6,802,591	£8,832,110	£2,418,378	£6,579,656
10%	60%	£725,940	£1,672,519	£1,058,372	£813,679	£1,760,258	£1,146,111
15%	60%	£417,108	£1,009,472	£88,250	£283,347	£1,141,080	£219,859
20%	60%	£272,029	£346,424	£98,293	£1,383,691	£57,022	£1,149,542
25%	60%	£2,726,952	£321,801	£1,882,281	£2,504,016	£98,867	£1,659,345
30%	60%	£3,881,873	£995,693	£2,868,269	£3,614,350	£728,171	£2,600,746
35%	60%	£5,036,794	£1,669,585	£3,854,255	£4,724,685	£1,357,475	£3,542,146
40%	60%	£6,191,715	£2,343,476	£4,840,243	£5,835,019	£1,986,790	£4,483,547
45%	60%	£7,346,637	£3,017,367	£5,826,230	£6,945,354	£2,616,084	£5,424,947
50%	60%	£8,501,558	£3,691,259	£6,812,217	£8,055,688	£3,245,389	£6,366,347

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£121,673,121	£121,673,121	£121,673,121	£121,673,121	£121,673,121	£121,673,121
10%	70%	£124,000,282	£122,895,910	£123,812,415	£123,934,448	£122,830,106	£123,548,611
15%	70%	£125,171,895	£123,597,305	£124,582,063	£125,071,545	£123,408,599	£124,483,357
20%	70%	£126,354,462	£124,118,780	£125,966,103	£126,220,700	£123,987,091	£125,432,342
25%	70%	£127,537,057	£124,731,049	£126,551,608	£127,369,858	£124,556,584	£126,984,407
30%	70%	£128,719,653	£125,352,443	£127,537,114	£128,519,012	£125,151,802	£127,336,473
35%	70%	£129,902,248	£125,973,837	£128,522,621	£129,668,167	£125,739,576	£128,288,538
40%	70%	£131,084,843	£126,595,231	£129,508,127	£130,817,322	£126,327,710	£129,240,603
45%	70%	£132,267,438	£127,216,626	£130,493,632	£131,966,477	£126,916,854	£130,192,668
50%	70%	£133,450,033	£127,838,020	£131,479,138	£133,115,634	£127,505,917	£131,144,733
100%	70%	£145,275,995	£134,051,962	£141,334,198	£144,607,189	£133,383,156	£140,665,393
10%	80%	£124,054,710	£122,792,605	£123,611,469	£124,010,841	£122,748,736	£123,567,599
15%	80%	£125,254,889	£123,352,344	£124,580,643	£125,188,008	£123,286,544	£124,514,838
20%	80%	£126,465,159	£123,912,090	£125,564,177	£126,375,984	£123,854,350	£125,475,003
25%	80%	£127,686,229	£124,471,254	£126,549,276	£127,564,960	£124,422,157	£126,435,522
30%	80%	£128,907,300	£125,030,418	£127,534,375	£128,753,936	£124,990,363	£127,396,041
35%	80%	£130,128,371	£125,589,582	£128,523,474	£129,942,912	£125,558,569	£128,356,560
40%	80%	£131,349,442	£126,148,746	£129,512,573	£131,131,888	£126,126,775	£129,317,079
45%	80%	£132,570,513	£126,707,910	£130,501,672	£132,320,864	£126,695,000	£130,277,598
50%	80%	£133,791,584	£127,267,074	£131,490,771	£133,509,840	£127,263,225	£131,238,117
10%	60%	£123,945,794	£122,999,216	£123,613,363	£123,858,055	£122,911,476	£123,525,623
15%	60%	£125,089,842	£123,662,262	£124,583,484	£124,955,082	£123,530,695	£124,451,875
20%	60%	£126,243,764	£124,335,310	£125,568,607	£126,055,915	£124,149,892	£125,389,679
25%	60%	£127,398,686	£125,008,358	£126,554,015	£127,157,750	£124,778,090	£126,331,086
30%	60%	£128,553,607	£125,687,427	£127,540,003	£128,259,084	£125,399,905	£127,272,480
35%	60%	£129,708,528	£126,341,319	£128,525,990	£129,364,419	£126,029,210	£128,213,880
40%	60%	£130,863,450	£127,015,210	£129,511,977	£130,506,753	£126,658,514	£129,155,281
50%	60%	£132,018,371	£127,689,102	£130,498,065	£131,648,087	£127,291,813	£130,086,682

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£94,018,434	£94,018,434	£94,018,434	£94,018,434	£94,018,434	£94,018,434
10%	70%	£96,345,585	£95,241,223	£95,957,728	£96,279,761	£95,175,419	£95,891,924
15%	70%	£97,517,178	£95,852,618	£96,927,376	£97,416,897	£95,753,912	£96,828,670
20%	70%	£98,688,771	£96,464,013	£97,897,024	£98,556,015	£95,332,404	£97,771,656
25%	70%	£99,860,364	£97,075,362	£98,866,672	£99,698,138	£94,910,897	£98,724,720
30%	70%	£101,031,957	£97,686,711	£99,836,320	£100,840,261	£94,490,390	£99,677,784
35%	70%	£102,203,550	£98,298,060	£100,805,968	£101,982,384	£94,069,883	£100,630,848
40%	70%	£103,375,143	£98,909,409	£101,775,616	£103,124,507	£93,649,376	£101,582,912
45%	70%	£104,546,736	£99,520,758	£102,745,264	£104,266,630	£93,228,869	£102,534,976
50%	70%	£105,718,329	£100,132,107	£103,714,912	£105,408,753	£92,808,362	£103,487,040
100%	70%	£117,621,307	£106,397,274	£113,679,511	£116,952,502	£105,728,469	£113,010,706
10%	80%	£96,400,023	£95,137,918	£95,956,782	£96,356,153	£95,094,049	£95,912,912
15%	80%	£97,600,202	£95,897,660	£96,925,955	£97,533,321	£94,631,856	£96,860,150
20%	80%	£98,810,472	£96,257,402	£97,895,128	£98,721,287	£94,189,663	£97,803,316
25%	80%	£100,020,742	£96,617,144	£98,864,301	£100,909,460	£93,747,470	£98,746,482
30%	80%	£101,231,012	£96,976,886	£99,833,474	£102,097,633	£93,305,277	£99,689,648
35%	80%	£102,441,282	£97,337,628	£100,802,647	£103,285,806	£92,863,084	£100,631,814
40%	80%	£103,651,552	£97,698,370	£101,771,820	£104,473,979	£92,420,891	£101,573,980
45%	80%	£104,861,822	£98,059,112	£102,741,993	£105,662,152	£91,978,698	£102,516,046
50%	80%	£106,072,092	£98,419,854	£103,712,166	£106,850,325	£91,536,505	£103,458,112
10%	60%	£96,291,011	£95,344,528	£95,958,076	£96,203,368	£95,258,799	£95,870,936
15%	60%	£97,434,155	£95,907,575	£96,927,219	£97,300,394	£94,837,967	£96,797,188
20%	60%	£98,577,300	£96,470,622	£97,896,362	£98,397,420	£94,417,136	£97,723,440
25%	60%	£99,720,444	£97,033,669	£98,862,409	£99,484,446	£93,996,304	£98,649,692
30%	60%	£100,863,588	£97,596,716	£99,827,456	£100,571,472	£93,575,472	£99,571,744
35%	60%	£102,006,732	£98,159,763	£100,792,503	£101,658,500	£93,154,640	£100,492,796
40%	60%	£103,149,876	£98,722,810	£101,763,550	£102,745,526	£92,733,808	£101,413,848
50%	60%	£104,293,020	£99,285,857	£102,728,597	£103,832,552	£92,312,976	£102,334,900

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£41,359,306	£41,359,306	£41,359,306	£41,359,306	£41,359,306	£41,359,306
10%	70%	£43,686,438	£42,582,095	£43,298,601	£43,620,834	£42,516,291	£43,232,797
15%	70%	£44,859,051	£43,193,490	£43,880,348	£44,257,730	£42,094,784	£43,763,542
20%	70%	£46,031,664	£43,804,885	£44,452,288	£44,896,895	£41,673,276	£44,294,287
25%	70%	£47,204,277	£44,416,280	£45,022,228	£45,537,000	£41,251,769	£44,825,032
30%	70%	£48,376,890	£45,027,675	£45,592,168	£46,177,105	£40,830,262	£45,355,777
35%	70%	£49,549,503	£45,639,070	£46,162,108	£46,817,210	£40,408,755	£45,886,522
40%	70%	£50,722,116	£46,250,465	£46,732,048	£47,457,315	£40,000,248	£46,417,267
45%	70%	£51,894,729	£46,861,860	£47,301,988	£48,097,420	£39,591,741	£46,948,012
50%	70%	£53,067,342	£47,473,255	£47,871,928	£48,737,525	£39,183,234	£47,478,757
100%	70%	£64,962,180	£53,738,147	£61,020,384	£64,283,374	£53,069,342	£60,351,578
10%	80%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240
10%	70%	-£14,883,371	-£13,779,029	-£14,485,534	-£14,817,567	-£13,713,225	-£14,428,731
15%	70%	-£16,054,985	-£14,390,424	-£15,485,182	-£15,954,664	-£14,291,718	-£15,366,476
20%	70%	-£17,237,581	-£15,001,819	-£16,449,222	-£17,103,819	-£14,870,210	-£16,315,461
25%	70%	-£18,420,177	-£15,614,168	-£17,434,728	-£18,252,976	-£15,448,703	-£17,267,526
30%	70%	-£19,602,772	-£16,235,563	-£18,420,233	-£19,402,131	-£16,034,321	-£18,219,592
35%	70%	-£20,785,368	-£16,856,957	-£19,405,740	-£20,551,286	-£16,622,875	-£19,171,657
40%	70%	-£21,967,964	-£17,478,351	-£20,391,246	-£21,700,441	-£17,210,929	-£20,123,724
45%	70%	-£23,150,560	-£18,099,745	-£21,376,751	-£22,849,597	-£17,798,783	-£21,075,790
50%	70%	-£24,333,155	-£18,721,139	-£22,362,257	-£23,998,753	-£18,386,737	-£22,027,855
100%	70%	-£36,159,114	-£24,935,081	-£32,217,317	-£35,490,308	-£24,268,275	-£31,548,512
10%	80%	-£14,937,829	-£13,675,725	-£14,494,588	-£14,893,960	-£13,631,855	-£14,450,718
15%	80%	-£16,136,008	-£14,235,467	-£15,463,762	-£16,071,127	-£14,169,663	-£15,397,957
20%	80%	-£17,348,278	-£14,795,209	-£16,447,296	-£17,259,104	-£14,707,470	-£16,358,122
40%	80%	-£22,168,359	-£17,058,373	-£20,387,395	-£22,011,010	-£16,880,025	-£20,209,047
45%	80%	-£23,399,629	-£17,627,269	-£21,372,420	-£23,198,987	-£17,426,628	-£21,171,779
50%	80%	-£24,609,899	-£18,196,166	-£22,357,445	-£24,386,964	-£17,973,231	-£22,134,509
10%	60%	-£14,828,913	-£13,882,335	-£14,496,482	-£14,741,174	-£13,794,596	-£14,408,743
15%	60%	-£15,971,362	-£14,545,382	-£15,466,803	-£15,938,201	-£14,413,774	-£15,334,994
20%	60%	-£17,126,883	-£15,208,429	-£16,451,147	-£16,948,535	-£15,032,951	-£16,272,799
25%	60%	-£18,281,805	-£15,876,655	-£17,437,134	-£18,058,870	-£15,653,720	-£17,214,199
30%	60%	-£19,436,726	-£16,550,546	-£18,423,122	-£19,169,204	-£16,263,024	-£18,155,599
35%	60%	-£20,591,648	-£17,224,438	-£19,409,109	-£20,279,539	-£16,872,329	-£19,097,000
40%	60%	-£21,746,569	-£17,898,330	-£20,395,096	-£21,389,872	-£17,541,633	-£20,038,400
50%	60%	-£24,056,411	-£19,246,112	-£22,387,071	-£23,610,541	-£18,800,242	-£21,981,201

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387
10%	70%	-£8,277,518	-£7,173,176	-£7,889,681	-£8,211,714	-£7,107,372	-£7,823,877
15%	70%	-£9,449,131	-£7,794,571	-£8,859,328	-£9,348,810	-£7,685,865	-£8,760,922
20%	70%	-£10,631,727	-£8,395,965	-£9,843,368	-£10,497,966	-£8,264,357	-£9,709,607
25%	70%	-£11,814,323	-£9,008,315	-£10,828,874	-£11,647,122	-£8,842,850	-£10,661,673
30%	70%	-£12,996,918	-£9,629,709	-£11,814,380	-£12,796,277	-£9,429,067	-£11,613,738
35%	70%	-£14,179,514	-£10,251,103	-£12,799,986	-£13,945,432	-£10,017,021	-£12,565,804
40%	70%	-£15,362,111	-£10,872,497	-£13,785,992	-£15,094,588	-£10,604,975	-£13,517,870
45%	70%	-£16,544,706	-£11,493,891	-£14,770,898	-£16,243,743	-£11,192,929	-£14,469,936
50%	70%	-£17,727,302	-£12,115,285	-£15,756,404	-£17,392,899	-£11,780,883	-£15,422,001
100%	70%	-£29,583,260	-£18,329,227	-£25,611,464	-£28,884,455	-£17,660,422	-£24,942,658
10%	80%	-£8,331,976	-£7,069,871	-£7,888,734	-£8,298,106	-£7,026,001	-£7,844,865
15%	80%	-£9,532,155	-£7,629,513	-£8,507,808	-£8,465,273	-£7,563,908	-£8,792,103
20%	80%	-£10,742,425	-£8,189,355	-£9,841,442	-£10,653,250	-£8,101,616	-£9,752,265
40%	80%	-£15,583,505	-£10,452,519	-£13,781,541	-£15,405,157	-£10,274,171	-£13,603,193
45%	80%	-£16,793,775	-£11,021,416	-£14,766,566	-£16,593,133	-£10,820,774	-£14,565,925
50%	80%	-£18,004,046	-£11,590,312	-£15,751,591	-£17,781,110	-£11,367,378	-£15,528,655
10%	60%	-£8,223,060	-£7,276,481	-£7,890,628	-£8,135,320	-£7,189,742	-£7,902,889
15%	60%	-£9,368,108	-£7,859,828	-£8,860,750	-£9,232,347	-£7,807,920	-£8,729,141
20%	60%	-£10,521,029	-£8,602,576	-£9,845,293	-£10,342,681	-£8,427,097	-£9,668,945
25%	60%	-£11,675,951	-£9,270,801	-£10,831,281	-£11,453,016	-£9,047,866	-£10,608,345
30%	60%	-£12,830,873	-£9,944,693	-£11,817,268	-£12,563,350	-£9,677,171	-£11,549,746
35%	60%	-£13,985,794	-£10,618,584	-£12,803,255	-£13,673,685	-£10,306,475	-£12,491,146
40%	60%	-£15,140,715	-£11,292,476	-£13,789,243	-£14,784,019	-£10,935,780	-£13,432,546
50%	60%	-£17,450,558	-£12,640,258	-£15,761,217	-£17,004,688	-£12,194,388	-£15,315,347

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456
10%	70%	-£5,361,587	-£4,257,245	-£4,973,750	-£5,295,783	-£4,191,441	-£4,907,946
15%	70%	-£6,533,200	-£4,880,940	-£5,963,398	-£6,432,680	-£4,769,334	-£5,944,892
20%	70%	-£7,715,797	-£5,490,035	-£6,952,438	-£7,582,035	-£4,348,426	-£6,933,677
25%	70%	-£8,898,392	-£6,092,384	-£7,942,343	-£8,731,191	-£4,926,919	-£7,945,742
30%	70%	-£10,080,988	-£6,713,778	-£8,938,449	-£9,880,347	-£5,513,137	-£8,997,808
35%	70%	-£11,263,583	-£7,335,172	-£9,933,956	-£11,029,502	-£6,101,091	-£9,949,873
40%	70%	-£12,446,180	-£7,956,566	-£10,939,461	-£12,178,657	-£6,689,045	-£10,901,940
45%	70%	-£13,628,775	-£8,577,960	-£11,954,967	-£13,327,812	-£7,276,998	-£11,854,005
50%	70%	-£14,811,371	-£9,199,355	-£12,940,473	-£14,476,969	-£7,864,952	-£12,806,071
100%	70%	-£26,637,329	-£15,413,297	-£22,695,533	-£25,968,524	-£14,744,491	-£22,026,728
10%	80%	-£5,416,045	-£4,153,940	-£4,972,804	-£5,372,176	-£4,110,071	-£4,928,934
15%	80%	-£6,616,224	-£4,713,682	-£5,941,977	-£6,549,343	-£4,647,878	-£5,876,173
20%	80%	-£7,826,484	-£5,273,426	-£6,932,512	-£7,733,019	-£5,165,685	-£6,933,338
40%	80%	-£12,667,574	-£7,536,588	-£10,865,611	-£12,458,226	-£7,358,240	-£10,687,263
45%	80%	-£13,877,844	-£8,105,485	-£11,850,636	-£13,677,203	-£7,904,844	-£11,649,994
50%	80%	-£15,088,115	-£8,674,381	-£12,835,660	-£14,865,180	-£8,451,447	-£12,612,725
10%	60%	-£5,307,129	-£4,360,551	-£4,974,698	-£5,219,390	-£4,272,811	-£4,886,958
15%	60%	-£6,490,177	-£4,923,597	-£5,944,819	-£6,316,416	-£4,891,989	-£5,913,210
20%	60%	-£7,608,099	-£5,486,645	-£6,933,362	-£7,426,760	-£5,511,167	-£6,951,014
25%	60%	-£8,760,021	-£6,054,870	-£7,915,350	-£8,537,085	-£6,131,936	-£7,992,415
30%	60%	-£9,914,942	-£6,627,762	-£8,901,338	-£9,647,419	-£6,741,240	-£8,833,815
35%	60%	-£11,069,863	-£7,202,654	-£9,887,324	-£10,757,754	-£7,390,545	-£9,875,215
40%	60%	-£12,224,785	-£7,785,545	-£10,873,312	-£11,868,088	-£8,019,849	-£10,916,616
50%	60%	-£14,534,627	-£9,724,328	-£12,845,286	-£14,088,757	-£9,278,458	-£12,989,417

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133
10%	70%	-£15,300,264	-£14,195,922	-£14,912,427	-£15,234,460	-£14,130,118	-£14,846,623
15%	70%	-£16,471,877	-£14,807,317	-£15,882,075	-£16,371,557	-£14,709,611	-£15,783,369
20%	70%	-£17,654,474	-£15,418,712	-£16,866,115	-£17,520,712	-£15,287,103	-£16,732,354
25%	70%	-£18,837,069	-£16,031,061	-£17,851,620	-£18,669,868	-£15,865,596	-£17,684,419
30%	70%	-£20,019,665	-£16,652,455	-£18,837,126	-£19,819,024	-£16,451,814	-£18,636,485
35%	70%	-£21,202,260	-£17,273,849	-£19,822,633	-£20,968,179	-£17,039,768	-£19,588,550
40%	70%	-£22,384,857	-£17,895,243	-£20,808,139	-£22,117,334	-£17,627,722	-£20,540,617
45%	70%	-£23,567,452	-£18,516,637	-£21,793,644	-£23,266,489	-£18,215,675	-£21,492,682
50%	70%	-£24,750,048	-£19,138,032	-£22,779,150	-£24,415,644	-£18,803,629	-£22,444,748
100%	70%	-£36,576,006	-£25,351,974	-£32,634,210	-£35,907,201	-£24,683,168	-£31,965,405
10%	80%	-£15,354,722	-£14,092,617	-£14,911,481	-£15,310,853	-£14,048,748	-£14,867,611
15%	80%	-£16,554,901	-£14,652,359	-£15,880,654	-£16,488,020	-£14,586,555	-£15,814,850
20%	80%	-£17,765,171	-£15,212,102	-£16,864,189	-£17,675,996	-£15,124,362	-£16,775,015
40%	80%	-£22,606,251	-£17,475,265	-£20,804,288	-£22,427,983	-£17,298,917	-£20,625,940
45%	80%	-£23,816,521	-£18,044,162	-£21,789,313	-£23,615,880	-£17,843,521	-£21,588,671
50%	80%	-£25,026,792	-£18,613,058	-£22,774,337	-£24,803,857	-£18,390,124	-£22,551,402
10%	60%	-£15,245,806	-£14,299,228	-£14,913,375	-£15,158,067	-£14,211,488	-£14,825,635
15%	60%	-£16,388,854	-£14,962,274	-£15,883,496	-£16,255,093	-£14,830,666	-£15,751,887
20%	60%	-£17,543,776	-£15,625,322	-£16,860,039	-£17,365,427	-£15,449,844	-£16,689,691
25%	60%	-£18,698,698	-£16,293,547	-£17,854,027	-£18,475,762	-£16,070,613	-£17,631,092
30%	60%	-£19,853,619	-£16,967,439	-£18,840,015	-£19,586,096	-£16,699,917	-£18,572,492
35%	60%	-£21,008,540	-£17,641,331	-£19,826,001	-£20,696,431	-£17,329,222	-£19,513,892
40%	60%	-£22,163,462	-£18,315,222	-£20,811,989	-£21,806,765	-£17,958,526	-£20,455,293
50%	60%	-£24,473,304	-£19,683,005	-£22,783,963	-£24,027,439	-£19,217,135	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£71,807	-£71,807	-£71,807	-£71,807	-£71,807	-£71,807
10%	70%	-£2,398,939	-£1,294,596	-£2,011,101	-£2,333,134	-£1,228,792	-£1,945,297
15%	70%	-£3,570,551	-£1,935,991	-£2,980,749	-£3,470,230	-£1,807,285	-£2,852,043
20%	70%	-£4,753,148	-£2,517,386	-£3,964,788	-£4,619,386	-£2,385,777	-£3,831,027
25%	70%	-£5,935,743	-£3,129,735	-£4,950,294	-£5,769,542	-£2,964,270	-£4,783,093
30%	70%	-£7,118,339	-£3,751,129	-£5,935,800	-£6,917,697	-£3,550,488	-£5,735,158
35%	70%	-£8,300,934	-£4,372,523	-£6,921,307	-£8,066,853	-£4,138,442	-£6,687,224
40%	70%	-£9,483,531	-£4,993,917	-£7,906,812	-£9,216,008	-£4,726,395	-£7,639,290
45%	70%	-£10,666,126	-£5,615,311	-£8,892,318	-£10,365,163	-£5,314,349	-£8,591,356
50%	70%	-£11,848,722	-£6,236,705	-£9,877,824	-£11,514,320	-£5,902,303	-£9,543,421
100%	70%	-£23,674,860	-£12,450,647	-£19,732,884	-£23,005,875	-£11,781,842	-£19,064,079
10%	80%	-£2,453,396	-£1,191,291	-£2,010,154	-£2,409,526	-£1,147,421	-£1,966,285
15%	80%	-£3,633,575	-£1,751,933	-£2,979,328	-£3,595,694	-£1,685,229	-£2,913,523
20%	80%	-£4,813,754	-£2,312,575	-£3,952,863	-£4,774,870	-£2,223,036	-£3,873,689
25%	80%	-£5,993,933	-£2,873,217	-£4,926,392	-£5,954,046	-£2,761,843	-£4,825,754
30%	80%	-£7,174,112	-£3,433,859	-£5,899,921	-£7,133,221	-£3,300,650	-£5,777,820
35%	80%	-£8,354,291	-£3,994,501	-£6,873,450	-£8,312,396	-£3,839,457	-£6,729,885
40%	80%	-£9,534,470	-£4,555,143	-£7,846,979	-£9,491,571	-£4,378,264	-£7,681,950
45%	80%	-£10,714,649	-£5,115,785	-£8,820,508	-£10,670,746	-£4,917,071	-£8,634,015
50%	80%	-£11,894,828	-£5,676,427	-£9,794,037	-£11,849,921	-£5,455,878	-£9,586,080
100%	80%	-£23,789,656	-£13,032,969	-£10,768,566	-£23,120,746	-£11,997,407	-£20,001,708
10%	60%	-£2,344,480	-£1,197,901	-£2,012,048	-£2,256,741	-£1,310,162	-£1,924,309
15%	60%	-£3,487,528	-£2,060,948	-£2,382,170	-£3,353,787	-£1,929,340	-£2,850,561
20%	60%	-£4,630,576	-£2,923,995	-£3,366,713	-£4,464,101	-£2,548,517	-£3,788,365
25%	60%	-£5,773,624	-£3,787,042	-£4,350,646	-£5,574,436	-£3,167,287	-£4,729,765
30%	60%	-£6,916,672	-£4,650,089	-£5,335,191	-£6,684,770	-£3,786,057	-£5,671,166
35%	60%	-£8,059,720	-£5,513,136	-£6,319,736	-£7,795,105	-£4,404,827	-£6,612,566
40%	60%	-£9,202,768	-£6,376,183	-£7,304,281	-£8,905,439	-£5,023,600	-£7,553,967
50%	60%	-£10,345,816	-£7,239,230	-£8,288,826	-£10,015,573	-£5,642,373	-£8,495,367
100%	60%	-£20,691,632	-£14,478,460	-£11,577,652	-£20,031,146	-£11,284,746	-£16,990,734

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£815,636	£815,636	£815,636	£815,636	£815,636	£815,636
10%	70%	-£1,511,495	-£407,153	-£1,123,658	-£1,445,691	-£341,349	-£1,057,854
15%	70%	-£2,083,108	-£1,018,548	-£2,093,306	-£2,582,787	-£919,842	-£1,994,600
20%	70%	-£3,065,705	-£1,629,943	-£3,077,345	-£3,731,943	-£1,498,334	-£2,943,584
25%	70%	-£4,048,300	-£2,242,292	-£4,062,851	-£4,881,099	-£2,076,827	-£3,895,650
30%	70%	-£5,030,895	-£2,855,641	-£5,045,357	-£6,030,254	-£2,661,310	-£4,847,715
35%	70%	-£6,013,490	-£3,468,990	-£6,030,864	-£7,179,410	-£3,250,999	-£5,799,781
40%	70%	-£6,996,085	-£4,082,339	-£7,016,370	-£8,328,565	-£3,841,688	-£6,751,847
45%	70%	-£7,978,680	-£4,695,688	-£7,991,876	-£9,477,720	-£4,432,377	-£7,703,913
50%	70%	-£8,961,275	-£5,309,037	-£8,966,382	-£10,626,875	-£5,023,066	-£8,655,979
100%	70%	-£17,922,550	-£10,618,074	-£11,932,752	-£21,253,750	-£10,046,134	-£17,311,958
10%	80%	-£1,565,953	-£303,848	-£1,122,711	-£1,522,083	-£259,978	-£1,078,842
15%	80%	-£2,348,425	-£465,722	-£1,717,003	-£2,282,525	-£391,922	-£1,690,983
20%	80%	-£3,130,897	-£627,596	-£2,303,291	-£3,033,067	-£523,866	-£2,309,201
25%	80%	-£3,913,369	-£789,470	-£2,888,583	-£3,783,609	-£655,810	-£2,932,799
30%	80%	-£4,695,841	-£951,344	-£3,483,875	-£4,534,151	-£787,754	-£3,555,395
35%	80%	-£5,478,313	-£1,113,218	-£4,079,167	-£5,284,693	-£919,708	-£4,177,987
40%	80%	-£6,260,785	-£1,275,092	-£4,674,459	-£6,035,235	-£1,051,662	-£4,800,589
45%	80%	-£7,043,257	-£1,436,966	-£5,269,751	-£6,785,777	-£1,183,616	-£5,423,181
50%	80%	-£7,825,729	-£1,598,840	-£5,865,043	-£7,536,319	-£1,315,570	-£6,045,773
100%	80%	-£15,651,458	-£3,197,680	-£7,730,086	-£15,072,638	-£2,631,140	-£12,091,496
10%	60%	-£1,457,037	-£510,458	-£1,124,605	-£1,369,298	-£422,719	-£1,036,666
15%	60%	-£2,140,509	-£672,332	-£1,468,177	-£2,018,821	-£574,644	-£1,444,177
20%	60%	-£2,824,000	-£834,206	-£1,919,794	-£2,670,313	-£726,518	-£1,943,795
25%	60%	-£3,507,491	-£996,080	-£2,370,712	-£3,321,805	-£878,402	-£2,443,403
30%	60%	-£4,190,982	-£1,157,954	-£2,821,630	-£3,973,297	-£1,030,286	-£3,043,014
35%	60%	-£4,874,473	-£1,319,828	-£3,272,548	-£4,624,789	-£1,182,170	-£3,642,625
40%	60%	-£5,557,964	-£1,481,702	-£3,723,466	-£5,276,281	-£1,334,054	-£4,242,236
45%	60%	-£6,241,455	-£1,643,576	-£4,174,384	-£5,927,773	-£1,485,938	-£4,841,847
50%	60%	-£6,924,946	-£1,805,450	-£4,625,302	-£6,579,265	-£1,637,822	-£5,441,458
100%	60%	-£13,849,892	-£3,610,900	-£9,250,604	-£13,158,530	-£3,275,644	-£10,882,916

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£163,395	£163,395	£163,395	£163,395	£163,395	£163,395
10%	70%	-£1,954,106	-£1,765,370	-£1,549,609	-£1,962,809	-£907,474	-£1,558,312
15%	70%	-£3,014,191	-£1,416,189	-£2,407,447	-£3,027,247	-£1,429,244	-£2,420,502
20%	70%	-£4,074,277	-£1,943,608	-£3,265,285	-£4,091,684	-£1,961,015	-£3,282,692
25%	70%	-£5,134,363	-£2,471,026	-£4,123,123	-£5,156,123	-£2,492,785	-£4,144,882
30%	70%	-£6,194,450	-£2,998,444	-£4,980,961	-£6,220,561	-£3,024,556	-£5,007,072
35%	70%	-£7,254,536	-£3,525,864	-£5,838,799	-£7,284,998	-£3,556,326	-£5,869,261
40%	70%	-£8,314,622	-£4,053,282	-£6,696,637	-£8,349,437	-£4,088,096	-£6,731,451
45%	70%	-£9,374,709	-£4,580,701	-£7,554,474	-£9,413,875	-£4,619,868	-£7,593,641
50%	70%	-£10,434,795	-£5,108,119	-£8,412,312	-£10,478,313	-£5,151,638	-£8,455,831
100%	70%	-£21,035,657	-£10,382,307	-£16,990,693	-£21,122,693	-£10,469,343	-£17,077,729
10%	80%	-£2,009,945	-£792,419	-£1,547,684	-£2,015,747	-£798,222	-£1,553,465
15%	80%	-£3,097,952	-£1,271,862	-£2,404,528	-£3,108,655	-£1,280,366	-£2,413,233
20%	80%	-£4,185,958	-£1,750,906	-£3,261,394	-£4,197,562	-£1,762,511	-£3,272,999
25%	80%	-£5,273,964	-£2,230,149	-£4,118,260	-£5,288,470	-£2,244,655	-£4,132,766
30%	80%	-£6,361,970	-£2,709,393	-£4,975,125	-£6,379,378	-£2,726,800	-£4,992,532
35%	80%	-£7,449,977	-£3,188,636	-£5,831,991	-£7,470,285	-£3,208,945	-£5,852,299
40%	80%	-£8,537,983	-£3,667,880	-£6,688,856	-£8,561,192	-£3,691,089	-£6,712,066
45%	80%	-£9,625,989	-£4,147,123	-£7,545,721	-£9,652,099	-£4,173,233	-£7,571,832
50%	80%	-£10,713,995	-£4,626,366	-£8,402,586	-£10,743,007	-£4,655,378	-£8,431,599
10%	60%	-£1,898,265	-£985,121	-£1,551,554	-£1,909,870	-£996,725	-£1,563,159
15%	60%	-£2,930,431	-£1,560,715	-£2,410,364	-£2,947,838	-£1,578,122	-£2,427,771
20%	60%	-£3,962,597	-£2,136,309	-£3,268,175	-£3,983,807	-£2,156,518	-£3,292,388
25%	60%	-£4,994,764	-£2,711,903	-£4,127,985	-£5,023,775	-£2,740,915	-£4,156,998
30%	60%	-£6,026,930	-£3,287,497	-£4,986,796	-£6,061,745	-£3,322,312	-£5,021,611
35%	60%	-£7,059,097	-£3,863,091	-£5,845,606	-£7,099,713	-£3,903,708	-£5,886,224
40%	60%	-£8,091,263	-£4,438,685	-£6,704,417	-£8,137,682	-£4,485,104	-£6,750,837
45%	60%	-£9,123,428	-£5,014,279	-£7,563,229	-£9,175,651	-£5,066,501	-£7,615,450
50%	60%	-£10,155,595	-£5,589,873	-£8,422,039	-£10,213,619	-£5,647,898	-£8,480,063

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339
10%	70%	-£126,625,840	-£125,560,504	-£126,221,349	-£126,634,543	-£125,569,208	-£126,230,047
15%	70%	-£127,695,936	-£126,087,923	-£127,079,181	-£127,698,981	-£126,100,979	-£127,092,236
20%	70%	-£128,746,012	-£126,615,342	-£127,937,019	-£128,763,419	-£126,632,749	-£127,954,426
25%	70%	-£129,806,098	-£127,142,760	-£128,794,857	-£129,827,857	-£127,164,519	-£128,816,616
30%	70%	-£130,866,184	-£127,670,179	-£129,652,695	-£130,892,295	-£127,696,290	-£129,678,806
35%	70%	-£131,926,270	-£128,197,598	-£130,510,533	-£131,956,733	-£128,228,060	-£130,540,996
40%	70%	-£132,986,356	-£128,725,017	-£131,368,371	-£133,021,171	-£128,759,831	-£131,403,186
45%	70%	-£134,046,442	-£129,252,436	-£132,226,209	-£134,085,609	-£129,291,602	-£132,265,375
50%	70%	-£135,106,528	-£129,779,854	-£133,084,046	-£135,150,047	-£129,823,372	-£133,127,565
100%	70%	-£145,707,391	-£135,054,041	-£141,662,427	-£145,794,428	-£135,141,077	-£141,749,463
10%	80%	-£126,681,679	-£125,464,154	-£126,219,398	-£126,687,482	-£125,469,956	-£126,225,200
15%	80%	-£127,769,686	-£125,943,397	-£127,076,263	-£127,778,389	-£125,952,100	-£127,084,967
20%	80%	-£128,857,692	-£126,422,640	-£127,933,128	-£128,869,296	-£126,434,245	-£127,944,734
25%	80%	-£129,945,698	-£126,901,883	-£128,790,120	-£129,951,210	-£126,912,627	-£128,806,501
30%	80%	-£131,033,704	-£127,381,126	-£129,647,012	-£131,033,833	-£127,394,967	-£129,668,268
35%	80%	-£132,121,710	-£127,860,369	-£130,503,904	-£132,125,762	-£127,867,309	-£129,530,035
40%	80%	-£133,209,716	-£128,339,612	-£131,360,996	-£133,217,691	-£128,341,552	-£130,391,802
45%	80%	-£134,297,722	-£128,818,855	-£132,217,451	-£134,323,833	-£128,844,967	-£132,243,567
50%	80%	-£135,385,728	-£129,298,100	-£133,074,321	-£135,414,741	-£129,327,112	-£133,103,333
10%	60%	-£126,570,000	-£125,656,855	-£126,223,288	-£126,581,604	-£125,668,459	-£126,234,893
15%	60%	-£127,602,165	-£126,232,449	-£127,082,099	-£127,619,573	-£126,249,856	-£127,099,508
20%	60%	-£128,634,331	-£126,808,043	-£127,940,908	-£128,657,541	-£126,831,259	-£127,964,119
25%	60%	-£129,666,498	-£127,383,637	-£128,793,720	-£129,695,510	-£127,412,849	-£128,816,616
30%	60%	-£130,698,664	-£127,959,231	-£129,646,530	-£130,733,479	-£127,994,064	-£129,678,806
35%	60%	-£131,730,831	-£128,534,825	-£130,503,341	-£131,771,448	-£128,575,442	-£130,540,996
40%	60%	-£132,762,997	-£129,110,419	-£131,376,151	-£132,809,416	-£129,156,839	-£131,422,571
50%	60%	-£134,827,380	-£130,261,607	-£133,085,773	-£134,865,253	-£130,319,632	-£133,151,797

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652
10%	70%	-£98,971,153	-£97,905,817	-£98,566,656	-£98,979,856	-£97,914,521	-£98,575,359
15%	70%	-£100,031,239	-£98,433,236	-£99,429,494	-£100,044,294	-£98,445,291	-£99,437,549
20%	70%	-£101,091,325	-£98,960,655	-£100,282,332	-£101,105,731	-£98,976,062	-£100,299,739
25%	70%	-£102,151,411	-£99,488,073	-£101,140,170	-£102,173,170	-£99,509,532	-£101,161,929
30%	70%	-£103,211,497	-£100,015,491	-£101,998,008	-£103,237,608	-£100,041,603	-£102,024,119
35%	70%	-£104,271,583	-£100,542,911	-£102,855,846	-£104,302,046	-£100,573,373	-£102,886,308
40%	70%	-£105,331,669	-£101,070,329	-£103,713,684	-£105,366,484	-£101,105,143	-£103,748,498
45%	70%	-£106,391,755	-£101,597,748	-£104,571,521	-£106,430,922	-£101,636,915	-£104,610,688
50%	70%	-£107,451,841	-£102,125,166	-£105,429,359	-£107,495,360	-£102,168,686	-£105,472,878
100%	70%	-£118,052,704	-£107,399,354	-£114,007,740	-£118,139,740	-£107,486,390	-£114,094,776
10%	80%	-£99,026,992	-£97,809,466	-£98,564,711	-£99,032,794	-£97,815,269	-£98,570,512
15%	80%	-£100,114,999	-£98,288,709	-£99,421,975	-£100,123,702	-£98,297,413	-£99,430,280
20%	80%	-£101,202,995	-£98,767,952	-£100,276,445	-£101,214,609	-£98,779,598	-£100,290,046
25%	80%	-£102,290,991	-£99,247,195	-£101,130,912	-£102,302,517	-£99,261,783	-£101,151,812
30%	80%	-£103,378,987	-£99,726,438	-£101,985,165	-£103,390,425	-£99,743,968	-£102,013,578
35%	80%	-£104,466,983	-£100,205,681	-£102,839,418	-£104,478,333	-£100,276,153	-£102,875,344
40%	80%	-£105,554,979	-£100,684,924	-£103,693,671	-£105,566,241	-£100,758,396	-£103,737,110
45%	80%	-£106,642,975	-£101,164,167	-£104,547,924	-£106,654,149	-£101,240,639	-£104,598,876
50%	80%	-£107,730,971	-£101,643,410	-£105,402,177	-£107,742,056	-£101,722,882	-£105,460,642
10%	60%	-£98,915,312	-£98,002,168	-£98,668,601	-£98,926,917	-£98,017,772	-£98,680,206
15%	60%	-£99,947,478	-£98,577,762	-£99,427,411	-£99,954,885	-£98,595,169	-£99,444,818
20%	60%	-£100,979,644	-£99,153,356	-£100,286,222	-£100,992,854	-£99,176,362	-£100,306,432
25%	60%	-£102,011,811	-£99,728,950	-£101,145,032	-£102,040,822	-£99,757,962	-£101,174,045
30%	60%	-£103,043,977	-£100,304,544	-£102,003,843	-£103,078,792	-£100,339,599	-£102,036,658
35%	60%	-£104,076,144	-£100,880,138	-£102,862,653	-£104,116,760	-£100,820,755	-£102,903,271
40%	60%	-£105,108,311	-£101,455,732	-£103,721,464	-£105,154,729	-£101,302,151	-£103,767,884
50%	60%	-£107,172,642	-£102,606,920	-£105,439,085	-£107,230,696	-£102,664,945	-£105,497,110

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524
10%	70%	-£46,312,025	-£45,246,689	-£46,907,528	-£46,320,729	-£45,255,394	-£46,916,232
15%	70%	-£47,372,111	-£45,774,108	-£47,765,366	-£47,385,166	-£45,787,164	-£47,776,422
20%	70%	-£48,432,197	-£46,301,527	-£48,623,204	-£48,449,604	-£46,318,934	-£48,640,612
25%	70%	-£49,492,283	-£46,828,946	-£49,481,043	-£49,514,043	-£46,850,704	-£49,492,802
30%	70%	-£50,552,370	-£47,356,364	-£50,338,881	-£50,578,480	-£47,382,476	-£50,344,991
35%	70%	-£51,612,456	-£47,883,783	-£51,196,719	-£51,642,918	-£47,914,246	-£51,207,181
40%	70%	-£52,672,542	-£48,411,202	-£52,054,557	-£52,707,357	-£48,446,016	-£52,069,371
45%	70%	-£53,732,628	-£48,938,621	-£52,912,395	-£53,771,794	-£48,977,786	-£53,031,561
50%	70%	-£54,792,714	-£49,466,039	-£53,770,233	-£54,836,232	-£49,509,557	-£53,893,751

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458
10%	70%	-£17,508,959	-£16,443,623	-£17,104,462	-£17,517,662	-£16,452,338	-£17,113,166
15%	70%	-£18,569,045	-£16,971,043	-£17,382,300	-£18,582,100	-£16,984,098	-£17,975,256
20%	70%	-£19,629,131	-£17,498,461	-£18,820,138	-£19,646,538	-£17,515,868	-£18,837,545
25%	70%	-£20,689,217	-£18,025,879	-£19,677,976	-£20,710,977	-£18,047,638	-£19,699,735
30%	70%	-£21,749,304	-£18,553,298	-£20,535,814	-£21,775,414	-£18,579,409	-£20,561,925
35%	70%	-£22,809,390	-£19,080,717	-£21,393,653	-£22,839,852	-£19,111,180	-£21,424,115
40%	70%	-£23,869,476	-£19,608,136	-£22,251,491	-£23,904,291	-£19,642,950	-£22,286,305
45%	70%	-£24,929,562	-£20,135,554	-£23,109,328	-£24,968,728	-£20,174,721	-£23,148,495
50%	70%	-£25,989,648	-£20,662,973	-£23,967,166	-£26,033,166	-£20,706,491	-£24,010,684
100%	70%	-£36,590,511	-£25,937,160	-£32,545,546	-£36,677,547	-£26,024,197	-£32,632,583
10%	80%	-£17,564,798	-£16,347,273	-£17,102,517	-£17,570,601	-£16,353,076	-£17,108,319
15%	80%	-£18,624,885	-£16,874,692	-£17,959,352	-£18,635,040	-£16,884,505	-£17,969,096
20%	80%	-£19,740,811	-£17,402,111	-£18,816,247	-£19,752,415	-£17,417,364	-£18,827,853
40%	80%	-£24,082,836	-£19,222,733	-£22,243,710	-£24,116,046	-£19,245,942	-£22,266,919
45%	80%	-£25,180,842	-£19,701,976	-£23,100,574	-£25,206,953	-£19,728,087	-£23,126,686
50%	80%	-£26,288,848	-£20,181,219	-£23,957,440	-£26,297,860	-£20,210,231	-£23,986,452
10%	60%	-£17,453,119	-£16,539,974	-£17,106,407	-£17,464,723	-£16,551,579	-£17,118,013
15%	60%	-£18,485,282	-£17,115,588	-£17,965,218	-£18,502,692	-£17,132,975	-£17,982,625
20%	60%	-£19,517,451	-£17,691,162	-£18,824,028	-£19,540,660	-£17,714,372	-£18,847,238
25%	60%	-£20,549,617	-£18,266,756	-£19,682,839	-£20,578,629	-£18,295,769	-£19,711,851
30%	60%	-£21,581,783	-£18,842,350	-£20,541,649	-£21,616,598	-£18,877,165	-£20,576,464
35%	60%	-£22,613,950	-£19,417,944	-£21,400,460	-£22,654,567	-£19,458,561	-£21,441,078
40%	60%	-£23,646,116	-£19,993,538	-£22,259,270	-£23,692,535	-£20,039,959	-£22,305,690
50%	60%	-£24,678,283	-£20,569,132	-£23,118,080	-£24,730,503	-£20,621,357	-£23,170,303

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604
10%	70%	-£10,903,105	-£9,827,969	-£10,698,908	-£10,911,809	-£9,846,474	-£10,507,312
15%	70%	-£11,963,191	-£10,365,189	-£11,356,447	-£11,976,246	-£10,378,244	-£11,369,502
20%	70%	-£13,023,277	-£10,892,607	-£12,214,285	-£13,040,684	-£10,910,014	-£12,231,692
25%	70%	-£14,083,363	-£11,420,026	-£13,072,123	-£14,105,123	-£11,441,785	-£13,093,882
30%	70%	-£15,143,450	-£11,947,444	-£13,929,961	-£15,169,561	-£11,973,556	-£13,956,071
35%	70%	-£16,203,536	-£12,474,864	-£14,787,799	-£16,233,999	-£12,505,326	-£14,818,261
40%	70%	-£17,263,622	-£13,002,283	-£15,645,637	-£17,298,437	-£13,037,096	-£15,680,451
45%	70%	-£18,323,709	-£13,529,701	-£16,503,474	-£18,362,875	-£13,568,867	-£16,542,641
50%	70%	-£19,383,795	-£14,057,119	-£17,361,312	-£19,427,312	-£14,100,638	-£17,404,831
100%	70%	-£29,984,657	-£19,331,307	-£25,939,693	-£29,971,693	-£19,418,343	-£26,026,729
10%	80%	-£10,958,944	-£9,741,419	-£10,496,664	-£10,964,747	-£9,747,222	-£10,502,465
15%	80%	-£12,046,951	-£10,220,862	-£11,353,528	-£12,055,655	-£10,229,366	-£11,362,203
20%	80%	-£13,134,957	-£10,699,305	-£12,210,394	-£13,146,562	-£10,713,510	-£12,221,999
40%	80%	-£17,486,982	-£12,616,880	-£15,637,856	-£17,510,192	-£12,640,088	-£15,661,066
45%	80%	-£18,574,988	-£13,096,122	-£16,494,721	-£18,601,099	-£13,122,233	-£16,520,832
50%	80%	-£19,662,994	-£13,575,365	-£17,351,586	-£19,692,007	-£13,604,378	-£17,380,599
10%	60%	-£10,847,265	-£9,934,120	-£10,500,554	-£10,858,869	-£9,945,725	-£10,512,159
15%	60%	-£11,878,431	-£10,509,715	-£11,359,364	-£11,896,838	-£10,527,122	-£11,376,771
20%	60%	-£12,911,597	-£11,085,309	-£12,218,175	-£12,934,807	-£11,108,518	-£12,241,364
25%	60%	-£13,943,764	-£11,660,903	-£13,076,985	-£13,972,775	-£11,689,915	-£13,105,998
30%	60%	-£14,975,930	-£12,236,497	-£13,935,796	-£14,910,745	-£12,271,312	-£13,970,611
35%	60%	-£16,008,096	-£12,812,091	-£14,794,606	-£16,048,713	-£12,852,707	-£14,835,224
40%	60%	-£17,040,262	-£13,387,685	-£15,653,417	-£17,086,682	-£13,434,104	-£15,699,836
50%	60%	-£18,072,428	-£13,963,279	-£16,512,228	-£18,128,650	-£14,015,498	-£16,564,448

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674
10%	70%	-£7,387,175	-£6,921,839	-£7,582,678	-£7,895,678	-£6,930,543	-£7,581,381
15%	70%	-£8,947,261	-£7,449,258	-£8,440,516	-£8,960,516	-£7,462,313	-£8,453,571
20%	70%	-£10,107,347	-£7,976,677	-£9,298,354	-£10,124,554	-£7,994,084	-£9,315,761
25%	70%	-£11,167,432	-£8,504,095	-£10,156,192	-£11,189,192	-£8,525,854	-£10,177,951
30%	70%	-£12,227,517	-£9,031,514	-£11,014,030	-£12,253,630	-£9,057,625	-£11,040,141
35%	70%	-£13,287,603	-£9,558,933	-£11,871,868	-£13,318,068	-£9,589,395	-£11,902,331
40%	70%	-£14,347,689	-£10,086,351	-£12,729,706	-£14,382,506	-£10,121,166	-£12,764,520
45%	70%	-£15,407,774	-£10,613,770	-£13,587,543	-£15,446,944	-£10,652,937	-£13,626,710
50%	70%	-£16,467,860	-£11,141,188	-£14,445,381	-£16,511,382	-£11,184,707	-£14,488,900
100%	70%	-£27,068,726	-£16,415,376	-£23,023,762	-£27,155,763	-£16,502,412	-£23,110,798
10%	80%	-£8,043,014	-£6,825,489	-£7,580,733	-£8,048,816	-£6,831,291	-£7,586,535
15%	80%	-£9,131,021	-£7,304,731	-£8,437,588	-£9,139,724	-£7,313,435	-£8,446,302
20%	80%	-£10,219,027	-£7,783,973	-£9,296,443	-£10,230,831	-£7,795,580	-£9,296,068
40%	80%	-£14,571,052	-£9,700,949	-£12,721,925	-£14,594,261	-£9,724,159	-£12,745,135
45%	80%	-£15,659,058	-£10,180,192	-£13,578,790	-£15,685,168	-£10,206,302	-£13,604,902
50%	80%	-£16,747,064	-£10,659,435	-£14,435,656	-£16,776,076	-£10,688,447	-£14,464,668
10%	60%	-£7,931,335	-£7,018,190	-£7,584,623	-£7,942,939	-£7,023,794	-£7,596,228
15%	60%	-£9,363,500	-£7,593,794	-£8,443,433	-£9,369,907	-£7,611,191	-£8,460,840
20%	60%	-£10,895,665	-£8,169,378	-£9,302,244	-£10,910,876	-£8,192,586	-£9,325,454
25%	60%	-£12,027,833	-£8,744,972	-£10,161,055	-£12,056,845	-£8,773,984	-£10,190,067
30%	60%	-£12,059,999	-£9,320,566	-£11,019,865	-£12,094,814	-£9,355,381	-£11,054,680
35%	60%	-£13,092,166	-£9,896,160	-£11,878,676	-£13,132,783	-£9,936,777	-£11,919,293
40%	60%	-£14,124,332	-£10,471,754	-£12,737,486	-£14,170,751	-£10,518,174	-£12,783,906
50%	60%	-£15,156,498	-£11,046,348	-£13,596,296	-£15,208,720	-£11,100,567	-£13,848,519

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351
10%	70%	-£17,825,852	-£16,860,516	-£17,521,355	-£17,934,555	-£16,869,220	-£17,530,058
15%	70%	-£18,985,938	-£17,387,935	-£18,379,193	-£18,998,393	-£17,400,990	-£18,392,248
20%	70%	-£20,046,024	-£17,915,354	-£19,237,031	-£20,063,431	-£17,932,761	-£19,254,438
25%	70%	-£21,106,109	-£18,442,772	-£20,094,869	-£21,127,869	-£18,464,531	-£20,116,628
30%	70%	-£22,166,194	-£18,970,191	-£20,952,707	-£22,192,307	-£18,996,302	-£20,978,818
35%	70%	-£23,226,280	-£19,497,610	-£21,810,545	-£23,256,745	-£19,528,072	-£21,841,008
40%	70%	-£24,286,365	-£20,025,028	-£22,668,383	-£24,321,183	-£20,059,843	-£22,703,197
45%	70%	-£25,346,451	-£20,552,447	-£23,526,220	-£25,385,621	-£20,591,614	-£23,565,387
50%	70%	-£26,406,536	-£21,079,865	-£24,384,058	-£26,450,059	-£21,123,384	-£24,427,577
100%	70%	-£37,007,403	-£26,354,053	-£32,962,439	-£37,094,440	-£26,441,089	-£33,049,476
10%	80%	-£17,981,691	-£16,764,166	-£17,519,410	-£17,987,493	-£16,769,968	-£17,525,212
15%	80%	-£19,069,898	-£17,243,408	-£18,376,275	-£19,078,401	-£17,252,112	-£18,384,979
20%	80%	-£20,157,704	-£17,722,650	-£19,233,140	-£20,169,308	-£17,734,257	-£19,244,745
40%	80%	-£24,509,729	-£19,639,626	-£22,660,809	-£24,532,998	-£19,662,835	-£22,683,812
45%	80%	-£25,597,735	-£20,118,869	-£23,517,667	-£25,623,845	-£20,144,979	-£23,543,579
50%	80%	-£26,685,741	-£20,598,112	-£24,374,533	-£26,714,753	-£20,627,124	-£24,403,345
10%	60%	-£17,870,012	-£16,956,867	-£17,523,300	-£17,881,616	-£16,968,471	-£17,534,905
15%	60%	-£18,902,177	-£17,532,461	-£18,382,110	-£18,919,584	-£17,549,868	-£18,399,517
20%	60%	-£19,934,343	-£18,108,055	-£19,240,921	-£19,957,552	-£18,131,265	-£19,264,131
25%	60%	-£20,966,510	-£18,683,649	-£20,099,732	-£20,995,520	-£18,712,661	-£20,128,744
30%	60%	-£21,998,676	-£19,259,243	-£20,958,542	-£21,933,491	-£19,294,058	-£20,993,357
35%	60%	-£23,030,843	-£19,834,837	-£21,817,353	-£23,071,460	-£19,875,454	-£21,857,970
40%	60%	-£24,063,009	-£20,410,431	-£22,676,163	-£24,109,428	-£20,456,851	-£22,722,583

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024
10%	70%	-£5,024,825	-£3,959,190	-£4,620,029	-£5,033,229	-£3,967,894	-£4,626,732
15%	70%	-£9,084,811	-£4,486,939	-£5,477,867	-£6,037,667	-£4,498,664	-£5,490,922
20%	70%	-£7,144,697	-£5,014,027	-£6,335,705	-£7,162,104	-£5,031,435	-£6,363,112
25%	70%	-£8,204,783	-£5,541,446	-£7,193,543	-£8,226,543	-£5,563,205	-£7,215,302
30%	70%	-£9,264,870	-£6,068,864	-£8,051,381	-£9,290,981	-£6,094,976	-£8,077,492
35%	70%	-£10,324,956	-£6,596,284	-£8,909,219	-£10,355,418	-£6,626,746	-£8,939,681
40%	70%	-£11,385,042	-£7,123,702	-£9,767,057	-£11,419,857	-£7,158,516	-£9,801,871
45%	70%	-£12,445,129	-£7,651,121	-£10,624,894	-£12,454,295	-£7,690,286	-£10,664,061
50%	70%	-£13,505,215	-£8,178,539	-£11,482,732	-£13,548,733	-£8,222,056	-£11,526,251
100%	70%	-£24,106,077	-£13,452,727	-£20,061,113	-£24,193,113	-£13,539,763	-£20,148,149
10%	80%	-£5,080,365	-£3,862,839	-£4,618,084	-£5,086,167	-£3,868,642	-£4,623,885
15%	80%	-£6,168,372	-£4,342,962	-£5,474,848	-£6,177,075	-£4,350,786	-£5,483,853
20%	80%	-£7,256,378	-£4,823,086	-£6,331,814	-£7,267,982	-£4,832,931	-£6,343,419
40%	80%	-£11,608,403	-£6,738,300	-£9,759,276	-£11,631,612	-£6,761,508	-£9,782,466
45%	80%	-£12,696,409	-£7,217,543	-£10,616,141	-£12,722,519	-£7,243,653	-£10,642,252
50%	80%	-£13,784,415	-£7,696,786	-£11,473,006	-£13,813,427	-£7,725,798	-£11,502,019
10%	60%	-£4,968,685	-£4,055,541	-£4,621,974	-£4,980,290	-£4,067,145	-£4,633,579
15%	60%	-£6,000,851	-£4,631,135	-£5,480,784	-£6,018,238	-£4,648,542	-£5,498,191
20%	60%	-£7,033,017	-£5,206,729	-£6,339,595	-£7,056,227	-£5,229,938	-£6,362,805
25%	60%	-£8,065,184	-£5,782,323	-£7,198,405	-£8,094,195	-£5,811,335	-£7,227,418
30%	60%	-£9,097,350	-£6,357,917	-£8,057,216	-£9,132,165	-£6,392,732	-£8,092,031
35%	60%	-£10,129,517	-£6,933,511	-£8,916,026	-£10,170,133	-£6,974,128	-£8,956,644
40%	60%	-£11,161,683	-£7,509,105	-£9,774,837	-£11,208,102	-£7,555,524	-£9,821,256
50%	60%	-£13,226,015	-£8,660,293	-£11,492,459	-£13,284,039	-£8,718,918	-£11,650,493

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582
10%	70%	-£4,137,082	-£3,071,747	-£3,732,586	-£4,145,786	-£3,080,451	-£3,741,289
15%	70%	-£5,197,168	-£3,599,166	-£4,590,424	-£5,210,224	-£3,612,221	-£4,603,479
20%	70%	-£6,257,254	-£4,126,584	-£5,448,262	-£6,274,661	-£4,143,992	-£5,465,669
25%	70%	-£7,317,340	-£4,654,003	-£6,306,100	-£7,339,100	-£4,675,762	-£6,327,859
30%	70%	-£8,377,427	-£5,181,421	-£7,163,938	-£8,403,538	-£5,207,533	-£7,190,049
35%	70%	-£9,437,513	-£5,708,841	-£8,021,776	-£9,467,975	-£5,739,303	-£8,062,238
40%	70%	-£10,497,599	-£6,236,259	-£8,879,614	-£10,532,414	-£6,271,073	-£8,914,428
45%	70%	-£11,557,686	-£6,763,678	-£9,737,451	-£11,596,852	-£6,802,844	-£9,776,618
50%	70%	-£12,617,772	-£7,291,096	-£10,595,289	-£12,661,290	-£7,334,615	-£10,638,808
100%	70%	-£23,218,834	-£12,565,284	-£19,173,670	-£23,305,670	-£12,652,320	-£19,260,706
10%	80%	-£4,192,922	-£2,975,396	-£3,730,641	-£4,198,724	-£2,981,199	-£3,736,442
15%	80%	-£5,280,929	-£3,454,639	-£4,587,505	-£5,289,632	-£3,483,343	-£4,596,210
20%	80%	-£6,368,935	-£3,933,883	-£5,444,371	-£6,380,539	-£3,945,488	-£5,455,976
40%	80%	-£10,720,960	-£5,850,857	-£8,871,833	-£10,744,169	-£5,874,065	-£8,895,043
45%	80%	-£11,808,966	-£6,330,100	-£9,728,698	-£11,835,076	-£6,356,210	-£9,754,809
50%	80%	-£12,896,972	-£6,809,343	-£10,585,563	-£12,925,984	-£6,838,355	-£10,614,576
10%	60%	-£4,081,242	-£3,168,098	-£3,734,531	-£4,092,847	-£3,179,702	-£3,746,136
15%	60%	-£5,113,408	-£3,743,892	-£4,593,241	-£5,130,915	-£3,761,099	-£4,610,745
20%	60%	-£6,145,574	-£4,319,286	-£5,452,152	-£6,168,784	-£4,342,495	-£5,475,362
25%	60%	-£7,177,741	-£4,894,880	-£6,310,962	-£7,206,752	-£4,923,892	-£6,339,975
30%	60%	-£8,209,907	-£5,470,474	-£7,169,773	-£8,244,722	-£5,505,289	-£7,204,588
35%	60%	-£9,242,074	-£6,046,068	-£8,028,583	-£9,282,690	-£6,086,685	-£8,069,201
40%	60%	-£10,274,240	-£6,621,662	-£8,887,394	-£10,320,659	-£6,668,081	-£8,933,813
50%	60%	-£12,338,572	-£7,772,850	-£10,605,016	-£12,396,596	-£7,830,875	-£10,663,040

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6	CIL Zone	1
	Value Area	High
No Units		300
Site Area		1.08 Ha
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£87,311,081	£87,311,081	£87,311,081	£87,311,081	£87,311,081	£87,311,081
10%	70%	£76,191,771	£77,485,516	£76,526,517	£76,351,648	£77,645,394	£76,686,394
15%	70%	£70,616,016	£72,569,734	£71,124,780	£70,859,006	£72,809,549	£71,367,769
20%	70%	£66,036,381	£67,653,951	£65,713,733	£65,359,367	£67,973,705	£66,037,718
25%	70%	£59,454,746	£62,731,906	£60,302,685	£59,959,728	£63,136,888	£60,707,667
30%	70%	£53,874,110	£57,806,702	£54,891,637	£54,360,089	£58,292,681	£55,377,615
35%	70%	£48,293,475	£52,881,500	£49,480,589	£48,850,450	£53,448,474	£50,047,564
40%	70%	£42,703,651	£47,956,296	£44,069,542	£43,360,811	£48,604,267	£44,717,512
45%	70%	£37,093,719	£43,031,092	£38,642,619	£37,833,486	£43,760,060	£39,382,385
50%	70%	£31,483,788	£38,105,890	£33,204,788	£32,305,750	£38,915,853	£34,026,750
100%	70%	£26,697,579	£12,270,729	£22,964,748	£24,914,751	£10,487,302	£21,181,920
10%	80%	£76,162,222	£77,640,788	£76,544,789	£76,286,808	£77,747,374	£76,651,375
15%	80%	£70,571,108	£72,802,642	£71,152,551	£70,733,100	£72,962,520	£71,314,544
20%	80%	£64,975,504	£67,964,496	£65,750,762	£65,191,493	£68,177,665	£65,966,752
25%	80%	£59,379,898	£63,125,224	£60,348,971	£59,649,886	£63,392,812	£60,618,958
30%	80%	£53,784,294	£58,278,684	£54,947,180	£54,108,278	£58,602,670	£55,271,166
35%	80%	£48,189,688	£53,432,145	£49,545,391	£48,566,671	£53,810,127	£49,923,374
40%	80%	£42,582,120	£48,585,605	£44,143,600	£43,020,500	£49,017,585	£44,575,580
45%	80%	£36,956,997	£43,739,065	£38,727,169	£37,450,175	£44,225,042	£39,220,346
50%	80%	£31,331,874	£38,892,524	£33,298,732	£31,879,849	£39,432,501	£33,846,706
10%	60%	£76,221,319	£77,330,244	£76,508,244	£76,434,489	£77,543,413	£76,721,414
15%	60%	£70,660,925	£72,326,824	£71,097,008	£70,984,911	£72,656,580	£71,420,994
20%	60%	£65,095,260	£67,342,455	£65,857,763	£65,676,703	£68,108,646	£66,108,646
25%	60%	£59,529,594	£62,338,588	£60,256,389	£60,069,570	£62,878,564	£60,796,375
30%	60%	£53,963,928	£57,334,722	£54,836,094	£54,611,899	£57,982,692	£55,484,065
35%	60%	£48,398,263	£52,330,854	£49,415,789	£49,154,229	£53,086,821	£50,171,755
40%	60%	£42,825,181	£47,326,987	£43,995,484	£43,696,558	£48,190,949	£44,850,445
45%	60%	£37,230,441	£42,323,121	£38,558,070	£38,216,796	£43,295,076	£39,544,424
50%	60%	£31,635,701	£37,319,254	£33,110,844	£32,731,650	£38,389,205	£34,206,793

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,278,951	-£2,278,951	-£2,278,951	-£2,278,951	-£2,278,951	-£2,278,951
10%	70%	-£13,404,262	-£12,110,516	-£13,069,516	-£13,244,384	-£11,950,639	-£12,909,639
15%	70%	-£18,980,016	-£17,026,299	-£18,471,253	-£18,737,027	-£16,798,483	-£18,228,263
20%	70%	-£24,560,661	-£21,942,081	-£23,882,296	-£24,266,666	-£21,627,327	-£23,558,315
25%	70%	-£30,141,287	-£26,854,126	-£29,293,347	-£29,726,305	-£26,459,144	-£28,888,365
30%	70%	-£35,721,922	-£31,769,330	-£34,704,395	-£35,235,944	-£31,303,352	-£34,218,417
35%	70%	-£41,302,557	-£36,674,533	-£40,115,443	-£40,735,583	-£36,147,559	-£39,548,468
40%	70%	-£46,883,282	-£41,589,736	-£45,526,490	-£46,256,222	-£41,991,765	-£44,878,520
45%	70%	-£52,463,907	-£46,504,940	-£50,937,537	-£51,462,874	-£47,247,972	-£50,208,572
50%	70%	-£58,044,532	-£51,420,143	-£56,348,584	-£57,568,522	-£52,500,180	-£55,538,624
100%	70%	-£116,283,611	-£101,866,761	-£112,560,781	-£114,510,784	-£100,083,934	-£110,777,652
10%	80%	-£13,433,810	-£11,955,244	-£13,051,243	-£13,327,225	-£11,848,659	-£12,944,658
15%	80%	-£18,024,925	-£16,793,300	-£18,443,481	-£18,882,932	-£16,633,512	-£18,281,488
20%	80%	-£22,620,529	-£21,631,537	-£23,045,271	-£23,404,539	-£21,418,367	-£23,628,281
25%	80%	-£27,216,132	-£26,473,774	-£27,629,015	-£28,042,803	-£25,717,468	-£27,028,452
30%	80%	-£31,811,735	-£31,316,011	-£32,397,252	-£33,016,040	-£30,020,667	-£31,428,603
35%	80%	-£36,407,338	-£36,158,248	-£37,168,489	-£38,034,277	-£34,323,866	-£36,833,804
40%	80%	-£41,002,941	-£41,002,941	-£41,839,726	-£43,056,514	-£38,627,065	-£42,249,005
45%	80%	-£45,598,544	-£45,856,967	-£46,688,863	-£48,015,751	-£42,923,264	-£47,654,206
50%	80%	-£50,194,147	-£50,703,500	-£51,540,000	-£53,577,938	-£47,228,463	-£53,069,407
10%	60%	-£13,374,713	-£12,265,789	-£13,087,788	-£13,161,543	-£12,052,619	-£12,874,619
15%	60%	-£18,955,107	-£17,259,208	-£18,499,024	-£18,811,121	-£16,938,453	-£18,475,039
20%	60%	-£24,535,501	-£22,252,627	-£24,012,251	-£24,324,699	-£22,826,287	-£24,480,348
25%	60%	-£30,115,895	-£27,246,046	-£29,823,484	-£30,338,633	-£28,717,468	-£29,788,658
30%	60%	-£35,696,289	-£32,239,465	-£35,534,717	-£36,552,566	-£32,608,649	-£35,098,969
35%	60%	-£41,276,683	-£37,232,884	-£41,348,750	-£42,766,499	-£38,500,030	-£41,409,270
40%	60%	-£46,857,077	-£42,226,303	-£46,164,783	-£47,370,432	-£44,391,411	-£46,914,471
50%	60%	-£52,437,471	-£47,219,722	-£51,976,816	-£53,574,365	-£50,282,801	-£51,428,603

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£17,595,243	£17,595,243	£17,595,243	£17,595,243	£17,595,243	£17,595,243
10%	70%	£6,469,933	£7,763,678	£6,804,679	£6,629,810	£7,923,555	£6,964,556
15%	70%	£1,894,178	£2,647,896	£1,802,366	£1,737,167	£2,087,711	£1,845,331
20%	70%	-£4,686,457	£1,067,887	£4,008,105	-£4,362,472	£1,748,133	£1,684,121
25%	70%	-£10,267,092	£6,989,932	-£9,419,153	-£9,862,111	£6,584,350	£6,014,171
30%	70%	-£15,847,728	£1,915,136	-£14,830,201	-£15,361,749	£1,429,157	£1,344,223
35%	70%	-£21,428,363	£1,840,338	-£20,241,249	-£20,861,388	£1,273,365	£1,167,427
40%	70%	-£27,008,997	£1,765,542	-£25,852,296	-£26,381,027	£1,117,571	£920,436
45%	70%	-£32,589,632	£1,690,746	-£31,078,219	-£31,889,353	£95,778	£633,463
50%	70%	-£38,170,267	£1,615,949	-£36,517,051	-£37,416,088	£79,586	£365,088
100%	70%	-£96,418,417	£81,992,567	-£92,686,586	-£94,636,590	£80,209,740	£80,903,758
10%	80%	£6,440,384	£7,918,950	£6,822,951	£6,546,970	£6,025,536	£6,929,537
15%	80%	£1,894,269	£3,080,904	£1,430,713	£1,011,262	£3,240,682	£1,592,706
20%	80%	-£4,746,335	£1,757,343	£3,971,076	-£4,530,345	£1,544,173	£3,755,086
25%	80%	-£10,326,970	£418,236	£3,578,236	-£9,862,472	£1,070,653	£2,146,258
30%	80%	-£15,907,605	£25,982,773	£20,984,669	£32,271,663	£25,406,796	£20,501,492
35%	80%	-£21,488,240	£18,229,314	£16,423,107	£37,841,989	£20,289,337	£15,875,132
40%	80%	-£27,068,875	£10,468,406	£12,866,406	£6,712,651	£7,821,575	£6,999,575
45%	80%	-£32,649,510	£2,614,986	£1,375,170	£1,253,073	£2,934,741	£1,699,156
50%	80%	-£38,230,145	£2,378,383	£4,045,135	£4,194,598	£1,952,083	£3,815,154
10%	60%	-£10,192,244	£7,383,250	£9,465,439	£9,652,268	£8,843,274	£8,925,464
15%	60%	-£15,772,879	£12,387,117	£14,885,744	£15,109,938	£11,739,146	£14,237,773
20%	60%	-£21,353,514	£17,390,984	£20,306,500	£20,567,610	£16,635,017	£18,550,083
25%	60%	-£26,934,149	£22,394,851	£25,726,354	£26,025,280	£21,530,890	£24,862,334
30%	60%	-£32,514,784	£27,398,718	£31,146,208	£31,404,153	£26,417,763	£31,177,105
35%	60%	-£38,095,419	£32,402,584	£36,610,956	£36,898,189	£31,322,633	£35,515,045

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£55,439,016	£55,439,016	£55,439,016	£55,439,016	£55,439,016	£55,439,016
10%	70%	£44,313,706	£45,607,452	£44,648,452	£44,473,583	£45,767,329	£44,808,329
15%	70%	£38,737,852	£40,991,669	£39,346,715	£39,880,841	£40,931,485	£40,493,734
20%	70%	£33,161,997	£35,775,886	£33,835,669	£33,481,302	£36,096,640	£34,159,653
25%	70%	£27,586,142	£30,560,103	£28,420,620	£27,981,693	£31,258,824	£29,829,602
30%	70%	£22,010,287	£25,344,320	£23,010,572	£22,482,024	£26,414,616	£23,499,551
35%	70%	£16,434,432	£20,128,537	£17,604,817	£16,982,385	£21,570,409	£18,169,499
40%	70%	£10,858,577	£14,912,754	£12,197,062	£11,482,746	£16,726,203	£12,839,448
45%	70%	£5,282,722	£9,706,971	£7,789,310	£6,982,105	£11,482,746	£8,509,601
50%	70%	£-394,277	£6,227,825	£1,326,723	£427,685	£7,037,788	£2,146,655
100%	70%	£58,575,843	£44,148,794	£54,842,813	£56,792,816	£42,365,966	£53,058,985
10%	80%	£4,284,188	£45,762,724	£44,666,725	£44,390,743	£45,869,309	£44,773,310
15%	80%	£3,693,043	£40,924,577	£39,274,487	£38,855,036	£41,084,455	£39,436,480
20%	80%	£3,097,498	£36,086,431	£33,872,697	£33,313,428	£36,299,691	£34,089,697
25%	80%	£2,501,953	£31,246,285	£29,066,5			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£76,138,499	£76,138,499	£76,138,499	£76,138,499	£76,138,499	£76,138,499
10%	70%	£85,013,189	£86,308,335	£85,347,935	£85,173,866	£86,466,812	£85,507,812
15%	70%	£50,437,335	£61,391,152	£59,946,198	£59,680,424	£61,630,968	£60,189,187
20%	70%	£53,856,800	£56,475,369	£54,535,151	£54,180,785	£56,795,123	£54,859,136
25%	70%	£48,276,164	£51,553,325	£48,124,103	£48,681,146	£51,968,307	£49,529,085
30%	70%	£42,695,529	£46,628,121	£43,713,055	£43,181,507	£47,114,099	£44,199,034
35%	70%	£37,114,893	£41,702,918	£38,302,008	£37,881,868	£42,269,892	£38,869,982
40%	70%	£31,525,069	£36,777,714	£32,890,961	£32,182,229	£37,425,686	£33,538,931
45%	70%	£25,915,138	£31,852,511	£27,484,037	£26,654,904	£32,581,478	£28,203,803
50%	70%	£20,305,206	£26,927,308	£22,026,206	£21,127,169	£27,737,271	£22,848,168
100%	70%	£37,876,160	£23,449,311	£34,143,330	£36,093,333	£21,686,483	£32,360,502
10%	80%	£64,983,641	£66,462,207	£65,366,208	£65,090,226	£66,568,792	£65,472,793
15%	80%	£59,392,536	£61,624,060	£59,973,970	£59,554,519	£61,783,938	£60,135,963
20%	80%	£53,796,921	£56,785,914	£54,572,180	£54,012,911	£56,999,084	£54,788,170
40%	80%	£31,403,539	£37,407,023	£32,965,018	£31,841,918	£37,839,003	£33,396,998
45%	80%	£25,776,415	£32,560,483	£27,548,587	£26,271,593	£33,046,461	£28,041,764
50%	80%	£20,153,292	£27,713,943	£22,120,150	£20,701,267	£28,253,919	£22,668,124
10%	60%	£65,042,738	£66,151,662	£65,329,662	£65,259,308	£66,364,832	£65,542,832
40%	60%	£39,482,344	£41,158,243	£39,918,427	£39,656,329	£42,177,998	£39,242,412
20%	60%	£53,916,679	£56,163,873	£54,498,121	£54,348,659	£56,591,164	£54,930,103
25%	60%	£48,351,013	£51,160,007	£49,077,817	£48,890,988	£51,699,982	£49,617,793
30%	60%	£42,785,346	£46,156,140	£43,657,512	£43,433,318	£46,804,110	£44,305,483
35%	60%	£37,219,681	£41,152,272	£38,237,207	£37,975,647	£41,908,239	£38,993,174
40%	60%	£31,646,660	£36,146,406	£32,816,903	£32,517,976	£37,012,367	£33,680,863
50%	60%	£26,067,119	£31,140,672	£27,832,262	£27,553,068	£32,220,624	£29,028,212

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£80,885,833	£80,885,833	£80,885,833	£80,885,833	£80,885,833	£80,885,833
10%	70%	£89,760,523	£71,064,268	£70,995,268	£69,820,400	£71,214,145	£70,255,146
15%	70%	£64,186,738,485	£64,186,738,485	£64,186,738,485	£64,186,738,485	£64,186,738,485	£64,186,738,485
20%	70%	£56,604,133	£61,222,703	£59,282,485	£58,928,119	£61,542,457	£59,606,469
25%	70%	£53,023,497	£56,300,658	£53,871,437	£53,428,479	£56,705,640	£54,276,419
30%	70%	£47,442,862	£51,375,454	£48,460,389	£47,928,840	£51,861,433	£48,946,367
35%	70%	£41,862,227	£46,450,252	£43,049,941	£42,429,202	£47,017,225	£43,616,316
40%	70%	£36,281,593	£41,525,048	£37,838,294	£37,217,593	£42,173,019	£38,281,593
45%	70%	£30,662,471	£36,599,844	£32,211,371	£31,402,237	£37,328,812	£32,951,137
50%	70%	£25,052,539	£31,674,641	£26,773,539	£25,874,502	£32,484,604	£27,595,502
100%	70%	£33,128,827	£18,701,977	£29,385,996	£31,346,000	£16,919,150	£27,613,168
10%	80%	£69,730,974	£71,209,540	£70,113,541	£69,837,660	£71,316,126	£70,220,127
15%	80%	£64,139,859	£66,371,394	£64,721,303	£64,301,852	£66,421,272	£64,883,296
20%	80%	£58,548,247	£61,446,189	£57,133,247	£56,760,245	£61,746,417	£59,536,944
40%	80%	£36,150,872	£42,154,357	£37,712,952	£36,589,252	£42,586,337	£38,144,332
45%	80%	£30,525,749	£37,307,817	£32,295,921	£31,018,927	£37,793,794	£32,789,098
50%	80%	£24,900,625	£32,461,276	£26,867,483	£25,448,601	£33,001,253	£27,415,458
10%	60%	£69,730,971	£70,898,995	£70,076,996	£70,003,241	£71,112,165	£70,290,165
15%	60%	£64,220,677	£65,925,576	£64,665,760	£64,553,863	£66,225,321	£64,889,746
20%	60%	£58,664,012	£60,911,207	£58,245,455	£57,995,992	£61,338,497	£59,677,436
25%	60%	£53,098,346	£55,907,340	£53,825,151	£53,368,322	£56,447,316	£54,365,126
30%	60%	£47,532,680	£50,903,473	£48,404,846	£48,180,651	£51,551,444	£49,052,817
35%	60%	£41,967,015	£45,899,606	£42,984,540	£42,722,980	£46,655,572	£43,740,507
40%	60%	£36,393,353	£40,895,739	£37,364,236	£37,265,310	£41,759,700	£38,428,196
50%	60%	£30,824,462	£35,889,006	£32,679,595	£32,300,402	£37,967,957	£32,775,545

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£82,981,383	£82,981,383	£82,981,383	£82,981,383	£82,981,383	£82,981,383
10%	70%	£71,856,072	£73,149,818	£72,190,818	£72,015,949	£73,309,695	£72,350,695
15%	70%	£66,280,318	£68,234,035	£66,789,081	£66,523,307	£68,473,851	£67,027,070
20%	70%	£60,699,683	£63,318,252	£61,378,036	£61,023,668	£63,639,407	£61,172,019
25%	70%	£55,119,047	£58,396,208	£55,966,986	£55,524,029	£58,801,190	£56,371,968
30%	70%	£49,538,412	£53,471,004	£50,555,939	£50,024,390	£53,956,982	£51,041,917
35%	70%	£43,957,776	£48,545,801	£45,144,891	£44,524,751	£49,112,775	£45,711,865
40%	70%	£38,377,952	£43,620,598	£39,733,844	£39,025,112	£44,268,569	£40,381,814
45%	70%	£32,797,021	£38,695,394	£34,308,620	£33,497,787	£39,421,361	£35,046,867
50%	70%	£27,148,088	£33,770,191	£28,869,089	£27,970,052	£34,580,154	£29,691,051
100%	70%	£31,033,277	£16,606,428	£27,300,447	£29,250,450	£14,823,600	£25,517,618
10%	80%	£71,826,524	£73,305,090	£72,209,091	£71,933,109	£73,411,675	£72,315,676
15%	80%	£66,235,409	£68,466,943	£66,816,833	£66,397,402	£68,626,822	£66,978,846
20%	80%	£60,639,884	£63,541,737	£61,116,063	£60,685,796	£62,811,967	£61,371,083
40%	80%	£38,246,422	£44,249,506	£39,807,901	£39,684,891	£44,681,886	£40,239,982
45%	80%	£32,621,298	£39,403,367	£34,391,470	£33,114,476	£39,889,344	£34,854,647
50%	80%	£26,996,175	£34,556,826	£28,963,033	£27,544,151	£35,096,802	£29,511,007
10%	60%	£71,885,621	£72,994,545	£72,172,545	£72,098,791	£73,207,715	£72,385,715
15%	60%	£66,325,227	£68,001,126	£66,781,310	£66,649,212	£68,320,881	£67,095,295
20%	60%	£60,750,562	£63,098,756	£61,341,095	£61,191,642	£63,434,947	£61,772,986
25%	60%	£55,193,896	£58,002,890	£55,920,700	£55,733,871	£58,542,865	£56,460,676
30%	60%	£49,626,229	£52,999,023	£50,500,395	£50,276,201	£53,646,993	£51,148,366
35%	60%	£44,062,564	£47,995,155	£45,080,090	£44,818,530	£48,751,122	£45,836,057
40%	60%	£38,489,483	£42,991,289	£39,659,786	£39,360,859	£43,855,250	£40,523,746
50%	60%	£32,913,898	£37,987,423	£35,820,700	£35,733,871	£39,952,382	£36,460,676

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£75,838,897	£75,838,897	£75,838,897	£75,838,897	£75,838,897	£75,838,897
10%	70%	£64,713,587	£66,007,333	£65,048,333	£64,873,464	£66,167,210	£65,208,210
15%	70%	£59,137,933	£61,091,550	£59,946,596	£59,380,822	£61,331,365	£59,889,595
20%	70%	£53,557,187	£56,175,767	£54,235,549	£53,881,183	£56,495,321	£54,650,534
25%	70%	£47,976,562	£51,253,722	£48,824,501	£48,381,544	£51,658,704	£49,229,483
30%	70%	£42,395,927	£46,328,519	£43,413,453	£42,881,905	£46,814,487	£43,899,432
35%	70%	£36,815,291	£41,403,316	£38,002,405	£37,382,266	£41,970,290	£38,569,380
40%	70%	£31,225,467	£36,478,112	£32,591,358	£31,882,627	£37,126,083	£33,239,329
45%	70%	£25,644,832	£31,552,909	£27,184,435	£26,355,302	£32,281,876	£27,904,201
50%	70%	£20,065,604	£26,627,706	£21,726,804	£20,827,566	£27,437,669	£22,548,566
100%	70%	£38,176,783	£23,748,913	£34,442,932	£36,392,935	£21,566,086	£32,660,104
10%	80%	£64,684,039	£66,162,605	£65,065,606	£64,790,624	£66,269,190	£65,173,191
15%	80%	£59,092,924	£61,324,458	£59,674,368	£59,254,917	£61,484,336	£59,836,360
20%	80%	£53,497,319	£56,486,312	£54,272,578	£53,713,309	£56,699,482	£54,488,568
40%	80%	£31,103,936	£37,107,421	£32,665,416	£31,542,316	£37,539,401	£33,097,296
45%	80%	£25,478,813	£32,260,881	£27,248,985	£26,571,991	£32,746,859	£27,742,162
50%	80%	£19,853,690	£27,414,341	£21,820,548	£20,401,665	£27,954,317	£22,368,522
10%	60%	£64,743,136	£65,852,060	£65,030,060	£64,956,305	£66,065,230	£65,243,230
15%	60%	£59,152,741	£60,858,641	£59,618,824	£59,506,727	£61,178,396	£59,942,810
20%	60%	£53,561,076	£55,864,271	£54,198,819	£54,049,057	£56,291,562	£54,630,530
25%	60%	£48,051,410	£50,860,405	£48,778,215	£48,591,386	£51,400,380	£49,318,191
30%	60%	£42,485,744	£45,856,538	£43,357,910	£43,133,715	£46,504,508	£44,005,881
35%	60%	£36,920,079	£40,852,670	£37,937,605	£37,676,045	£41,608,637	£38,693,571
40%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£85,110,507	£85,110,507	£85,110,507	£85,110,507	£85,110,507	£85,110,507
10%	70%	£73,985,197	£75,278,942	£74,319,942	£74,145,074	£75,438,819	£74,479,819
15%	70%	£68,409,442	£70,383,159	£68,918,206	£68,652,431	£70,602,875	£69,161,136
20%	70%	£62,828,807	£65,447,377	£63,507,159	£63,152,792	£65,767,131	£63,831,143
25%	70%	£57,248,171	£60,525,332	£58,096,111	£57,653,153	£60,930,314	£58,501,093
30%	70%	£51,667,536	£55,600,128	£52,685,063	£52,153,514	£56,098,107	£53,171,041
35%	70%	£46,086,901	£50,674,925	£47,274,015	£46,653,875	£51,241,899	£47,840,990
40%	70%	£40,497,077	£45,749,722	£41,862,968	£41,154,236	£46,397,693	£42,510,938
45%	70%	£34,887,145	£40,824,516	£36,436,044	£35,626,911	£41,553,486	£37,175,811
50%	70%	£29,277,213	£35,899,315	£30,998,213	£30,099,176	£36,709,278	£31,820,176
100%	70%	£28,804,153	£14,477,303	£25,171,323	£27,121,326	£12,694,476	£23,388,494
10%	80%	£73,955,648	£75,434,214	£74,338,215	£74,062,233	£75,540,799	£74,444,801
15%	80%	£68,364,533	£70,596,068	£68,945,977	£68,526,526	£70,755,946	£69,107,970
20%	80%	£62,769,939	£65,757,921	£63,544,187	£62,984,919	£65,971,091	£63,760,178
40%	80%	£40,375,546	£46,379,031	£41,937,026	£40,813,925	£46,811,011	£42,363,006
45%	80%	£34,750,423	£41,532,491	£36,520,595	£35,243,601	£42,018,468	£37,013,772
50%	80%	£29,125,299	£36,685,950	£31,082,157	£29,673,275	£37,225,927	£31,640,132
10%	60%	£74,014,745	£75,123,669	£74,301,670	£74,227,915	£75,336,839	£74,514,839
15%	60%	£68,454,351	£70,130,250	£68,890,434	£68,778,337	£70,450,065	£69,214,419
20%	60%	£62,888,686	£65,135,881	£63,470,129	£63,320,666	£65,563,171	£63,902,110
25%	60%	£57,323,020	£60,132,014	£58,049,825	£57,862,995	£60,671,990	£58,589,800
30%	60%	£51,757,354	£55,128,147	£52,629,519	£52,405,325	£56,776,118	£53,277,491
35%	60%	£46,191,689	£50,124,280	£47,209,214	£46,947,654	£50,880,246	£47,965,181
40%	60%	£40,618,607	£45,120,413	£41,788,910	£41,489,984	£45,984,374	£42,652,870
50%	60%	£35,049,126	£35,112,680	£30,954,269	£30,525,076	£36,192,631	£32,000,219

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£85,748,273	£85,748,273	£85,748,273	£85,748,273	£85,748,273	£85,748,273
10%	70%	£74,622,962	£75,916,708	£74,957,708	£74,782,939	£76,076,585	£75,117,585
15%	70%	£69,047,208	£71,000,925	£69,556,971	£69,290,197	£71,240,741	£69,798,961
20%	70%	£63,466,573	£66,085,142	£64,144,924	£63,790,558	£65,404,897	£64,468,909
25%	70%	£57,885,937	£61,163,098	£58,733,677	£58,290,919	£61,568,080	£59,138,858
30%	70%	£52,305,302	£56,237,894	£53,322,829	£52,791,280	£56,723,872	£53,808,807
35%	70%	£46,724,666	£51,312,691	£47,911,781	£47,291,641	£51,879,665	£48,478,755
40%	70%	£41,134,042	£46,387,488	£42,500,734	£41,792,902	£47,035,459	£43,148,704
45%	70%	£35,524,911	£41,462,284	£37,073,810	£36,264,077	£42,191,251	£37,815,577
50%	70%	£29,914,979	£36,537,081	£31,635,979	£30,736,942	£37,347,044	£32,457,942
100%	70%	£28,266,387	£13,839,538	£24,533,557	£26,483,560	£12,056,710	£22,750,728
10%	80%	£74,593,414	£76,071,980	£74,975,981	£74,699,999	£76,178,565	£75,082,566
15%	80%	£69,002,299	£71,233,834	£69,583,743	£69,164,292	£71,393,712	£69,745,736
20%	80%	£63,406,695	£66,395,687	£64,181,953	£63,622,885	£65,698,857	£64,397,943
40%	80%	£41,013,312	£47,016,796	£42,574,791	£41,451,691	£47,448,776	£43,006,772
45%	80%	£35,388,189	£42,170,257	£37,158,360	£36,881,366	£42,656,234	£37,651,537
50%	80%	£29,763,065	£37,323,716	£31,729,923	£30,311,041	£37,863,693	£32,277,897
10%	60%	£74,652,511	£75,761,435	£74,939,435	£74,865,681	£75,974,605	£75,152,605
15%	60%	£69,092,117	£70,768,016	£69,528,200	£69,416,102	£71,087,771	£69,852,185
20%	60%	£63,526,452	£65,773,647	£64,107,895	£63,959,432	£65,200,937	£64,539,876
25%	60%	£57,960,786	£60,769,790	£58,687,590	£58,500,761	£61,309,756	£59,227,566
30%	60%	£52,395,120	£55,765,913	£53,267,285	£53,043,091	£56,413,883	£53,915,256
35%	60%	£46,829,454	£50,762,046	£47,846,980	£47,585,420	£51,518,012	£48,602,947
40%	60%	£41,256,373	£45,758,179	£42,426,676	£42,127,750	£46,622,140	£43,290,636
50%	60%	£35,666,892	£35,750,448	£31,542,035	£31,162,842	£36,830,387	£32,637,985

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	1
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£88,722,772	£88,722,772	£88,722,772	£88,722,772	£88,722,772	£88,722,772
0%	70%	£51,262,316	£52,635,880	£51,650,704	£51,423,922	£52,795,127	£51,812,311
15%	70%	£47,021,305	£49,085,782	£47,603,887	£47,263,715	£49,328,911	£47,846,297
20%	70%	£42,780,295	£45,532,930	£43,557,071	£43,103,508	£45,856,143	£43,880,283
25%	70%	£38,539,285	£41,980,078	£39,510,254	£38,943,300	£42,384,094	£39,914,270
30%	70%	£34,294,134	£38,427,226	£35,463,437	£34,776,881	£38,912,045	£35,948,255
35%	70%	£30,014,780	£34,874,375	£31,396,370	£30,589,653	£35,438,996	£31,971,243
40%	70%	£25,745,426	£31,321,523	£27,324,386	£26,402,423	£31,967,948	£27,981,383
45%	70%	£21,476,072	£27,768,671	£23,252,402	£22,215,195	£28,495,898	£23,991,524
50%	70%	£17,179,875	£24,200,855	£19,180,418	£18,014,553	£25,022,101	£20,001,665
100%	70%	£27,196,819	£12,270,729	£22,984,775	£25,444,209	£10,518,120	£21,232,165
10%	80%	£51,225,357	£52,793,207	£51,669,229	£51,333,095	£52,899,372	£51,776,867
15%	80%	£46,965,868	£49,325,269	£47,631,675	£47,127,473	£49,486,874	£47,753,281
20%	80%	£42,706,377	£45,852,246	£43,594,121	£42,921,852	£46,067,721	£43,809,596
25%	80%	£38,446,887	£42,379,223	£39,556,567	£38,716,230	£42,648,566	£38,825,910
30%	80%	£34,171,444	£38,906,200	£35,519,012	£34,499,942	£39,229,412	£35,842,225
35%	80%	£29,883,308	£35,433,176	£31,462,268	£30,266,556	£35,810,257	£31,845,516
40%	80%	£25,595,172	£31,960,153	£27,399,698	£26,033,170	£32,391,103	£27,837,696
45%	80%	£21,307,037	£28,487,130	£23,337,128	£21,799,785	£28,917,949	£23,829,876
50%	80%	£16,988,985	£25,012,200	£19,274,558	£17,545,437	£25,562,795	£19,822,066
10%	60%	£51,299,276	£52,478,552	£51,632,180	£51,514,750	£52,690,882	£51,847,655
15%	60%	£47,076,744	£48,846,296	£47,576,100	£47,399,956	£48,169,508	£47,899,312
20%	60%	£42,854,213	£45,213,615	£43,320,021	£43,235,163	£44,350,910	£43,350,910
25%	60%	£38,631,682	£41,580,934	£39,463,942	£39,170,369	£42,119,621	£40,002,629
30%	60%	£34,396,824	£37,948,263	£35,407,862	£35,053,822	£38,594,677	£36,054,287
35%	60%	£30,146,252	£34,315,573	£31,330,473	£30,912,748	£35,069,374	£32,096,969
40%	60%	£25,895,680	£30,682,892	£27,249,074	£26,771,676	£31,544,791	£28,125,070
45%	60%	£21,645,108	£27,040,585	£23,167,676	£22,630,603	£28,019,847	£24,153,172
50%	60%	£17,370,764	£23,389,511	£19,086,278	£18,483,668	£24,484,505	£20,181,273

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£29,873,261	£28,873,261	£29,873,261	£29,873,261	£29,873,261	£29,873,261
10%	70%	£38,333,716	£38,960,152	£37,945,328	£38,172,110	£38,600,905	£37,783,722
15%	70%	£42,574,727	£40,510,251	£41,992,145	£42,332,317	£40,267,841	£41,749,735
20%	70%	£46,815,737	£44,063,103	£46,038,962	£46,469,524	£43,739,893	£45,715,749
25%	70%	£51,056,748	£47,615,955	£50,085,779	£50,652,733	£47,211,938	£48,681,762
30%	70%	£55,297,759	£51,168,806	£54,132,595	£54,819,151	£50,683,987	£53,647,777
35%	70%	£59,538,770	£54,721,657	£58,179,663	£58,906,380	£54,156,038	£57,624,790
40%	70%	£63,779,781	£58,274,509	£62,227,646	£63,193,609	£57,628,085	£61,614,649
45%	70%	£68,020,792	£61,827,361	£66,275,631	£66,560,838	£61,101,134	£65,604,509
50%	70%	£72,261,803	£65,379,213	£70,323,616	£70,645,614	£65,573,931	£69,594,368
100%	70%	£116,792,852	£101,886,761	£112,580,807	£115,040,241	£100,114,152	£110,828,197
10%	80%	£38,370,675	£36,802,825	£37,926,804	£38,262,937	£36,696,661	£37,819,066
15%	80%	£42,630,165	£40,270,763	£41,964,358	£42,468,559	£40,109,158	£41,802,751
20%	80%	£46,891,656	£43,743,796	£46,001,912	£46,674,191	£43,528,312	£45,796,437
25%	80%	£51,153,147	£47,216,829	£50,166,374	£50,839,653	£47,045,628	£48,753,636
30%	80%	£55,414,638	£50,690,861	£54,278,848	£54,952,127	£50,624,084	£50,766,157
35%	80%	£59,676,129	£54,163,894	£58,388,322	£59,063,401	£54,043,237	£56,773,877
40%	80%	£63,937,620	£57,636,927	£62,498,796	£63,200,675	£57,528,380	£60,781,597
45%	80%	£68,199,111	£61,109,960	£65,610,270	£66,312,859	£61,011,411	£64,741,745
50%	80%	£72,460,602	£64,581,993	£69,721,744	£70,425,038	£65,484,545	£68,693,893
100%	80%	£116,792,852	£101,886,761	£112,580,807	£115,040,241	£100,114,152	£110,828,197
10%	60%	£42,519,289	£40,749,737	£42,619,932	£42,199,076	£40,426,529	£40,696,720
15%	60%	£46,741,819	£44,382,418	£46,075,012	£46,310,899	£44,351,468	£45,585,062
20%	60%	£50,964,350	£48,015,099	£50,133,096	£50,425,663	£47,476,411	£48,583,404
25%	60%	£55,185,881	£51,647,780	£54,168,170	£54,542,211	£51,001,355	£51,541,745
30%	60%	£59,407,412	£55,280,460	£58,265,560	£58,683,284	£54,526,298	£57,499,063
35%	60%	£63,628,943	£58,913,141	£62,348,958	£62,824,356	£58,051,241	£61,470,962
40%	60%	£67,850,474	£62,545,821	£66,430,372	£66,905,754	£62,111,587	£65,444,759

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,999,066	£9,999,066	£9,999,066	£9,999,066	£9,999,066	£9,999,066
10%	70%	£18,459,522	£17,085,938	£18,071,134	£18,297,916	£16,926,711	£17,909,529
15%	70%	£22,700,533	£20,636,956	£22,117,951	£22,498,123	£20,393,647	£21,975,541
20%	70%	£26,941,544	£24,187,974	£23,668,968	£24,048,295	£22,476,411	£23,541,555
25%	70%	£31,182,554	£27,741,760	£30,211,584	£30,778,538	£27,337,744	£29,807,568
30%	70%	£35,423,564	£31,294,612	£34,258,401	£34,944,957	£30,809,793	£33,773,583
35%	70%	£39,664,574	£34,847,463	£38,295,469	£39,132,166	£34,281,842	£37,750,596
40%	70%	£43,905,584	£38,400,315	£42,337,482	£43,319,415	£37,753,891	£41,740,455
45%	70%	£48,146,594	£41,953,167	£46,379,495	£47,506,644	£41,225,940	£45,730,414
50%	70%	£52,387,604	£45,506,019	£50,421,508	£51,707,298	£44,689,737	£49,720,174
100%	70%	£96,918,658	£81,992,567	£92,706,613	£95,166,047	£80,239,958	£90,954,003
10%	80%	£16,496,481	£16,928,631	£16,952,609	£16,388,743	£16,822,467	£17,944,672
15%	80%	£22,735,971	£20,396,589	£22,090,163	£22,994,365	£20,234,964	£21,928,567
20%	80%	£28,975,461	£23,948,592	£26,127,717	£26,998,897	£23,654,117	£25,912,243
25%	80%	£35,214,951	£27,499,584	£32,166,768	£33,038,330	£27,476,411	£31,894,142
30%	80%	£41,454,441	£31,050,576	£38,207,760	£39,088,881	£34,043,411	£37,876,141
35%	80%	£47,693,931	£34,601,568	£44,248,752	£45,199,332	£40,048,411	£43,858,140
40%	80%	£53,933,421	£38,152,560	£50,289,744	£51,309,783	£46,053,411	£49,840,139
45%	80%	£60,172,911	£41,703,552	£56,330,736	£57,420,234	£52,058,411	£55,822,138
50%	80%	£66,412,401	£45,254,544	£62,371,728	£63,530,685	£58,063,411	£61,804,137
100%	80%	£116,792,852	£101,886,761	£112,580,807	£115,040,241	£100,114,152	£110,828,197
10%	60%	£22,645,094	£20,875,543	£22,145,738	£22,321,882	£20,552,391	£21,822,528
15%	60%	£26,886,104	£24,426,535	£26,322,732	£26,508,876	£24,197,411	£25,470,568
20%	60%	£31,127,114	£27,977,527	£30,473,676	£30,659,920	£27,802,411	£29,350,209
25%	60%	£35,368,124	£31,528,519	£34,624,616	£34,805,964	£31,127,161	£33,232,217
30%	60%	£39,609,134	£35,079,511	£38,775,556	£39,000,012	£34,652,104	£37,624,869
35%	60%	£43,850,144	£38,630,503	£42,926,496	£43,121,060	£38,177,047	£41,596,768
40%	60%	£48,091,154	£42,181,495	£47,077,436	£47,192,008	£42,237,333	£45,568,666

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,844,707	£27,844,707	£27,844,707	£27,844,707	£27,844,707	£27,844,707
10%	70%	£19,384,251	£20,757,816	£19,772,640	£19,545,858	£20,917,063	£19,934,246
15%	70%	£15,143,241	£17,201,717	£15,725,923	£15,386,861	£17,450,127	£15,962,232
20%	70%	£10,902,230	£13,654,865	£11,679,006	£11,225,443	£13,379,078	£12,002,219
25%	70%	£6,661,220	£10,102,013	£7,632,189	£7,065,235	£10,506,029	£8,036,205
30%	70%	£2,406,069	£6,549,161	£3,585,372	£2,898,817	£7,033,981	£4,070,191
35%	70%	£1,863,285	£2,996,310	£1,811,695	£1,288,412	£3,561,932	£1,931,178
40%	70%	£9,132,838	£9,506,542	£4,553,678	£5,475,841	£9,981,863	£3,896,681
45%	70%	£4,401,842	£4,109,394	£2,628,682	£3,628,682	£3,862,661	£2,701,868
50%	70%	£14,688,190	£7,677,209	£12,697,646	£13,863,512	£6,855,963	£11,876,400
100%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£48,544,190	£48,544,190	£48,544,190	£48,544,190	£48,544,190	£48,544,190
10%	70%	£40,083,724	£41,457,299	£40,472,123	£40,245,341	£41,616,546	£40,633,729
15%	70%	£35,842,724	£37,907,200	£36,425,306	£36,085,134	£38,149,610	£36,667,715
20%	70%	£31,601,713	£34,354,348	£32,378,489	£31,924,926	£34,677,561	£32,701,702
25%	70%	£27,360,703	£30,801,496	£28,331,672	£27,764,718	£31,205,512	£28,735,688
30%	70%	£23,120,693	£27,248,644	£24,284,855	£23,998,300	£27,733,464	£24,769,674
35%	70%	£18,880,683	£23,695,793	£20,237,788	£19,411,071	£24,251,415	£20,792,661
40%	70%	£14,640,673	£20,142,941	£16,190,805	£15,223,843	£20,789,366	£16,802,602
45%	70%	£10,400,663	£16,590,089	£12,173,820	£11,036,613	£17,317,316	£12,812,342
50%	70%	£6,160,653	£13,022,274	£8,001,837	£6,835,971	£13,843,520	£8,823,083
100%	70%	£38,075,401	£23,449,311	£34,163,358	£36,622,791	£21,686,701	£32,410,746
10%	80%	£40,046,776	£41,614,626	£40,490,647	£40,154,514	£41,720,790	£40,598,385
15%	80%	£35,787,286	£38,146,887	£36,453,083	£35,948,891	£38,388,293	£36,614,700
20%	80%	£31,527,795	£34,673,664	£32,415,539	£31,743,270	£34,889,139	£32,631,014
25%	80%	£27,268,304	£31,200,442	£28,378,094	£27,210,056	£31,389,984	£29,652,329
30%	80%	£23,008,813	£27,727,220	£24,332,888	£23,027,842	£27,890,829	£25,673,644
35%	80%	£18,749,322	£24,254,008	£20,285,682	£19,055,626	£24,391,674	£21,694,959
40%	80%	£14,489,831	£20,781,792	£16,238,476	£15,063,410	£20,892,519	£17,716,274
45%	80%	£10,230,340	£17,308,576	£12,191,270	£11,071,194	£17,393,367	£13,737,020
50%	80%	£5,970,849	£13,835,360	£8,020,064	£6,828,058	£13,843,520	£9,848,315
10%	60%	£40,120,694	£41,299,971	£40,453,998	£40,336,169	£41,512,301	£40,689,073
15%	60%	£35,861,183	£37,816,714	£36,307,518	£35,917,375	£37,690,828	£36,720,730
20%	60%	£31,601,173	£34,331,033	£32,341,439	£31,924,926	£34,465,983	£32,722,389
25%	60%	£27,341,163	£30,846,352	£28,285,360	£27,991,787	£30,941,040	£28,824,047
30%	60%	£23,081,153	£27,361,671	£24,229,281	£23,875,240	£27,416,096	£24,875,706
35%	60%	£18,821,143	£23,876,991	£20,151,891	£19,734,167	£23,891,153	£20,918,387
40%	60%	£14,561,133	£20,392,310	£16,074,493	£15,593,095	£20,366,210	£16,948,489
50%	60%	£10,301,123	£16,907,629	£12,007,103	£11,365,086	£17,305,923	£12,969,692

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,291,524	£53,291,524	£53,291,524	£53,291,524	£53,291,524	£53,291,524
10%	70%	£44,831,058	£46,204,632	£45,219,466	£44,982,674	£46,363,978	£45,381,062
15%	70%	£40,590,568	£42,651,534	£41,172,639	£40,933,782	£42,816,843	£41,405,086
20%	70%	£36,349,047	£39,101,682	£37,125,822	£36,672,262	£39,424,894	£37,449,035
25%	70%	£32,108,036	£35,548,830	£33,079,006	£32,512,052	£35,952,846	£33,483,022
30%	70%	£27,867,026	£31,995,978	£29,032,189	£28,345,633	£32,480,797	£29,517,007
35%	70%	£23,626,016	£28,443,127	£24,985,121	£24,158,408	£28,008,748	£25,539,994
40%	70%	£19,385,006	£24,890,275	£20,936,153	£19,817,175	£23,530,699	£21,560,985
45%	70%	£15,144,996	£21,337,423	£16,887,185	£15,783,946	£22,064,650	£17,582,976
50%	70%	£10,904,986	£17,784,571	£12,838,217	£11,755,718	£18,596,601	£13,604,967
100%	70%	£33,628,068	£18,701,977	£29,416,023	£31,879,457	£16,949,388	£27,663,413
10%	80%	£44,794,109	£46,361,959	£45,237,980	£44,901,847	£46,468,123	£45,345,718
15%	80%	£40,554,619	£42,814,021	£41,200,426	£40,696,225	£42,855,926	£41,362,033
20%	80%	£36,314,128	£39,261,169	£37,152,872	£36,490,637	£39,477,977	£37,497,044
25%	80%	£32,073,637	£35,708,317	£33,064,901	£32,519,922	£35,989,855	£33,528,031
30%	80%	£27,833,146	£32,155,465	£29,077,025	£28,358,809	£32,517,808	£29,559,022
35%	80%	£23,592,655	£28,602,613	£25,088,149	£24,187,654	£28,016,759	£25,570,013
40%	80%	£19,352,164	£25,049,761	£21,039,273	£19,916,500	£23,545,710	£21,591,004
45%	80%	£15,111,673	£21,496,909	£17,090,402	£15,865,353	£22,077,661	£17,613,005
50%	80%	£10,871,182	£17,944,057	£13,041,531	£11,814,189	£18,600,612	£13,635,006
10%	60%	£44,888,027	£46,047,304	£45,200,931	£45,083,502	£46,259,634	£45,416,406
15%	60%	£40,647,536	£42,416,047	£41,144,852	£40,968,708	£42,738,259	£41,463,064
20%	60%	£36,407,045	£38,863,195	£37,088,772	£36,853,915	£39,213,316	£37,519,722
25%	60%	£32,166,554	£35,309,343	£33,032,694	£32,739,121	£35,688,373	£33,571,381
30%	60%	£27,926,063	£31,756,491	£29,081,842	£28,622,573	£32,163,429	£29,623,039
35%	60%	£23,685,572	£28,203,639	£24,899,224	£24,481,500	£28,638,486	£25,665,721
40%	60%	£19,445,081	£24,650,787	£20,817,826	£20,340,428	£25,113,543	£21,693,822
50%	60%	£15,204,590	£21,101,935	£16,749,075	£16,272,449	£21,603,597	£17,724,923

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£55,387,073	£55,387,073	£55,387,073	£55,387,073	£55,387,073	£55,387,073
10%	70%	£46,926,617	£48,300,182	£47,315,006	£47,088,224	£48,459,429	£47,476,612
15%	70%	£42,686,126	£44,750,083	£43,298,189	£42,928,017	£44,892,493	£43,510,598
20%	70%	£38,445,635	£41,199,231	£39,270,272	£38,903,106	£41,520,544	£39,541,649
25%	70%	£34,205,144	£37,648,379	£35,174,555	£34,607,601	£38,048,595	£35,578,571
30%	70%	£29,964,653	£34,097,527	£31,127,739	£30,441,183	£34,576,347	£31,612,557
35%	70%	£25,724,162	£30,546,675	£27,080,921	£26,253,954	£31,104,288	£27,635,544
40%	70%	£21,483,671	£27,000,823	£23,032,103	£22,066,725	£27,632,249	£23,645,685
45%	70%	£17,243,180	£23,451,971	£18,983,285	£18,819,703	£24,160,199	£19,655,825
50%	70%	£13,002,689	£19,903,119	£14,934,467	£14,678,554	£20,686,403	£15,666,966
100%	70%	£31,532,518	£16,606,428	£27,320,473	£29,779,008	£14,853,818	£25,567,863
10%	80%	£46,889,659	£48,457,509	£47,333,530	£46,997,397	£48,563,673	£47,441,268
15%	80%	£42,649,168	£44,908,610	£43,298,976	£42,791,774	£44,511,176	£43,497,583
20%	80%	£38,408,677	£41,359,761	£39,270,422	£38,986,153	£41,732,222	£39,473,087
25%	80%	£34,168,186	£37,810,909	£35,175,913	£34,697,471	£38,055,404	£35,501,997
30%	80%	£29,927,695	£34,262,057	£31,127,101	£30,451,253	£34,564,150	£31,635,008
35%	80%	£25,687,204	£30,713,205	£27,078,283	£26,259,024	£31,132,201	£27,656,019
40%	80%	£21,446,713	£27,164,353	£23,029,465	£22,070,795	£27,643,252	£23,667,030
45%	80%	£17,206,222	£23,615,501	£18,980,647	£18,821,577	£24,174,302	£19,677,041
50%	80%	£12,965,731	£20,066,649	£14,931,829	£14,679,052	£20,697,406	£15,688,052
10%	60%	£46,963,577	£48,142,854	£47,296,481	£47,179,052	£48,355,184	£47,511,956
15%	60%	£42,723,086	£44,593,955	£43,240,402	£43,064,258	£44,833,309	£43,563,613
20%	60%	£38,482,595	£41,045,056	£39,291,322	£38,949,485	£41,308,861	£40,595,272
25%	60%	£34,242,104	£37,496,204	£35,182,243	£34,834,670	£37,783,923	£35,666,930
30%	60%	£29,991,613	£33,947,352	£31,133,424	£30,718,123	£34,258,979	£31,718,589
35%	60%	£25,751,122	£30,398,500	£27,084,605	£26,577,050	£30,734,036	£27,761,270
40%	60%	£21,510,631	£26,849,648	£23,035,786	£22,435,878	£27,209,093	£23,789,372
50%	60%	£17,270,140	£23,290,796	£18,986,967	£18,747,369	£23,724,149	£19,800,423

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£48,244,588	£48,244,588	£48,244,588	£48,244,588	£48,244,588	£48,244,588
10%	70%	£39,784,132	£41,157,697	£40,172,520	£39,945,739	£41,316,944	£40,334,127
15%	70%	£35,543,122	£37,607,598	£36,125,704	£35,785,531	£37,850,008	£36,365,113
20%	70%	£31,302,111	£34,057,499	£32,078,887	£31,625,324	£34,377,959	£32,402,100
25%	70%	£27,061,101	£30,507,399	£28,032,070	£27,485,116	£30,905,910	£28,436,086
30%	70%	£22,820,090	£26,957,299	£23,983,253	£23,298,697	£27,433,861	£24,470,072
35%	70%	£18,579,080	£23,407,199	£19,934,436	£19,111,469	£23,961,813	£20,493,059
40%	70%	£14,338,070	£19,857,099	£15,885,619	£14,924,239	£20,489,764	£16,503,199
45%	70%	£10,097,060	£16,306,999	£11,836,802	£11,774,218	£17,017,714	£12,513,340
50%	70%	£5,856,050	£12,756,899	£7,787,985	£7,702,234	£13,543,918	£8,523,481
100%	70%	£38,675,003	£23,748,913	£34,462,959	£36,922,303	£21,996,304	£32,710,348
10%	80%	£39,747,173	£41,315,023	£40,191,045	£39,854,911	£41,421,188	£40,298,783
15%	80%	£35,506,162	£37,765,124	£36,152,226	£35,649,289	£38,008,690	£36,315,097
20%	80%	£31,265,151	£34,215,225	£32,103,408	£31,443,668	£34,589,537	£32,331,412
25%	80%	£27,024,140	£30,665,326	£			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£57,516,198	£57,516,198	£57,516,198	£57,516,198	£57,516,198	£57,516,198
10%	70%	£49,055,742	£50,429,306	£49,444,130	£49,217,348	£50,588,253	£49,605,736
15%	70%	£44,914,731	£46,879,208	£45,397,313	£45,057,141	£47,121,817	£45,639,723
20%	70%	£40,573,721	£43,326,356	£41,350,496	£40,896,934	£43,649,568	£41,673,709
25%	70%	£36,332,710	£39,773,504	£37,303,680	£36,736,725	£40,177,520	£37,707,696
30%	70%	£32,077,559	£36,220,652	£33,256,863	£32,570,307	£36,705,471	£33,741,681
35%	70%	£27,808,206	£32,667,801	£29,189,795	£28,383,078	£33,233,422	£29,764,668
40%	70%	£23,538,852	£28,114,949	£25,117,812	£24,195,845	£29,781,373	£25,774,869
45%	70%	£19,269,498	£25,562,097	£21,045,827	£20,008,620	£26,289,324	£21,754,950
50%	70%	£14,973,300	£21,994,281	£16,973,844	£15,807,878	£22,815,527	£17,795,090
100%	70%	£23,403,394	£14,477,303	£22,191,349	£27,650,783	£12,724,694	£23,438,739
10%	80%	£49,018,783	£50,586,633	£49,462,654	£49,126,521	£50,692,797	£49,570,392
15%	80%	£44,759,293	£47,119,695	£45,425,100	£44,320,899	£47,280,300	£45,586,707
20%	80%	£40,499,803	£43,645,672	£41,387,546	£40,715,277	£43,811,147	£41,603,021
25%	80%	£36,238,598	£39,753,579	£35,193,124	£33,826,596	£39,184,529	£35,631,122
30%	80%	£32,000,463	£35,860,556	£31,130,554	£19,593,210	£26,765,374	£21,623,301
35%	80%	£27,782,411	£32,005,626	£27,067,984	£15,338,863	£23,346,221	£17,615,481
40%	80%	£23,592,701	£28,271,978	£23,425,605	£19,308,176	£20,484,308	£19,641,080
45%	80%	£19,370,170	£24,639,721	£19,369,526	£15,193,382	£16,982,333	£15,692,738
50%	80%	£15,147,630	£21,007,040	£14,313,446	£11,076,589	£13,437,590	£11,744,396
25%	60%	£36,425,108	£39,374,359	£37,257,368	£36,963,795	£38,913,047	£37,796,054
30%	60%	£32,190,250	£35,741,678	£33,201,288	£32,847,247	£36,388,103	£33,847,713
35%	60%	£27,939,678	£32,108,998	£29,123,898	£28,706,174	£32,863,160	£29,890,395
40%	60%	£23,689,106	£28,476,317	£25,042,500	£24,565,102	£29,339,217	£25,918,496
50%	60%	£19,164,199	£21,182,937	£16,878,704	£16,277,093	£22,277,831	£17,974,699

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£58,153,963	£58,153,963	£58,153,963	£58,153,963	£58,153,963	£58,153,963
10%	70%	£49,693,507	£51,067,072	£50,081,896	£49,895,114	£51,226,319	£50,243,502
15%	70%	£45,452,497	£47,518,973	£46,035,079	£45,694,907	£47,759,383	£46,277,489
20%	70%	£41,211,487	£43,964,121	£41,988,262	£41,534,699	£44,287,334	£42,311,475
25%	70%	£36,970,476	£40,411,269	£37,941,445	£37,374,491	£40,815,285	£38,345,461
30%	70%	£32,715,325	£36,858,417	£33,894,629	£33,208,073	£37,343,237	£34,379,447
35%	70%	£28,445,971	£33,305,566	£29,827,561	£29,020,844	£33,871,188	£30,402,434
40%	70%	£24,176,618	£29,752,714	£25,755,578	£24,833,816	£30,389,138	£26,412,575
45%	70%	£19,907,264	£26,199,862	£21,683,593	£20,646,386	£26,937,089	£22,422,715
50%	70%	£15,611,066	£22,632,047	£17,611,610	£16,445,744	£23,453,293	£18,432,856
100%	70%	£28,785,628	£13,839,538	£24,553,583	£27,013,018	£12,086,028	£22,800,873
10%	80%	£49,658,549	£51,224,399	£50,100,420	£49,764,287	£51,330,963	£50,208,158
15%	80%	£45,397,059	£47,756,460	£46,062,866	£45,588,664	£47,918,066	£46,224,473
20%	80%	£41,137,568	£44,283,437	£42,025,312	£41,353,043	£44,488,912	£42,240,787
25%	80%	£36,876,363	£40,391,345	£35,830,889	£34,484,361	£39,822,295	£35,268,887
30%	80%	£32,615,158	£36,499,252	£31,683,320	£30,530,629	£35,165,147	£31,201,987
35%	80%	£28,354,953	£32,607,159	£27,532,751	£26,582,897	£30,500,926	£27,135,087
40%	80%	£24,094,748	£28,715,066	£23,382,182	£22,635,165	£25,845,205	£23,068,187
45%	80%	£19,834,543	£24,822,973	£19,224,613	£18,687,433	£21,100,034	£19,001,287
50%	80%	£15,574,338	£20,930,880	£15,076,044	£14,739,701	£16,354,903	£14,934,387
25%	60%	£37,062,874	£40,012,125	£37,895,134	£37,601,561	£40,550,813	£38,433,820
30%	60%	£32,828,016	£36,379,444	£33,639,054	£33,485,013	£37,025,869	£34,485,479
35%	60%	£28,577,443	£32,746,764	£29,761,664	£29,343,940	£33,500,926	£30,528,161
40%	60%	£24,326,872	£29,114,083	£25,680,266	£25,202,868	£29,975,983	£26,556,262
50%	60%	£19,801,958	£21,820,702	£17,817,470	£16,914,859	£22,915,696	£18,612,485

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

No Units	300
Site Area	1.08 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£31,804,870	£31,804,870	£31,804,870	£31,804,870	£31,804,870	£31,804,870
10%	70%	£25,986,409	£27,468,157	£26,464,069	£26,149,951	£25,545,113	£26,627,811
15%	70%	£23,057,661	£25,299,801	£23,785,869	£23,306,985	£23,458,526	£24,035,193
20%	70%	£20,124,164	£23,141,444	£21,066,107	£20,456,595	£21,427,539	£21,427,539
25%	70%	£17,190,666	£20,955,619	£18,404,346	£17,606,206	£21,371,160	£18,819,885
30%	70%	£14,257,168	£18,775,112	£15,713,584	£14,755,817	£19,273,760	£16,212,233
35%	70%	£11,306,408	£16,594,805	£13,022,822	£11,897,679	£17,176,361	£13,604,579
40%	70%	£8,340,475	£14,414,099	£10,314,122	£9,016,213	£15,078,962	£10,989,860
45%	70%	£5,374,541	£12,233,592	£7,594,896	£6,134,747	£12,981,564	£8,355,100
50%	70%	£2,370,084	£10,053,084	£4,875,669	£3,228,571	£10,884,165	£5,720,341
100%	70%	£28,149,599	£12,338,718	£23,052,763	£26,404,543	£10,593,663	£21,307,707
10%	80%	£25,939,125	£27,632,650	£26,485,021	£26,048,152	£27,741,578	£26,594,049
15%	80%	£22,985,573	£25,546,390	£23,817,811	£23,151,789	£25,709,931	£23,984,026
20%	80%	£20,028,047	£23,460,229	£21,137,696	£20,249,667	£23,678,284	£21,359,318
25%	80%	£17,070,519	£21,373,323	£18,457,582	£17,347,546	£21,646,638	£18,734,609
30%	80%	£14,112,992	£19,276,357	£15,777,468	£14,445,425	£19,608,789	£16,109,899
35%	80%	£11,135,452	£17,179,391	£13,097,353	£11,529,632	£17,567,228	£13,485,191
40%	80%	£8,145,096	£15,082,425	£10,400,694	£8,595,588	£15,525,667	£10,851,185
45%	80%	£5,153,358	£12,985,459	£7,692,288	£5,661,544	£13,484,106	£8,199,092
50%	80%	£2,121,866	£10,888,492	£4,983,882	£2,694,192	£11,442,546	£5,546,997
10%	60%	£26,033,695	£27,303,765	£26,443,117	£26,251,750	£27,521,820	£26,661,173
15%	60%	£23,129,749	£25,053,211	£23,753,927	£23,462,181	£25,380,294	£24,086,360
20%	60%	£20,220,281	£22,801,963	£21,052,519	£20,326,769	£23,236,769	£21,495,761
25%	60%	£17,310,813	£20,537,915	£18,351,110	£17,884,866	£21,081,969	£18,905,163
30%	60%	£14,401,344	£18,273,867	£15,649,700	£15,066,209	£18,938,732	£16,314,565
35%	60%	£11,477,364	£16,009,820	£12,948,292	£12,265,725	£16,785,494	£13,723,967
40%	60%	£8,535,853	£13,745,772	£10,227,551	£9,436,837	£14,632,257	£11,128,536
45%	60%	£5,594,343	£11,481,724	£7,497,502	£6,607,950	£12,479,021	£8,511,109
50%	60%	£2,618,301	£9,212,597	£4,767,454	£3,762,951	£10,325,764	£5,693,694

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£57,791,162	£57,791,162	£57,791,162	£57,791,162	£57,791,162	£57,791,162
10%	70%	£63,809,623	£62,127,875	£63,131,963	£63,448,081	£61,964,334	£62,968,421
15%	70%	£66,538,371	£64,296,232	£65,810,164	£66,289,047	£64,050,920	£65,580,839
20%	70%	£69,471,868	£66,464,689	£69,330,525	£69,130,437	£66,137,506	£68,168,493
25%	70%	£72,405,367	£68,640,413	£71,191,686	£71,989,526	£68,224,873	£70,176,147
30%	70%	£75,338,864	£70,820,920	£73,882,448	£74,840,216	£70,322,272	£73,383,800
35%	70%	£78,289,624	£73,001,427	£76,573,210	£77,698,353	£72,419,671	£75,991,454
40%	70%	£81,255,557	£75,181,934	£79,281,910	£80,579,819	£74,617,070	£78,606,172
45%	70%	£84,221,491	£77,363,441	£82,001,137	£83,461,285	£76,816,498	£81,240,363
50%	70%	£87,225,949	£79,542,948	£84,720,364	£86,367,462	£79,171,657	£83,875,692
100%	70%	£117,745,632	£101,934,751	£112,648,796	£118,000,576	£100,189,595	£110,903,740
10%	80%	£63,656,908	£61,963,482	£63,111,011	£63,547,880	£61,854,455	£63,001,984
15%	80%	£66,810,460	£64,049,643	£65,778,221	£66,444,243	£63,886,101	£65,812,006
20%	80%	£69,967,998	£66,135,803	£69,458,336	£69,346,365	£65,917,748	£68,236,714
25%	80%	£73,125,536	£68,220,964	£71,918,608	£71,908,444	£67,070,365	£71,114,899
30%	80%	£76,283,074	£70,306,125	£74,372,880	£74,362,280	£68,222,906	£73,267,441
35%	80%	£79,440,612	£72,391,286	£76,827,152	£76,816,680	£69,375,447	£75,420,000
40%	80%	£82,598,150	£74,476,447	£79,281,424	£79,270,908	£70,527,988	£77,572,559
45%	80%	£85,755,688	£76,561,608	£81,735,696	£81,725,180	£71,680,529	£79,725,118
50%	80%	£88,913,226	£78,646,769	£84,190,968	£84,180,452	£72,833,070	£81,877,677
10%	60%	£66,460,284	£64,542,821	£66,133,851	£66,133,851	£64,215,739	£65,509,673
15%	60%	£69,579,811	£66,628,350	£69,253,380	£69,253,380	£66,307,264	£67,000,271
20%	60%	£72,699,338	£68,713,879	£71,363,909	£71,363,909	£68,398,789	£69,491,800
25%	60%	£75,818,865	£70,804,408	£73,474,430	£73,474,430	£70,490,312	£72,003,329
30%	60%	£78,938,392	£72,894,937	£75,584,951	£75,584,951	£72,580,841	£74,514,858
35%	60%	£82,057,919	£74,985,466	£77,695,472	£77,695,472	£74,671,370	£77,026,387
40%	60%	£85,177,446	£77,076,000	£79,806,000	£79,806,000	£76,761,900	£79,537,916
45%	60%	£88,296,973	£79,166,534	£81,916,534	£81,916,534	£78,852,434	£82,049,445
50%	60%	£91,416,500	£81,257,068	£84,027,068	£84,027,068	£80,942,968	£84,560,974

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,916,968	£37,916,968	£37,916,968	£37,916,968	£37,916,968	£37,916,968
10%	70%	£43,735,429	£42,253,881	£43,571,887	£43,571,887	£42,090,140	£43,094,227
15%	70%	£46,864,177	£44,422,938	£46,935,969	£46,935,969	£44,175,726	£45,588,645
20%	70%	£49,992,925	£46,592,000	£49,507,051	£49,507,051	£46,260,212	£48,083,063
25%	70%	£53,121,673	£48,761,062	£51,317,492	£51,317,492	£48,350,679	£50,577,481
30%	70%	£56,250,421	£50,930,124	£53,127,933	£53,127,933	£50,441,146	£53,071,899
35%	70%	£59,379,169	£53,100,186	£54,938,374	£54,938,374	£52,531,613	£55,566,317
40%	70%	£62,507,917	£55,270,248	£56,748,815	£56,748,815	£54,622,080	£58,060,735
45%	70%	£65,636,665	£57,440,310	£58,559,256	£58,559,256	£56,712,547	£60,555,153
50%	70%	£68,765,413	£59,610,372	£60,369,697	£60,369,697	£58,803,014	£63,049,571
100%	70%	£97,871,438	£82,060,557	£92,774,601	£96,126,382	£80,315,501	£91,029,546
10%	80%	£43,782,713	£42,089,288	£43,236,617	£43,673,686	£41,980,261	£43,127,790
15%	80%	£46,736,265	£44,175,449	£45,904,027	£46,570,049	£44,011,907	£45,737,812
20%	80%	£49,690,817	£46,260,610	£47,572,188	£48,238,171	£46,043,554	£47,552,330
25%	80%	£52,644,369	£48,345,771	£49,240,349	£49,906,154	£48,075,102	£49,367,848
30%	80%	£55,598,921	£50,430,932	£50,908,510	£51,574,969	£49,105,653	£51,183,366
35%	80%	£58,553,473	£52,516,093	£52,570,671	£53,240,428	£50,235,204	£53,008,884
40%	80%	£61,508,025	£54,601,254	£54,232,832	£54,906,187	£51,364,755	£54,834,402
45%	80%	£64,462,577	£56,686,415	£55,894,993	£56,571,446	£52,494,306	£56,659,920
50%	80%	£67,417,129	£58,771,576	£57,557,154	£58,236,701	£53,623,857	£58,485,438
10%	60%	£43,888,143	£42,418,074	£43,278,721	£43,470,088	£42,000,019	£43,060,665
15%	60%	£46,842,695	£44,503,235	£45,940,882	£46,259,657	£44,341,544	£45,635,479
20%	60%	£49,797,247	£46,588,396	£47,603,039	£48,069,330	£46,483,076	£47,210,297
25%	60%	£52,751,799	£48,673,557	£49,258,190	£49,925,011	£48,625,609	£50,795,815
30%	60%	£55,706,351	£50,758,718	£50,913,341	£51,591,632	£50,767,140	£53,380,333
35%	60%	£58,660,903	£52,843,879	£52,568,492	£53,260,253	£51,907,671	£55,964,851
40%	60%	£61,615,455	£54,929,040	£54,223,643	£54,931,864	£53,038,202	£58,549,369
45%	60%	£64,570,007	£57,014,201	£55,878,794	£56,643,015	£54,168,733	£61,134,887
50%	60%	£67,524,559	£59,100,362	£57,533,945	£58,244,166	£55,300,264	£63,720,405

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£73,194	£73,194	£73,194	£73,194	£73,194	£73,194
10%	70%	£5,891,655	£4,409,507	£5,413,995	£5,729,113	£4,246,366	£5,250,454
15%	70%	£3,820,403	£2,579,264	£3,092,196	£3,571,079	£3,332,952	£3,742,972
20%	70%	£11,753,901	£8,746,621	£10,782,958	£11,421,489	£8,419,538	£10,450,525
25%	70%	£14,687,399	£10,922,445	£13,473,719	£14,271,859	£10,506,905	£13,058,179
30%	70%	£17,620,898	£13,102,952	£16,164,480	£17,122,248	£12,604,304	£15,665,832
35%	70%	£20,554,397	£15,283,460	£18,855,242	£19,980,386	£14,701,703	£18,273,486
40%	70%	£23,487,896	£17,463,968	£21,546,004	£22,861,891	£16,795,102	£20,881,204
45%	70%	£26,421,395	£19,644,476	£24,236,766	£25,243,397	£18,786,501	£23,489,922
50%	70%	£29,354,894	£21,824,98				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,626,289	£20,626,289	£20,626,289	£20,626,289	£20,626,289	£20,626,289
10%	70%	£14,807,828	£16,289,576	£15,285,488	£14,971,370	£16,453,117	£15,449,928
15%	70%	£11,679,080	£14,121,219	£12,607,287	£12,128,404	£14,366,531	£12,858,611
20%	70%	£8,945,582	£11,952,862	£9,916,525	£9,278,014	£12,279,945	£10,248,958
25%	70%	£6,012,084	£9,777,038	£7,225,764	£6,427,624	£10,192,578	£7,641,304
30%	70%	£3,078,587	£7,596,531	£4,535,003	£3,677,235	£8,095,179	£5,033,651
35%	70%	£127,826	£5,416,023	£1,844,241	£719,097	£5,997,780	£2,455,957
40%	70%	£2,639,106	£3,235,517	£864,459	£2,162,368	£3,900,381	£1,988,721
45%	70%	£5,804,040	£1,055,010	£3,583,686	£5,043,834	£1,802,982	£2,823,481
50%	70%	£8,808,498	£-1,125,497	£6,302,913	£7,950,011	£-294,417	£5,458,241
100%	70%	£38,328,181	£23,517,300	£34,231,346	£37,583,125	£21,722,244	£32,486,289
10%	80%	£14,760,543	£16,453,969	£15,306,440	£14,889,571	£16,562,996	£15,415,467
15%	80%	£11,806,991	£14,387,808	£12,639,230	£11,973,207	£14,531,350	£12,805,445
20%	80%	£8,849,485	£12,281,648	£9,959,115	£9,071,096	£12,489,703	£10,180,736
40%	80%	£3,033,496	£3,903,843	£-777,888	£-2,582,993	£4,347,086	£-327,396
45%	80%	£-6,025,223	£1,806,877	£3,486,294	£-5,517,038	£2,305,525	£-2,979,490
50%	80%	£-9,056,716	£-290,089	£6,194,699	£-8,484,390	£263,965	£-5,631,585
10%	60%	£14,855,114	£16,125,183	£15,284,536	£15,073,168	£16,343,238	£15,482,592
15%	60%	£11,951,167	£13,874,630	£12,575,346	£12,283,589	£14,201,712	£12,807,718
20%	60%	£9,041,700	£11,523,381	£9,873,937	£9,484,942	£12,060,186	£10,317,180
25%	60%	£6,132,231	£9,359,333	£7,172,528	£6,686,284	£9,913,387	£7,726,581
30%	60%	£3,222,763	£7,095,286	£4,471,119	£3,887,627	£7,760,150	£5,135,983
35%	60%	£298,793	£4,831,238	£1,769,710	£1,087,144	£5,006,913	£2,545,385
40%	60%	£2,642,728	£2,597,190	£891,031	£-1,741,745	£3,483,876	£-950,046
50%	60%	£-8,560,281	£-1,985,985	£-6,411,128	£-7,415,631	£-652,798	£-5,294,897

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£25,373,622	£25,373,622	£25,373,622	£25,373,622	£25,373,622	£25,373,622
10%	70%	£19,655,161	£21,036,909	£20,092,821	£19,718,703	£21,200,450	£20,186,363
15%	70%	£16,628,413	£18,888,552	£17,354,621	£16,875,737	£19,113,854	£17,552,957
20%	70%	£13,692,916	£16,700,195	£14,663,859	£14,025,347	£17,027,278	£14,996,291
25%	70%	£10,759,417	£14,524,371	£11,973,098	£11,174,958	£14,839,911	£12,388,637
30%	70%	£7,825,920	£12,343,864	£9,282,336	£8,324,568	£12,842,512	£9,780,984
35%	70%	£4,875,160	£10,163,267	£6,591,574	£5,466,431	£10,745,113	£7,173,331
40%	70%	£1,919,237	£7,982,650	£3,482,874	£2,484,986	£8,647,714	£4,558,612
45%	70%	£-1,056,707	£5,802,343	£1,163,647	£-296,501	£6,550,316	£1,923,852
50%	70%	£-4,061,165	£3,621,836	£-1,555,580	£-3,202,677	£4,452,917	£-170,908
100%	70%	£-34,580,848	£-18,769,967	£-20,484,011	£-32,835,792	£-17,024,911	£-27,738,956
10%	80%	£19,507,877	£21,201,302	£20,053,773	£19,616,904	£21,310,329	£20,162,800
15%	80%	£16,254,325	£19,115,741	£17,386,593	£16,729,541	£19,278,663	£17,552,776
20%	80%	£13,598,798	£17,029,581	£14,706,448	£14,181,419	£17,247,030	£15,069,370
40%	80%	£1,713,848	£8,651,176	£3,969,446	£2,164,340	£9,094,419	£4,419,937
45%	80%	£-1,277,890	£6,554,211	£1,261,039	£-769,704	£7,052,658	£1,767,843
50%	80%	£-4,309,382	£4,457,244	£-1,447,366	£-3,737,057	£5,011,298	£-884,251
10%	60%	£19,802,447	£20,872,516	£20,011,869	£19,820,502	£21,090,571	£20,229,925
15%	60%	£16,698,201	£18,621,963	£17,322,679	£17,030,933	£19,349,046	£17,655,111
20%	60%	£13,789,033	£16,370,314	£14,621,270	£14,232,276	£16,807,520	£15,064,513
25%	60%	£10,879,565	£14,106,667	£11,919,862	£11,433,618	£14,660,721	£12,473,915
30%	60%	£7,970,096	£11,842,619	£9,218,452	£8,634,960	£12,507,483	£9,883,317
35%	60%	£5,046,116	£9,578,571	£6,517,043	£5,834,477	£10,354,246	£7,292,718
40%	60%	£2,134,805	£7,314,524	£3,796,393	£3,305,589	£9,201,909	£4,697,287
50%	60%	£-3,812,947	£2,781,249	£-1,663,794	£-2,668,297	£3,894,535	£-537,564

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,469,172	£27,469,172	£27,469,172	£27,469,172	£27,469,172	£27,469,172
10%	70%	£21,650,711	£23,132,459	£22,128,371	£21,814,253	£23,296,000	£22,291,912
15%	70%	£18,721,963	£20,964,102	£19,450,170	£18,971,267	£21,209,414	£19,699,494
20%	70%	£15,789,465	£18,795,745	£16,789,408	£16,120,897	£19,122,826	£17,091,033
25%	70%	£12,854,967	£16,619,921	£14,068,648	£13,270,507	£17,035,461	£14,464,167
30%	70%	£9,921,470	£14,439,414	£11,377,886	£10,420,118	£14,938,062	£11,876,534
35%	70%	£6,970,709	£12,258,906	£8,687,124	£7,561,980	£12,840,663	£9,268,880
40%	70%	£4,004,777	£10,079,400	£5,978,424	£4,680,515	£10,743,264	£6,654,162
45%	70%	£1,038,843	£7,897,893	£3,252,197	£1,798,949	£8,645,866	£4,019,402
50%	70%	£-1,965,615	£5,717,386	£339,970	£-1,107,128	£6,548,466	£1,384,642
100%	70%	£-32,485,298	£-16,874,417	£-27,388,462	£-30,740,242	£-14,929,361	£-25,643,406
10%	80%	£21,603,426	£23,296,852	£22,149,323	£21,712,454	£23,405,879	£22,258,350
15%	80%	£18,649,874	£21,210,691	£19,482,113	£18,816,090	£21,374,233	£19,648,328
20%	80%	£15,692,346	£19,124,531	£17,361,988	£16,913,969	£19,342,598	£17,160,630
40%	80%	£3,809,397	£10,746,726	£6,064,995	£4,259,890	£11,189,965	£6,515,497
45%	80%	£817,660	£8,649,760	£3,356,589	£1,325,846	£9,148,408	£3,863,393
50%	80%	£-2,213,833	£6,552,794	£648,184	£-1,641,507	£7,106,648	£1,211,298
10%	60%	£21,697,997	£22,968,066	£22,107,419	£21,916,052	£22,186,121	£22,325,475
15%	60%	£18,794,050	£20,717,513	£19,418,229	£19,126,482	£21,044,595	£19,750,661
20%	60%	£15,884,583	£18,466,264	£16,716,820	£16,327,825	£19,809,070	£17,160,063
25%	60%	£12,975,114	£16,202,216	£14,015,411	£13,529,167	£16,756,270	£14,569,465
30%	60%	£10,065,646	£13,938,169	£11,314,002	£10,730,510	£14,603,033	£11,978,866
35%	60%	£7,141,666	£11,674,121	£8,612,593	£7,930,027	£12,449,796	£9,388,268
40%	60%	£4,200,155	£9,410,073	£5,891,853	£5,101,138	£10,298,559	£6,792,637
50%	60%	£-1,717,397	£4,878,898	£431,758	£-572,747	£5,980,085	£1,597,898

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,326,686	£20,326,686	£20,326,686	£20,326,686	£20,326,686	£20,326,686
10%	70%	£14,508,226	£15,989,974	£14,985,885	£14,671,767	£16,153,514	£15,149,427
15%	70%	£11,579,477	£13,821,517	£12,307,685	£11,828,802	£14,066,929	£12,557,009
20%	70%	£8,645,980	£11,653,260	£9,816,923	£9,378,411	£11,980,342	£9,949,355
25%	70%	£5,712,482	£9,477,435	£6,926,162	£6,128,022	£9,892,976	£7,341,702
30%	70%	£2,778,984	£7,296,928	£4,235,400	£3,277,633	£7,795,577	£4,734,049
35%	70%	£-1,171,776	£5,116,421	£1,544,639	£419,495	£5,688,178	£2,126,395
40%	70%	£-3,137,709	£2,935,915	£-1,164,081	£-2,461,971	£3,600,778	£488,323
45%	70%	£-5,103,642	£795,408	£-3,983,298	£-5,343,437	£1,803,363	£-3,123,063
50%	70%	£-9,108,100	£-1,425,099	£-5,602,515	£-8,249,613	£-594,019	£-5,757,843
100%	70%	£-39,627,763	£-23,816,902	£-34,530,947	£-37,882,727	£-22,071,846	£-32,785,691
10%	80%	£14,460,941	£16,154,366	£15,006,837	£14,569,968	£16,263,394	£15,115,865
15%	80%	£11,507,389	£14,068,206	£12,339,627	£11,673,605	£14,231,748	£12,605,843
20%	80%	£8,549,963	£11,982,045	£9,659,512	£9,771,464	£12,200,100	£9,811,134
40%	80%	£-3,533,098	£3,894,211	£-1,077,490	£-2,892,596	£4,047,883	£-628,959
45%	80%	£-6,324,826	£1,507,275	£-3,785,896	£-5,816,640	£2,005,922	£-3,279,092
50%	80%	£-9,356,318	£-589,692	£-6,494,301	£-8,783,992	£-35,638	£-5,931,187
10%	60%	£14,555,511	£15,825,581	£14,964,934	£14,773,566	£16,043,636	£15,182,990
15%	60%	£11,651,565	£13,575,028	£12,275,744	£11,983,997	£13,902,110	£12,608,176
20%	60%	£8,742,097	£11,323,779	£9,874,335	£9,185,340	£11,760,594	£10,017,577
25%	60%	£5,832,629	£9,059,731	£6,872,926	£6,386,682	£9,613,785	£7,426,979
30%	60%	£2,923,160	£6,795,683	£4,171,517	£3,588,025	£7,460,548	£4,836,381
35%	60%	£-820	£4,531,636	£1,470,108	£787,542	£5,307,311	£2,245,783
40%	60%	£-2,942,330	£2,267,588	£-1,250,633	£-2,041,347	£3,154,073	£-349,648
50%	60%	£-8,859,883	£-2,285,587	£-6,710,730	£-7,715,233	£-1,152,400	£-5,584,500

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£29,598,296	£29,598,296	£29,598,296	£29,598,296	£29,598,296	£29,598,296
10%	70%	£23,779,835	£25,261,583	£24,257,495	£23,943,377	£25,425,124	£24,421,037
15%	70%	£20,851,087	£23,093,236	£21,579,294	£21,100,411	£23,538,538	£21,628,618
20%	70%	£17,917,590	£20,924,889	£18,888,533	£18,250,201	£21,251,952	£19,220,965
25%	70%	£14,984,091	£18,749,045	£16,197,772	£15,399,832	£19,164,585	£16,613,311
30%	70%	£12,050,594	£16,568,538	£13,507,010	£12,549,242	£17,067,186	£14,005,658
35%	70%	£9,099,834	£14,388,031	£10,816,248	£9,691,105	£14,969,787	£11,388,005
40%	70%	£6,133,901	£12,207,524	£8,107,548	£6,808,639	£12,872,388	£8,783,286
45%	70%	£3,167,967	£10,027,017	£5,398,321	£3,928,173	£10,774,990	£6,148,526
50%	70%	£163,509	£7,846,510	£2,669,094	£1,021,996	£8,677,591	£3,513,766
100%	70%	£30,358,174	£14,545,293	£25,259,338	£28,611,118	£12,800,237	£23,514,282
10%	80%	£23,732,551	£25,425,976	£24,278,447	£23,841,578	£25,635,003	£24,387,474
15%	80%	£20,776,999	£23,339,815	£21,611,237	£20,945,215	£23,303,357	£21,777,452
20%	80%	£17,821,472	£21,253,655	£18,931,122	£18,043,093	£21,471,710	£19,152,744
40%	80%	£5,938,522	£12,875,850	£8,194,120	£6,389,014	£13,319,093	£8,644,611
45%	80%	£2,946,784	£10,778,885	£5,485,713	£3,454,970	£11,277,532	£5,992,517
50%	80%	£84,708	£8,681,918	£2,777,308	£487,617	£9,235,972	£3,340,423
10%	60%	£23,827,121	£25,097,190	£24,236,543	£24,045,176	£25,315,245	£24,454,599
15%	60%	£20,923,174	£22,948,837	£21,547,353	£21,255,607	£23,173,720	£21,879,785
20%	60%	£18,013,707	£20,595,388	£18,845,944	£18,456,950	£21,032,154	£19,289,187
25%	60%	£15,104,238	£18,331,341	£16,144,536	£15,658,292	£18,895,395	£16,688,589
30%	60%	£12,194,770	£16,067,293	£13,443,126	£12,859,634	£16,732,157	£14,107,991
35%	60%	£9,270,790	£13,803,245	£10,741,717	£10,059,151	£14,578,920	£11,517,392
40%	60%	£6,329,279	£11,539,198	£8,020,977	£7,230,263	£12,425,683	£8,921,961
50%	60%	£411,727	£7,008,023	£2,560,890	£1,656,377	£8,119,209	£3,687,110

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,236,062	£30,236,062	£30,236,062	£30,236,062	£30,236,062	£30,236,062
10%	70%	£24,417,601	£25,899,349	£24,895,261	£24,581,143	£26,062,890	£25,058,802
15%	70%	£21,488,853	£23,730,992	£22,217,060	£21,738,177	£23,976,304	£22,486,384
20%	70%	£18,555,355	£21,562,635	£19,526,298	£18,887,757	£21,889,718	£19,658,731
25%	70%	£15,621,857	£19,396,811	£16,835,538	£16,037,397	£19,802,351	£17,251,077
30%	70%	£12,688,360	£17,206,304	£14,144,776	£13,187,008	£17,704,952	£14,643,424
35%	70%	£9,737,600	£15,025,796	£11,454,014	£10,328,870	£15,607,553	£12,035,770
40%	70%	£6,771,967	£12,845,290	£8,745,314	£7,447,405	£13,510,194	£9,421,052
45%	70%	£3,805,133	£10,664,783	£6,026,087	£4,565,939	£11,412,756	£6,786,292
50%	70%	£801,275	£8,484,276	£3,306,860	£1,659,762	£9,315,356	£4,151,532
100%	70%	£29,718,408	£13,907,527	£24,621,572	£27,973,352	£12,162,471	£22,876,516
10%	80%	£24,370,316	£26,063,742	£24,916,213	£24,479,344	£26,172,769	£25,025,240
15%	80%	£21,416,764	£23,977,581	£22,249,003	£21,582,980	£24,141,123	£22,415,218
20%	80%	£18,459,236	£21,891,421	£19,568,888	£18,889,859	£22,109,476	£19,790,510
40%	80%	£6,576,287	£13,513,616	£8,831,885	£7,026,790	£13,956,859	£9,282,377
45%	80%	£3,584,550	£11,416,650	£6,123,479	£4,092,738	£11,915,298	£6,630,283
50%	80%	£553,058	£9,318,684	£3,415,074	£1,125,383	£9,873,738	£3,978,189
10%	60%	£24,464,887	£25,734,956	£24,874,309	£24,682,942	£25,953,011	£25,092,365
15%	60%	£21,560,940	£23,484,403	£22,185,119	£21,893,373	£23,811,485	£22,517,551
20%	60%	£18,651,473	£21,233,154	£19,483,710	£19,094,715	£21,869,950	£19,526,953
25%	60%	£15,742,004	£18,989,106	£16,782,302	£16,296,057	£19,523,160	£17,336,355
30%	60%	£12,832,536	£16,705,059	£14,080,892	£13,497,400	£17,369,923	£14,745,756
35%	60%	£9,908,556	£14,441,011	£11,379,483	£10,696,917	£15,216,686	£12,155,158
40%	60%	£6,967,045	£12,176,963	£8,658,743	£7,868,028	£13,063,449	£9,559,727
50%	60%	£1,049,493	£7,643,788	£3,198,645	£2,194,143	£8,756,875	£4,324,676

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	High

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£57,190,883	£57,190,883	£57,190,883	£57,190,883	£57,190,883	£57,190,883
10%	70%	£58,010,106	£59,359,926	£58,386,418	£56,156,311	£59,506,132	£58,532,624
15%	70%	£53,419,718	£55,444,448	£53,984,185	£53,639,026	£55,663,755	£54,203,493
20%	70%	£48,829,329	£51,528,969	£49,581,952	£48,121,739	£51,821,379	£49,874,363
25%	70%	£44,229,202	£47,613,491	£45,179,720	£44,600,130	£47,979,004	£45,545,233
30%	70%	£39,615,055	£43,698,012	£40,760,715	£40,060,169	£44,136,627	£41,205,828
35%	70%	£35,000,909	£39,782,534	£36,337,512	£35,520,208	£40,294,252	£36,856,810
40%	70%	£30,374,052	£35,866,026	£31,914,308	£30,977,243	£36,451,876	£32,507,793
45%	70%	£25,726,846	£31,936,788	£27,473,440	£26,405,436	£32,604,458	£28,152,031
50%	70%	£21,079,640	£28,007,549	£23,020,300	£21,833,629	£28,749,405	£23,774,289
100%	70%	£27,096,095	£12,240,512	£22,954,557	£25,487,018	£10,631,435	£21,345,480
10%	80%	£57,973,867	£59,516,338	£58,403,757	£58,071,157	£59,813,808	£58,501,228
15%	80%	£53,365,088	£55,679,065	£54,010,195	£53,511,293	£55,825,270	£54,156,400
20%	80%	£48,756,490	£51,841,792	£49,616,631	£48,951,430	£52,036,733	£49,811,571
25%	80%	£44,136,804	£48,004,620	£45,223,068	£44,384,090	£48,248,195	£45,466,743
30%	80%	£39,504,178	£44,167,248	£40,813,503	£39,800,921	£44,459,658	£41,110,245
35%	80%	£34,871,552	£40,329,975	£36,399,098	£35,217,751	£40,671,120	£36,745,297
40%	80%	£30,223,798	£36,492,702	£31,984,692	£30,625,925	£36,882,583	£32,380,348
45%	80%	£25,557,810	£32,651,068	£27,553,918	£26,010,204	£33,094,045	£28,006,312
50%	80%	£20,891,822	£28,801,194	£23,109,721	£21,394,482	£29,295,765	£23,812,379
10%	60%	£58,046,526	£59,203,514	£58,369,078	£58,241,466	£59,398,454	£58,564,018
15%	60%	£53,474,347	£55,209,830	£53,958,176	£53,766,757	£55,502,241	£54,250,586
20%	60%	£48,802,168	£51,216,145	£48,547,774	£48,249,249	£51,606,026	£49,837,155
25%	60%	£44,221,599	£47,222,461	£45,136,572	£44,816,170	£47,709,811	£45,623,723
30%	60%	£39,725,933	£43,228,776	£40,707,926	£40,319,417	£43,813,598	£41,301,411
35%	60%	£35,130,265	£39,235,091	£36,275,525	£35,822,664	£39,917,383	£36,968,324
40%	60%	£30,624,306	£35,231,111	£31,843,923	£31,325,911	£36,021,168	£32,635,236
45%	60%	£25,895,881	£31,222,507	£27,392,962	£26,800,669	£32,112,734	£28,297,750
50%	60%	£21,287,457	£27,213,904	£22,930,881	£22,272,775	£28,203,046	£23,936,199

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£22,405,149	£22,405,149	£22,405,149	£22,405,149	£22,405,149	£22,405,149
10%	70%	£31,585,927	£30,236,106	£31,209,814	£31,439,721	£30,989,901	£31,063,409
15%	70%	£36,176,315	£34,151,585	£35,611,847	£35,957,007	£33,932,277	£35,392,539
20%	70%	£40,766,704	£38,067,064	£40,014,080	£40,474,293	£37,774,683	£39,121,670
25%	70%	£45,356,831	£41,982,542	£44,416,312	£44,995,502	£41,617,629	£44,050,759
30%	70%	£49,946,958	£45,898,021	£48,835,318	£49,535,864	£45,459,405	£48,390,204
35%	70%	£54,537,085	£49,813,499	£53,258,321	£54,075,824	£49,301,780	£52,739,222
40%	70%	£59,127,212	£53,730,006	£57,681,725	£58,616,789	£53,144,157	£57,089,240
45%	70%	£63,717,339	£57,645,513	£62,105,129	£63,150,986	£58,981,911	£62,644,091
50%	70%	£68,307,466	£61,560,020	£66,528,532	£67,762,404	£60,846,627	£65,821,743
100%	70%	£118,692,127	£101,836,545	£112,550,589	£115,083,050	£100,227,467	£110,941,512
10%	80%	£31,622,346	£30,079,695	£31,192,275	£31,524,875	£29,982,224	£31,094,805
15%	80%	£36,230,945	£33,916,967	£36,585,838	£36,984,739	£33,770,762	£35,439,632
20%	80%	£40,839,542	£37,754,240	£40,979,401	£40,644,692	£37,559,299	£39,794,461
25%	80%	£45,448,139	£41,593,512	£45,119,840	£45,500,107	£42,315,449	£45,213,684
30%	80%	£50,056,736	£45,438,784	£49,264,114	£49,585,826	£46,071,987	£49,589,720
35%	80%	£54,665,333	£49,284,056	£53,418,388	£53,730,948	£49,823,525	£52,956,853
40%	80%	£59,273,930	£53,129,328	£57,572,109	£57,879,122	£53,574,884	£56,960,796
50%	80%	£63,882,527	£56,974,600	£61,723,830	£62,020,257	£57,420,827	£61,569,833

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,530,955	£2,530,955	£2,530,955	£2,530,955	£2,530,955	£2,530,955
10%	70%	£11,711,733	£10,361,912	£11,335,420	£11,565,527	£10,215,706	£11,189,215
15%	70%	£16,302,121	£14,277,391	£15,797,853	£16,082,813	£14,058,083	£15,518,245
20%	70%	£20,892,509	£18,192,870	£20,139,889	£20,424,849	£17,948,099	£20,247,476
25%	70%	£25,482,897	£22,108,348	£24,542,118	£24,827,178	£22,742,834	£24,176,606
30%	70%	£30,073,285	£26,023,827	£29,951,124	£30,241,670	£26,538,211	£29,510,010
35%	70%	£34,663,673	£29,939,305	£34,360,327	£34,730,163	£29,233,588	£33,855,028
40%	70%	£39,254,061	£33,854,784	£37,907,531	£38,384,595	£33,269,962	£37,214,060
45%	70%	£43,844,449	£37,770,262	£41,454,735	£42,131,027	£37,117,390	£41,569,897
50%	70%	£48,434,837	£41,685,740	£45,004,939	£45,877,459	£40,972,433	£45,947,549
100%	70%	£98,817,933	£81,962,350	£92,676,395	£95,208,856	£80,353,273	£91,067,318
10%	80%	£11,748,151	£10,205,500	£11,318,081	£11,650,681	£10,108,030	£11,220,610
15%	80%	£16,338,539	£14,042,773	£15,711,844	£16,210,545	£13,898,568	£15,968,438
20%	80%	£20,928,927	£17,888,046	£20,195,207	£20,770,488	£17,685,105	£19,910,267
25%	80%	£25,519,315	£21,733,318	£24,649,681	£25,245,769	£21,472,641	£24,149,490
30%	80%	£30,109,703	£25,578,590	£29,104,054	£29,679,050	£25,260,174	£29,000,713
35%	80%	£34,700,091	£29,423,862	£33,558,427	£34,153,341	£29,052,707	£33,352,946
40%	80%	£39,290,479	£33,269,134	£37,992,800	£38,597,632	£32,837,240	£37,705,179
45%	80%	£43,880,867	£37,114,406	£42,437,173	£42,941,923	£36,621,783	£42,057,412
50%	80%	£48,471,255	£40,959,678	£46,881,546	£47,386,214	£40,406,326	£46,409,645
100%	80%	£118,692,127	£101,836,545	£112,550,589	£115,083,050	£100,227,467	£110,941,512
10%	60%	£11,675,313	£10,518,324	£11,352,760	£11,480,373	£10,323,384	£11,157,820
15%	60%	£16,265,701	£14,142,008	£15,763,662	£16,045,081	£14,219,598	£15,471,252
20%	60%	£20,856,089	£17,772,691	£20,148,955	£20,431,674	£17,600,812	£19,794,684
25%	60%	£25,446,477	£21,401,963	£24,642,248	£24,925,967	£21,488,027	£23,917,907
30%	60%	£30,036,865	£25,027,235	£29,097,621	£29,381,686	£25,375,241	£29,030,130
35%	60%	£34,627,253	£28,652,507	£33,548,994	£33,832,951	£29,262,515	£33,142,353
40%	60%	£39,217,641	£32,277,779	£37,994,367	£38,278,218	£33,149,789	£37,254,576
45%	60%	£43,808,029	£35,903,051	£42,445,740	£42,730,481	£36,935,023	£41,366,800
50%	60%	£48,398,417	£39,528,323	£46,897,113	£47,185,742	£40,720,257	£45,479,023

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£35,312,819	£35,312,819	£35,312,819	£35,312,819	£35,312,819	£35,312,819
10%	70%	£26,132,041	£27,481,862	£26,508,354	£26,276,246	£27,628,067	£26,654,559
15%	70%	£21,241,853	£23,586,335	£22,138,121	£21,760,981	£23,785,691	£22,326,423
20%	70%	£16,351,264	£19,650,904	£17,703,888	£17,243,675	£19,943,315	£17,996,299
25%	70%	£11,460,675	£15,735,426	£13,301,695	£12,722,065	£16,100,939	£13,667,169
30%	70%	£6,570,086	£11,819,947	£8,882,650	£8,182,104	£12,258,563	£9,327,746
35%	70%	£1,680,497	£7,904,469	£4,459,447	£3,642,143	£8,416,188	£4,978,746
40%	70%	£1,304,013	£3,987,981	£2,246,245	£1,900,822	£4,573,811	£2,676,728
45%	70%	£1,092,219	£1,971,493	£1,044,624	£924,639	£2,566,394	£1,349,024
50%	70%	£1,078,425	£1,970,515	£8,857,764	£10,044,436	£3,128,659	£8,103,775
100%	70%	£58,974,160	£44,118,577	£54,832,622	£57,365,082	£42,509,500	£53,223,544
10%	80%	£26,095,622	£27,638,273	£26,525,693	£26,193,093	£27,735,744	£26,623,163
15%	80%	£21,487,023	£23,801,000	£22,132,130	£21,633,229	£23,947,206	£22,278,335
20%	80%	£16,878,425	£19,953,728	£17,728,266	£17,073,385	£20,158,069	£17,853,506
25%	80%	£12,268,826	£16,044,537	£10,627,139	£10,252,139	£14,272,981	£12,049,294
30%	80%	£7,659,227	£12,130,343	£8,514,944	£7,997,944	£10,365,781	£8,244,094
35%	80%	£3,049,628	£7,223,151	£4,324,146	£3,867,861	£5,458,981	£3,871,753
40%	80%	£1,098,244	£3,076,871	£1,768,344	£1,483,583	£2,582,300	£1,265,685
10%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£56,012,302	£56,012,302	£56,012,302	£56,012,302	£56,012,302	£56,012,302
10%	70%	£48,831,524	£48,181,345	£47,287,837	£46,977,739	£48,327,550	£47,354,042
15%	70%	£42,241,136	£44,265,866	£42,905,604	£42,460,444	£44,485,174	£43,024,912
20%	70%	£37,850,747	£40,350,387	£38,403,371	£37,943,158	£40,642,798	£38,695,781
25%	70%	£33,050,620	£36,434,909	£34,001,138	£33,421,548	£36,800,422	£34,366,652
30%	70%	£28,436,473	£32,519,430	£29,582,133	£28,881,587	£32,958,046	£30,027,247
35%	70%	£23,922,327	£28,603,952	£25,158,530	£24,341,626	£28,115,671	£25,876,229
40%	70%	£19,185,470	£24,687,444	£20,735,726	£19,799,661	£23,273,294	£21,329,211
45%	70%	£14,548,254	£20,758,206	£16,294,659	£15,226,855	£21,425,877	£18,973,449
50%	70%	£9,901,058	£16,828,968	£11,841,719	£10,655,047	£17,570,824	£12,595,708
100%	70%	£38,274,677	£43,419,084	£34,133,130	£36,665,698	£41,810,017	£32,524,067
10%	80%	£46,795,105	£48,337,756	£47,225,176	£46,892,576	£48,438,227	£47,322,646
15%	80%	£42,186,306	£44,500,483	£42,831,613	£42,332,712	£44,846,689	£42,977,818
20%	80%	£37,577,906	£40,663,211	£38,438,049	£37,772,548	£40,858,152	£38,632,980
40%	80%	£19,045,217	£25,314,120	£20,806,110	£19,447,344	£25,704,002	£21,201,767
45%	80%	£14,379,229	£21,472,487	£16,375,337	£14,831,622	£21,915,464	£16,827,730
50%	80%	£9,713,240	£17,622,612	£11,931,139	£10,215,900	£18,117,183	£12,433,798
10%	60%	£46,867,944	£48,024,933	£47,190,497	£47,062,894	£48,219,873	£47,385,437
15%	60%	£42,326,765	£44,031,248	£42,773,659	£42,585,176	£44,323,659	£43,076,054
20%	60%	£37,723,586	£40,037,563	£38,368,693	£38,113,467	£40,427,444	£38,758,573
25%	60%	£33,143,018	£36,043,879	£33,957,790	£33,637,589	£36,531,230	£34,445,141
30%	60%	£28,547,351	£32,050,195	£29,528,344	£29,140,835	£32,635,016	£30,122,829
35%	60%	£23,951,684	£28,056,510	£25,097,343	£24,644,082	£28,738,801	£25,789,742
40%	60%	£19,345,724	£24,052,529	£20,665,342	£20,147,339	£24,842,587	£21,456,854
50%	60%	£10,088,876	£16,035,322	£11,752,299	£11,084,184	£17,024,464	£12,757,617

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£60,759,635	£60,759,635	£60,759,635	£60,759,635	£60,759,635	£60,759,635
10%	70%	£51,578,857	£52,828,978	£51,985,170	£51,725,969	£53,974,984	£52,101,375
15%	70%	£46,988,469	£49,013,199	£47,582,937	£47,201,777	£49,235,240	£47,772,245
20%	70%	£42,398,081	£45,097,720	£43,150,704	£42,690,491	£45,390,131	£43,443,115
25%	70%	£37,797,953	£41,182,242	£38,748,472	£38,166,882	£41,547,756	£39,113,985
30%	70%	£33,183,807	£37,266,763	£34,329,466	£33,628,920	£37,705,379	£34,774,580
35%	70%	£28,569,061	£33,351,285	£29,906,263	£29,088,960	£33,863,004	£30,425,962
40%	70%	£23,952,785	£29,435,778	£25,483,659	£24,546,995	£29,023,626	£26,076,554
45%	70%	£19,295,597	£25,505,539	£21,042,192	£19,974,188	£26,173,210	£21,720,763
50%	70%	£14,648,391	£21,576,301	£16,589,052	£15,402,380	£22,318,157	£17,343,041
100%	70%	£33,527,343	£38,671,760	£29,385,805	£31,918,266	£37,062,683	£27,776,728
10%	80%	£51,542,438	£53,085,090	£51,972,509	£51,639,909	£53,182,560	£52,069,980
15%	80%	£46,933,840	£49,247,817	£47,578,540	£47,080,045	£49,394,022	£47,725,152
20%	80%	£42,326,242	£45,410,544	£43,185,345	£42,520,182	£45,606,865	£43,860,323
40%	80%	£23,792,550	£30,061,454	£25,553,444	£24,194,677	£30,451,335	£25,949,100
45%	80%	£19,126,562	£26,219,820	£21,122,670	£19,576,956	£26,662,797	£21,576,064
50%	80%	£14,460,574	£22,369,946	£16,678,473	£14,963,233	£22,864,517	£17,181,131
10%	60%	£51,615,277	£52,772,266	£51,937,830	£51,810,217	£52,967,206	£52,132,770
15%	60%	£47,043,088	£48,779,582	£47,538,828	£47,335,509	£49,070,992	£47,819,338
20%	60%	£42,470,919	£44,794,897	£43,116,026	£42,860,801	£45,174,778	£43,505,906
25%	60%	£37,890,351	£40,791,212	£38,705,124	£38,384,922	£41,278,563	£39,192,474
30%	60%	£33,294,685	£36,797,528	£34,276,678	£33,888,169	£37,382,349	£34,870,163
35%	60%	£28,699,017	£32,803,843	£29,844,677	£29,391,416	£33,486,135	£30,537,075
40%	60%	£24,093,058	£28,799,862	£25,412,675	£24,894,062	£29,599,520	£26,203,988
50%	60%	£14,836,209	£20,792,656	£16,489,633	£15,841,527	£21,771,797	£17,504,951

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£62,855,185	£62,855,185	£62,855,185	£62,855,185	£62,855,185	£62,855,185
10%	70%	£53,674,407	£55,024,228	£54,050,720	£53,820,612	£55,170,433	£54,196,925
15%	70%	£49,084,019	£51,198,748	£49,646,487	£49,303,327	£51,326,057	£49,867,795
20%	70%	£44,493,630	£47,373,267	£45,246,254	£44,786,041	£46,938,864	£45,538,664
25%	70%	£39,893,503	£43,547,792	£40,844,022	£40,264,432	£43,643,305	£41,209,535
30%	70%	£35,279,356	£39,721,313	£36,425,016	£35,724,470	£39,800,929	£38,870,130
35%	70%	£30,665,211	£35,896,835	£32,001,813	£31,184,509	£35,958,554	£32,521,112
40%	70%	£26,053,953	£32,070,327	£27,578,609	£26,641,544	£32,116,177	£28,172,094
45%	70%	£21,443,147	£28,241,817	£23,157,742	£22,063,738	£28,268,760	£23,816,332
50%	70%	£16,743,941	£24,411,851	£18,684,602	£17,497,930	£24,413,707	£19,438,591
100%	70%	£31,431,793	£36,576,211	£27,290,255	£29,822,716	£34,067,134	£25,681,178
10%	80%	£53,637,988	£55,180,639	£54,068,059	£53,735,459	£55,278,110	£54,165,529
15%	80%	£49,029,389	£51,343,367	£49,674,496	£49,175,595	£51,489,572	£49,820,701
20%	80%	£44,420,791	£47,509,892	£45,286,332	£44,615,732	£47,701,035	£46,375,873
40%	80%	£25,880,100	£32,057,003	£27,548,993	£26,291,227	£32,546,985	£28,044,650
45%	80%	£21,222,112	£28,315,370	£23,218,220	£21,674,505	£28,758,347	£23,670,613
50%	80%	£16,556,123	£24,465,495	£18,774,022	£17,058,783	£24,906,066	£19,276,681
10%	60%	£53,710,827	£54,867,816	£54,033,380	£53,906,767	£55,062,756	£54,228,320
15%	60%	£49,138,648	£50,874,131	£49,622,477	£49,431,059	£51,166,542	£49,914,888
20%	60%	£44,566,460	£46,880,446	£45,211,676	£44,958,360	£47,270,327	£45,801,456
25%	60%	£39,985,901	£42,886,762	£40,800,673	£40,480,472	£43,374,113	£41,288,024
30%	60%	£35,390,234	£38,893,078	£36,372,227	£36,983,719	£39,477,899	£38,965,712
35%	60%	£30,794,567	£34,899,393	£31,940,226	£31,486,965	£35,581,685	£32,632,625
40%	60%	£26,188,607	£30,895,412	£27,508,225	£26,990,212	£31,685,470	£28,299,538
50%	60%	£16,931,759	£22,878,206	£18,585,182	£17,937,077	£23,867,347	£19,680,501

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£55,712,700	£55,712,700	£55,712,700	£55,712,700	£55,712,700	£55,712,700
10%	70%	£46,531,922	£47,881,743	£46,908,234	£46,678,127	£48,027,948	£47,054,440
15%	70%	£41,941,534	£43,966,264	£42,596,001	£42,160,842	£44,185,572	£42,725,309
20%	70%	£37,351,145	£40,050,785	£38,103,768	£37,643,566	£40,343,195	£38,996,179
25%	70%	£32,751,018	£36,135,307	£33,701,536	£33,121,946	£36,500,820	£34,067,050
30%	70%	£28,136,871	£32,219,828	£29,282,531	£28,581,985	£32,658,444	£29,727,644
35%	70%	£23,522,725	£28,304,350	£24,899,328	£24,042,024	£28,816,068	£25,378,627
40%	70%	£18,995,868	£24,387,842	£20,436,124	£19,499,059	£24,973,692	£21,029,609
45%	70%	£14,348,662	£20,469,304	£15,995,257	£14,927,232	£21,126,274	£16,873,847
50%	70%	£9,701,456	£16,529,366	£11,542,117	£10,355,445	£17,271,221	£12,296,105
100%	70%	£38,574,279	£43,718,696	£34,432,741	£36,965,202	£42,109,619	£32,823,664
10%	80%	£46,495,503	£48,038,154	£46,925,573	£46,592,973	£48,135,625	£47,023,044
15%	80%	£41,886,904	£44,200,881	£42,532,011	£42,033,109	£44,347,087	£42,678,216
20%	80%	£37,278,306	£40,363,608	£38,138,447	£37,473,246	£40,558,550	£38,333,387
40%	80%	£19,745,814	£25,014,518	£20,508,508	£19,147,741	£25,404,399	£20,802,165
45%	80%	£14,079,626	£21,172,884	£16,075,734	£14,532,020	£21,615,861	£16,528,128
50%	80%	£9,413,638	£17,323,010	£11,631,537	£9,916,298	£17,817,581	£12,134,196
10%	60%	£46,568,342	£47,725,330	£46,890,895	£46,763,282	£47,920,270	£47,085,835
15%	60%	£41,996,163	£43,731,646	£42,479,992	£42,288,573	£44,024,057	£42,772,403
20%	60%	£37,423,984	£39,737,861	£38,069,891	£37,813,865	£40,127,842	£38,458,971
25%	60%	£32,843,415	£35,744,277	£33,658,188	£33,337,986	£36,231,628	£34,145,530
30%	60%	£28,247,749	£31,750,593	£29,229,742	£28,841,233	£32,335,414	£29,823,227
35%	60%	£23,652,081	£27,756,907	£24,797,741	£24,344,480	£28,438,199	£25,490,140
40%	60%	£19,046,122	£23,752,92				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£64,984,309	£64,984,309	£64,984,309	£64,984,309	£64,984,309	£64,984,309
10%	70%	£55,803,531	£57,153,352	£56,179,844	£55,949,737	£57,299,558	£56,326,049
15%	70%	£51,213,143	£53,237,873	£51,777,611	£51,432,451	£53,457,181	£51,996,919
20%	70%	£46,622,754	£49,322,994	£47,375,376	£46,915,165	£49,614,805	£47,567,788
25%	70%	£42,022,627	£45,406,916	£42,973,146	£42,393,556	£45,772,430	£43,338,659
30%	70%	£37,408,481	£41,491,437	£38,554,140	£37,853,594	£41,830,053	£38,999,254
35%	70%	£32,794,335	£37,575,959	£34,130,937	£33,313,634	£38,087,678	£34,650,236
40%	70%	£28,187,477	£33,659,482	£29,707,733	£28,770,669	£34,245,302	£30,301,216
45%	70%	£23,520,271	£29,730,213	£25,286,686	£24,158,862	£30,397,894	£25,945,457
50%	70%	£18,873,065	£25,800,975	£20,813,726	£19,627,054	£26,542,831	£21,567,715
100%	70%	£29,302,669	£14,447,086	£25,161,131	£27,693,592	£12,838,009	£23,532,054
10%	80%	£55,767,112	£57,309,764	£56,197,183	£55,864,583	£57,407,234	£56,294,653
15%	80%	£51,158,514	£53,472,491	£51,863,620	£51,304,719	£53,616,696	£51,949,826
20%	80%	£46,549,916	£49,635,218	£47,410,057	£46,744,856	£49,830,159	£47,604,997
40%	80%	£28,017,224	£34,286,128	£29,778,118	£28,419,351	£34,676,009	£30,173,774
45%	80%	£23,351,236	£30,444,494	£25,347,344	£23,803,630	£30,887,471	£25,799,738
50%	80%	£18,685,248	£26,594,620	£20,903,147	£19,187,907	£27,089,190	£21,405,805
10%	60%	£55,839,951	£56,996,940	£56,162,504	£56,034,891	£57,191,880	£56,357,444
15%	60%	£51,267,772	£53,033,266	£51,751,602	£51,560,183	£53,295,666	£52,044,012
20%	60%	£46,695,555	£49,009,570	£47,340,700	£47,085,474	£49,399,452	£47,730,580
25%	60%	£42,115,025	£45,015,886	£42,929,797	£42,609,596	£45,503,237	£43,417,148
30%	60%	£37,519,358	£41,022,202	£38,501,352	£38,112,843	£41,607,023	£39,094,837
35%	60%	£32,923,691	£37,028,517	£34,069,351	£33,616,090	£37,710,809	£34,761,749
40%	60%	£28,317,732	£33,024,536	£29,637,349	£29,119,336	£33,814,594	£30,428,662
50%	60%	£19,060,893	£25,007,330	£20,724,207	£20,066,201	£25,996,471	£21,729,625

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£65,622,075	£65,622,075	£65,622,075	£65,622,075	£65,622,075	£65,622,075
10%	70%	£56,441,297	£57,791,118	£56,817,610	£56,587,502	£57,937,323	£56,963,815
15%	70%	£51,850,909	£53,875,838	£52,415,377	£52,070,217	£54,094,947	£52,634,685
20%	70%	£47,260,520	£49,960,160	£48,013,144	£47,552,531	£50,252,571	£48,905,554
25%	70%	£42,660,393	£46,044,682	£43,610,912	£43,031,322	£46,410,195	£43,976,425
30%	70%	£38,046,246	£42,129,203	£39,191,906	£38,491,360	£42,567,819	£39,637,020
35%	70%	£33,432,101	£38,213,725	£34,768,703	£33,951,399	£38,725,444	£35,288,002
40%	70%	£28,805,243	£34,297,217	£30,345,499	£29,408,434	£34,883,067	£30,938,964
45%	70%	£24,158,037	£30,367,978	£25,904,632	£24,836,628	£31,035,650	£26,583,222
50%	70%	£19,510,831	£26,438,741	£21,451,492	£20,264,820	£27,180,597	£22,205,461
100%	70%	£28,664,903	£13,809,321	£24,523,365	£27,055,626	£12,200,244	£22,914,268
10%	80%	£56,404,878	£57,947,529	£56,834,949	£56,502,349	£58,045,000	£56,932,419
15%	80%	£51,795,279	£54,110,297	£52,441,388	£51,942,485	£54,256,462	£52,587,591
20%	80%	£47,187,681	£50,272,894	£46,047,822	£47,380,622	£50,467,925	£48,242,763
40%	80%	£28,654,990	£34,923,894	£30,415,883	£29,057,117	£35,313,775	£30,811,540
45%	80%	£23,989,002	£31,082,260	£25,985,110	£24,441,395	£31,525,237	£26,437,504
50%	80%	£19,323,014	£27,232,385	£21,540,912	£19,825,673	£27,726,956	£22,043,571
10%	60%	£56,477,717	£57,634,706	£56,800,270	£56,672,657	£57,829,646	£56,995,210
15%	60%	£51,905,538	£53,641,021	£52,389,267	£52,197,949	£53,933,432	£52,681,778
20%	60%	£47,333,350	£49,647,336	£47,078,466	£47,723,240	£50,037,217	£48,968,346
25%	60%	£42,752,791	£45,653,852	£43,567,563	£43,247,362	£46,141,003	£44,054,914
30%	60%	£38,157,124	£41,659,968	£38,139,117	£38,750,608	£42,244,789	£39,732,603
35%	60%	£33,561,457	£37,666,283	£34,707,117	£34,253,855	£38,348,575	£35,399,515
40%	60%	£28,955,497	£33,662,302	£30,275,115	£29,757,102	£34,452,360	£31,066,428
50%	60%	£19,698,649	£25,645,095	£21,362,072	£20,703,967	£26,634,237	£22,267,391

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£35,883,554	£35,883,554	£35,883,554	£35,883,554	£35,883,554	£35,883,554
10%	70%	£26,863,597	£31,145,344	£30,141,257	£29,821,474	£31,303,221	£30,290,134
15%	70%	£26,553,619	£28,776,240	£27,270,108	£26,790,435	£29,013,056	£27,506,925
20%	70%	£23,443,640	£26,407,134	£24,388,960	£23,759,395	£26,722,890	£24,714,714
25%	70%	£20,314,516	£24,038,029	£21,527,810	£20,715,665	£24,432,723	£21,922,505
30%	70%	£17,177,079	£21,668,924	£18,633,495	£17,658,458	£22,142,557	£19,114,874
35%	70%	£14,039,642	£19,299,819	£15,738,794	£14,601,251	£19,852,390	£16,300,403
40%	70%	£10,892,854	£16,926,131	£12,844,093	£11,544,044	£17,562,224	£13,485,932
45%	70%	£7,719,708	£14,541,684	£9,940,061	£8,453,585	£15,263,753	£10,671,460
50%	70%	£4,542,695	£12,157,238	£7,013,620	£5,361,981	£12,959,536	£7,829,040
100%	70%	£28,081,610	£12,270,729	£22,984,775	£26,396,989	£10,586,108	£21,300,154
10%	80%	£29,614,188	£31,307,613	£30,160,085	£29,719,440	£31,412,865	£30,265,336
15%	80%	£26,479,505	£29,019,643	£27,298,350	£26,637,382	£29,177,520	£27,456,227
20%	80%	£23,344,821	£26,731,672	£24,436,615	£23,555,325	£26,942,176	£24,647,118
25%	80%	£20,188,973	£24,443,702	£21,574,880	£20,456,406	£24,706,831	£21,836,009
30%	80%	£17,026,428	£22,155,731	£18,690,903	£17,347,346	£22,471,486	£19,011,822
35%	80%	£13,863,882	£19,867,761	£15,805,770	£14,238,288	£20,236,141	£16,180,175
40%	80%	£10,698,700	£17,579,790	£12,920,637	£11,123,590	£18,000,797	£13,348,529
45%	80%	£7,490,034	£15,283,837	£10,027,581	£7,979,285	£15,765,216	£10,516,833
50%	80%	£4,283,329	£12,981,853	£7,110,885	£4,834,982	£13,516,717	£7,654,478
10%	60%	£29,713,006	£30,983,075	£30,122,429	£29,923,510	£31,193,578	£30,332,932
15%	60%	£26,627,733	£28,532,835	£27,241,867	£26,943,487	£28,648,591	£27,557,621
20%	60%	£23,542,456	£26,082,596	£24,361,303	£23,963,464	£26,182,310	£24,782,310
25%	60%	£20,440,060	£23,632,356	£21,480,356	£20,874,925	£24,158,615	£22,006,999
30%	60%	£17,327,731	£21,182,117	£18,576,087	£17,969,569	£21,813,627	£19,217,926
35%	60%	£14,215,403	£18,731,877	£15,671,818	£14,964,214	£19,468,639	£16,420,630
40%	60%	£11,097,009	£16,266,439	£12,767,550	£11,958,859	£17,122,223	£13,623,334
45%	60%	£7,949,382	£13,799,531	£9,852,541	£8,927,885	£14,762,289	£10,826,039
50%	60%	£4,801,755	£11,332,624	£6,916,377	£5,888,981	£12,402,354	£8,003,603

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£53,712,478	£53,712,478	£53,712,478	£53,712,478	£53,712,478	£53,712,478
10%	70%	£59,932,435	£58,450,688	£59,454,775	£59,774,558	£58,202,811	£59,296,898
15%	70%	£63,042,414	£60,919,793	£62,325,924	£62,805,597	£60,592,976	£62,089,108
20%	70%	£66,152,392	£63,188,698	£65,187,073	£65,836,658	£62,873,143	£64,881,316
25%	70%	£69,262,371	£65,457,603	£68,046,222	£68,880,367	£65,139,309	£67,673,528
30%	70%	£72,372,350	£67,726,508	£70,905,371	£71,923,574	£67,453,476	£70,465,740
35%	70%	£75,482,329	£70,000,413	£73,764,514	£74,941,781	£69,743,642	£73,257,952
40%	70%	£78,592,308	£72,274,318	£76,623,657	£77,959,989	£72,033,808	£76,050,164
45%	70%	£81,702,287	£74,548,223	£79,482,800	£80,978,197	£74,123,973	£78,842,376
50%	70%	£84,812,266	£76,822,128	£82,341,943	£83,996,405	£76,214,148	£81,634,588
100%	70%	£117,677,642	£101,866,761	£112,580,907	£115,593,021	£100,182,140	£110,896,186
10%	80%	£59,981,845	£58,288,419	£59,435,947	£59,876,593	£58,183,167	£59,330,696
15%	80%	£63,116,828	£60,576,390	£62,297,682	£62,958,651	£60,418,512	£62,139,805
20%	80%	£66,251,211	£62,864,360	£65,159,417	£65,940,708	£62,653,857	£64,948,914
25%	80%	£69,385,594	£65,152,330	£68,019,288	£68,875,442	£64,939,234	£67,741,024
30%	80%	£72,519,977	£67,440,299	£70,894,159	£71,913,677	£67,830,816	£70,532,134
35%	80%	£75,654,360	£69,732,270	£72,769,030	£73,832,900	£70,722,000	£73,323,244
40%	80%	£78,788,743	£72,024,241	£74,643,901	£75,746,131	£73,613,184	£76,114,354
45%	80%	£81,923,126	£74,316,212	£76,524,772	£77,659,362	£75,504,368	£78,905,464
50%	80%	£85,057,509	£76,612,183	£78,409,643	£79,572,593	£77,395,552	£81,696,574
10%	60%	£62,968,300	£61,083,197	£62,354,166	£62,692,545	£60,747,441	£62,038,411
15%	60%	£66,082,683	£63,375,168	£65,234,729	£65,632,588	£63,692,430	£64,813,722
20%	60%	£69,197,066	£65,667,139	£68,115,676	£68,621,108	£66,567,316	£67,598,033
25%	60%	£72,311,449	£67,962,110	£71,000,623	£71,609,629	£69,438,202	£71,383,144
30%	60%	£75,425,832	£70,257,081	£73,889,570	£74,620,140	£72,309,088	£74,174,254
35%	60%	£78,540,215	£72,552,052	£76,778,521	£77,631,651	£75,179,976	£76,965,364
40%	60%	£81,654,598	£74,847,023	£79,667,472	£80,643,162	£78,060,872	£79,756,474
45%	60%	£84,768,981	£77,142,004	£82,556,423	£83,654,673	£80,951,968	£82,547,584
50%	60%	£87,883,364	£79,436,975	£85,445,374	£86,666,184	£83,843,064	£85,338,694

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,838,284	£33,838,284	£33,838,284	£33,838,284	£33,838,284	£33,838,284
10%	70%	£40,058,241	£38,576,494	£39,580,581	£39,900,384	£38,418,617	£39,422,704
15%	70%	£43,168,220	£40,945,599	£42,451,730	£42,831,403	£40,708,782	£42,214,814
20%	70%	£46,278,199	£43,314,704	£45,322,879	£45,762,446	£43,500,961	£45,006,924
25%	70%	£49,388,178	£45,683,810	£48,194,028	£48,706,173	£46,293,140	£47,799,034
30%	70%	£52,498,157	£48,052,914	£51,065,177	£52,063,380	£49,085,319	£50,591,144
35%	70%	£55,608,136	£50,422,020	£53,936,326	£55,120,587	£51,877,500	£53,383,254
40%	70%	£58,718,115	£52,791,125	£56,807,475	£58,177,795	£54,669,611	£56,175,364
45%	70%	£61,828,094	£55,160,230	£59,678,624	£61,228,999	£57,461,722	£58,967,474
50%	70%	£64,938,073	£57,529,335	£62,549,773	£64,280,203	£60,253,833	£61,759,584
100%	70%	£107,654,442	£81,922,567	£92,706,613	£96,118,827	£80,307,946	£91,021,992
10%	80%	£40,107,650	£38,414,225	£39,561,753	£40,002,398	£38,308,973	£38,755,502
15%	80%	£43,242,334	£40,702,196	£42,423,488	£43,084,496	£40,544,318	£42,285,611
20%	80%	£46,377,017	£43,090,168	£45,285,223	£46,186,519	£43,437,683	£45,074,720
25%	80%	£49,511,700	£45,479,139	£48,146,368	£49,292,542	£46,330,858	£47,866,830
30%	80%	£52,646,383	£47,868,110	£51,007,517	£52,403,565	£49,222,033	£50,658,940
35%	80%	£55,781,066	£50,257,081	£53,868,666	£55,514,588	£51,113,158	£53,451,050
40%	80%	£58,915,749	£52,646,052	£56,729,815	£58,625,611	£53,004,283	£56,243,160
45%	80%	£62,050,432	£55,035,023	£59,590,964	£61,736,634	£54,895,408	£59,035,270
50%	80%	£65,185,115	£57,424,004	£62,452,113	£64,847,657	£56,786,533	£61,827,380
10%	60%	£43,094,106	£41,189,093	£42,479,972	£42,778,351	£40,873,247	£42,164,217
15%	60%	£46,228,789	£43,578,164	£45,339,121	£45,689,535	£43,574,374	£45,069,326
20%	60%	£49,363,472	£45,967,135	£48,199,270	£49,200,724	£46,465,500	£47,860,436
25%	60%	£52,498,155	£48,356,106	£51,059,419	£52,311,747	£49,356,625	£50,651,546
30%	60%	£55,632,838	£50,745,077	£53,920,568	£55,422,770	£51,247,750	£53,442,656
35%	60%	£58,767,521	£53,134,048	£56,781,717	£58,533,793	£53,138,875	£56,233,766
40%	60%	£61,902,204	£55,523,019	£59,642,866	£61,644,816	£55,030,000	£59,024,876
45%	60%	£65,036,887	£57,912,000	£62,504,015	£64,755,839	£56,921,125	£61,815,986
50%	60%	£68,171,570	£60,300,971	£65,365,164	£67,866,862	£58,812,250	£64,607,096

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,005,489	£4,005,489	£4,005,489	£4,005,489	£4,005,489	£4,005,489
10%	70%	£2,214,468	£2,722,721	£1,736,808	£2,056,590	£2,744,843	£1,578,931
15%	70%	£5,324,446	£3,101,825	£4,607,856	£5,067,630	£2,865,006	£4,371,140
20%	70%	£8,434,424	£5,470,930	£7,478,105	£8,118,670	£5,155,175	£7,163,590
25%	70%	£11,544,402	£7,840,036	£10,350,254	£11,162,399	£7,445,341	£9,955,560
30%	70%	£14,654,380	£10,209,141	£13,222,403	£14,219,606	£9,735,508	£12,747,530
35%	70%	£17,764,358	£12,578,246	£16,094,552	£17,276,813	£12,025,674	£15,539,500
40%	70%	£20,874,336	£14,947,351	£18,966,701	£20,334,021	£14,315,841	£18,331,570
45%	70%	£23,984,314	£17,316,456	£21,838,850	£23,391,228	£16,606,012	£21,123,640
50%	70%	£27,					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,704,972	£24,704,972	£24,704,972	£24,704,972	£24,704,972	£24,704,972
10%	70%	£19,486,015	£19,886,762	£18,362,675	£18,642,893	£20,124,640	£19,120,852
15%	70%	£15,375,037	£17,597,658	£16,091,527	£15,611,863	£17,834,474	£16,326,343
20%	70%	£12,265,059	£15,228,553	£13,220,376	£12,580,813	£15,544,308	£13,536,133
25%	70%	£9,135,934	£12,859,447	£10,348,229	£9,537,084	£13,254,142	£10,743,923
30%	70%	£5,988,498	£10,490,343	£7,454,914	£6,479,877	£10,963,975	£7,936,293
35%	70%	£2,881,060	£8,121,237	£4,560,213	£3,422,670	£8,673,809	£5,121,821
40%	70%	£281,227	£5,747,649	£1,665,512	£365,492	£6,383,642	£2,307,350
45%	70%	£-3,458,674	£3,383,103	£-1,238,521	£-2,724,996	£4,085,171	£-507,121
50%	70%	£-6,635,886	£978,656	£-4,164,961	£-5,816,600	£1,780,955	£-3,349,541
100%	70%	£-39,260,192	£-23,449,311	£-34,183,356	£-37,575,071	£-21,764,690	£-32,478,735
10%	80%	£18,435,606	£20,129,032	£18,981,503	£18,540,858	£20,234,284	£18,086,755
15%	80%	£15,300,923	£17,841,361	£16,119,788	£15,458,800	£17,998,938	£16,277,646
20%	80%	£12,166,240	£15,553,091	£13,258,034	£12,376,743	£15,763,594	£13,468,537
40%	80%	£-4,899,682	£6,401,209	£1,742,055	£-4,991	£6,822,215	£2,169,947
45%	80%	£-3,688,548	£4,105,256	£-1,151,000	£-3,199,296	£4,586,635	£-661,749
50%	80%	£-6,895,252	£1,803,271	£-4,067,717	£-6,343,600	£2,338,136	£-3,524,104
10%	60%	£19,534,425	£19,804,493	£18,943,847	£18,744,928	£20,014,997	£19,154,350
15%	60%	£15,449,151	£17,354,254	£15,083,285	£15,764,905	£17,670,009	£16,379,038
20%	60%	£12,363,876	£14,904,014	£13,182,722	£12,784,883	£15,325,021	£13,603,728
25%	60%	£9,261,478	£12,453,775	£10,301,775	£9,796,343	£12,980,034	£10,826,417
30%	60%	£6,149,149	£10,003,535	£7,397,506	£6,790,988	£10,635,045	£8,039,345
35%	60%	£3,036,827	£7,553,296	£4,493,237	£3,785,632	£8,290,058	£5,242,048
40%	60%	£-1,071,573	£5,097,857	£1,598,958	£-780,278	£5,943,642	£2,444,753
50%	60%	£-6,376,827	£154,042	£-4,262,205	£-5,269,601	£1,223,772	£-3,174,975

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£29,452,306	£29,452,306	£29,452,306	£29,452,306	£29,452,306	£29,452,306
10%	70%	£23,232,349	£24,714,996	£23,710,009	£23,390,226	£24,871,973	£23,697,886
15%	70%	£20,122,370	£22,344,991	£20,638,860	£20,359,187	£22,581,808	£21,075,676
20%	70%	£17,012,392	£19,975,886	£17,967,712	£17,328,146	£20,291,641	£18,283,466
25%	70%	£13,883,268	£17,606,780	£15,096,562	£14,284,417	£18,001,475	£15,491,256
30%	70%	£10,745,831	£15,237,676	£12,202,247	£11,227,210	£15,711,309	£12,683,626
35%	70%	£7,608,394	£12,868,570	£9,307,546	£8,170,003	£13,421,142	£9,869,155
40%	70%	£4,461,068	£10,499,465	£6,412,845	£5,113,795	£11,130,976	£7,554,883
45%	70%	£1,288,459	£8,110,436	£3,508,813	£2,022,337	£8,832,505	£4,240,212
50%	70%	£-1,888,553	£5,725,990	£582,372	£-1,069,267	£6,528,288	£1,397,792
100%	70%	£-34,512,859	£-18,701,977	£-29,416,023	£-32,828,237	£-17,017,356	£-27,731,402
10%	80%	£23,182,939	£24,876,365	£23,728,837	£23,288,192	£24,981,617	£23,834,088
15%	80%	£20,048,295	£22,588,394	£20,667,102	£20,208,194	£22,746,272	£21,024,976
20%	80%	£16,913,573	£20,300,424	£18,005,367	£17,124,076	£20,510,927	£18,215,870
40%	80%	£4,257,452	£11,148,542	£6,489,388	£4,692,342	£11,569,549	£6,917,280
45%	80%	£1,058,786	£8,852,589	£3,586,333	£1,548,037	£9,333,968	£4,085,585
50%	80%	£-2,147,919	£6,550,605	£679,617	£-1,596,267	£7,085,469	£1,223,230
10%	60%	£23,281,759	£24,551,827	£23,691,180	£23,492,261	£24,762,330	£23,901,694
15%	60%	£20,196,484	£22,101,887	£20,810,819	£20,512,239	£22,417,343	£21,126,373
20%	60%	£17,111,210	£19,651,348	£17,930,055	£17,532,216	£20,072,354	£18,351,062
25%	60%	£14,008,812	£17,201,108	£15,049,108	£14,543,676	£17,727,367	£15,575,751
30%	60%	£10,896,483	£14,750,869	£12,144,639	£11,538,321	£15,382,379	£12,786,678
35%	60%	£7,784,155	£12,300,629	£9,240,570	£8,532,966	£13,037,391	£9,989,382
40%	60%	£4,683,790	£9,835,191	£6,336,392	£5,327,611	£10,690,975	£7,192,986
50%	60%	£-1,629,494	£4,901,276	£485,125	£-542,268	£5,971,105	£1,572,355

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£31,547,855	£31,547,855	£31,547,855	£31,547,855	£31,547,855	£31,547,855
10%	70%	£25,327,899	£26,809,646	£25,805,558	£25,485,776	£26,967,523	£25,963,430
15%	70%	£22,217,920	£24,440,541	£22,934,410	£22,454,736	£24,677,357	£23,171,226
20%	70%	£19,107,942	£22,071,436	£20,063,261	£19,425,696	£22,387,191	£20,379,015
25%	70%	£15,978,817	£19,702,330	£17,192,112	£16,379,567	£20,097,025	£17,586,806
30%	70%	£12,841,381	£17,333,226	£14,297,797	£13,322,760	£17,806,858	£14,779,176
35%	70%	£9,703,943	£14,964,120	£11,403,096	£10,265,553	£15,516,692	£11,964,704
40%	70%	£6,567,156	£12,595,022	£8,508,395	£7,209,345	£13,226,525	£9,150,233
45%	70%	£3,434,009	£10,225,986	£5,604,262	£4,117,887	£11,928,054	£6,335,762
50%	70%	£206,997	£7,821,539	£2,677,922	£1,026,283	£8,623,836	£3,493,342
100%	70%	£-32,417,308	£-16,606,428	£-27,320,473	£-30,732,688	£-14,821,807	£-25,635,652
10%	80%	£25,278,489	£26,971,915	£25,824,387	£25,383,741	£27,077,167	£25,929,638
15%	80%	£22,143,806	£24,683,944	£22,962,652	£22,301,693	£24,841,821	£23,120,529
20%	80%	£19,008,123	£22,393,874	£20,810,819	£20,210,626	£22,506,477	£21,024,976
40%	80%	£5,353,001	£13,244,052	£8,584,938	£6,787,892	£13,665,058	£9,012,830
45%	80%	£3,154,335	£10,948,139	£5,691,883	£3,643,587	£11,429,518	£6,181,134
50%	80%	£-52,369	£8,646,154	£2,775,166	£499,283	£9,181,019	£3,318,779
10%	60%	£25,377,308	£26,647,376	£25,796,730	£25,587,811	£26,857,880	£25,997,233
15%	60%	£22,292,034	£24,197,137	£22,906,168	£22,607,789	£24,512,892	£23,221,922
20%	60%	£19,208,769	£21,748,897	£20,025,605	£19,627,766	£22,167,994	£20,446,811
25%	60%	£16,104,361	£19,296,658	£17,144,658	£16,639,226	£19,822,917	£17,671,300
30%	60%	£12,992,032	£16,846,418	£14,240,389	£13,633,871	£17,477,928	£14,882,228
35%	60%	£9,879,705	£14,396,179	£11,336,120	£10,628,515	£15,132,941	£12,084,931
40%	60%	£6,761,310	£11,930,740	£8,431,852	£7,623,161	£12,786,525	£9,287,636
50%	60%	£468,056	£8,998,825	£2,580,678	£1,553,282	£8,086,656	£3,667,904

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,405,370	£24,405,370	£24,405,370	£24,405,370	£24,405,370	£24,405,370
10%	70%	£18,185,413	£19,667,160	£18,663,073	£18,343,290	£19,825,037	£18,820,950
15%	70%	£15,075,435	£17,298,056	£15,791,924	£15,312,251	£17,534,872	£16,028,741
20%	70%	£11,965,456	£14,928,950	£12,920,776	£12,281,211	£15,244,706	£13,236,530
25%	70%	£8,836,332	£12,559,845	£10,049,626	£9,237,481	£12,954,539	£10,444,321
30%	70%	£5,688,898	£10,190,740	£7,155,312	£6,180,274	£10,664,373	£7,636,690
35%	70%	£2,561,458	£7,821,635	£4,260,611	£3,123,068	£8,374,207	£4,822,219
40%	70%	£-695,330	£5,447,947	£1,365,910	£65,860	£6,084,040	£2,007,748
45%	70%	£-3,756,476	£3,083,800	£-1,538,123	£-3,024,599	£3,756,969	£-296,724
50%	70%	£-6,935,489	£679,054	£-4,464,564	£-6,116,203	£1,481,952	£-3,649,144
100%	70%	£-39,559,794	£-23,748,913	£-34,462,959	£-37,876,173	£-22,064,232	£-32,778,338
10%	80%	£18,136,004	£19,829,429	£18,681,901	£18,241,256	£19,834,681	£18,787,152
15%	80%	£15,001,321	£17,541,459	£15,820,166	£15,159,198	£17,699,336	£15,978,043
20%	80%	£11,866,639	£15,253,488	£12,958,431	£12,077,141	£15,463,992	£13,168,935
40%	80%	£-799,484	£9,101,607	£1,442,453	£-384,594	£8,522,813	£1,670,345
45%	80%	£-3,988,150	£3,805,654	£-1,450,603	£-3,498,898	£4,287,032	£-661,351
50%	80%	£-7,194,855	£1,503,669	£-4,367,319	£-6,643,202	£2,038,534	£-3,823,706
10%	60%	£18,234,823	£19,054,891	£18,644,245	£18,445,326	£19,715,394	£18,854,748
15%	60%	£15,149,549	£17,054,852	£15,763,683	£15,465,303	£17,370,407	£16,079,437
20%	60%	£12,064,274	£14,694,412	£12,883,130	£12,488,381	£15,025,419	£13,394,126
25%	60%	£8,961,876	£12,154,173	£10,002,172	£9,496,741	£12,680,431	£10,528,815
30%	60%	£5,849,547	£9,703,933	£7,097,503	£6,491,385	£10,335,443	£7,739,742
35%	60%	£2,737,219	£7,253,694	£4,193,634	£3,486,030	£7,990,456	£4,942,446
40%	60%	£-381,175	£4,798,255	£1,289,366	£480,676	£5,644,039	£2,145,150
50%	60%	£-6,676,429	£-145,580	£-4,561,807	£-5,589,203	£924,170	£-3,474,581

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£33,676,980	£33,676,980	£33,676,980	£33,676,980	£33,676,980	£33,676,980
10%	70%	£27,457,023	£28,838,770	£27,934,683	£27,814,900	£29,096,047	£28,082,560
15%	70%	£24,347,044	£28,569,866	£25,063,534	£24,583,861	£26,808,462	£25,300,350
20%	70%	£21,237,066	£24,200,560	£22,192,385	£21,552,820	£24,516,315	£22,508,140
25%	70%	£18,107,942	£21,831,454	£19,321,236	£18,509,091	£22,226,149	£19,715,930
30%	70%	£14,970,505	£18,462,350	£16,426,921	£15,451,884	£19,935,982	£16,908,300
35%	70%	£11,833,068	£17,093,244	£13,532,220	£12,394,677	£17,645,816	£14,093,829
40%	70%	£8,696,280	£14,719,556	£10,637,519	£9,337,469	£15,355,650	£11,279,357
45%	70%	£5,513,133	£12,335,110	£7,733,487	£6,247,011	£13,057,176	£9,464,886
50%	70%	£2,336,121	£9,950,663	£4,807,046	£3,155,407	£10,752,962	£5,622,466
100%	70%	£-30,288,184	£-14,477,303	£-25,191,349	£-28,603,563	£-12,752,662	£-23,509,728
10%	80%	£27,407,613	£29,101,039	£27,953,511	£27,512,866	£29,206,291	£28,058,762
15%	80%	£24,272,930	£26,813,068	£25,091,776	£24,430,807	£26,970,946	£25,246,853
20%	80%	£21,138,247	£21,525,088	£22,230,041	£21,348,750	£24,735,601	£22,440,544
40%	80%	£8,482,126	£15,373,216	£10,714,062	£8,917,016	£15,794,223	£11,141,954
45%	80%	£5,283,459	£13,077,263	£7,821,007	£5,772,711	£13,558,642	£8,310,259
50%	80%	£2,076,755	£10,775,278	£4,904,290	£2,628,407	£11,310,143	£5,447,904
10%	60%	£27,506,432	£28,776,501	£27,915,854	£27,716,935	£28,987,004	£28,126,358
15%	60%	£24,421,158	£26,338,261	£25,035,292	£24,738,913	£26,842,017	£25,351,047
20%	60%	£21,335,884	£23,876,022	£22,154,729	£21,756,890	£24,297,028	£22,575,736
25%	60%	£18,233,486	£21,425,782	£19,273,782	£18,768,350	£21,952,041	£19,800,425
30%	60%	£15,121,157	£18,975,543	£16,369,513	£15,762,995	£19,607,052	£17,011,352
35%	60%	£12,008,829	£16,525,303	£13,465,244	£12,757,640	£17,262,065	£14,214,056
40%	60%	£8,890,434	£14,059,865	£10,560,976	£9,752,285	£14,915,649	£11,416,760
50%	60%	£2,595,180	£9,128,049	£4,709,802	£3,682,406	£10,195,790	£5,797,028

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£34,314,746	£34,314,746	£34,314,746	£34,314,746	£34,314,746	£34,314,746
10%	70%	£28,094,789	£29,576,536	£28,572,448	£28,252,696	£29,734,413	£28,730,326
15%	70%	£24,984,810	£27,207,431	£25,701,500	£25,221,636	£27,444,247	£25,938,116
20%	70%	£21,874,832	£24,838,326	£22,830,151	£22,190,586	£25,154,061	£23,145,906
25%	70%	£18,745,707	£22,469,220	£19,959,002	£19,146,857	£22,863,915	£20,353,696
30%	70%	£15,608,271	£20,100,116	£17,064,687	£16,080,650	£20,573,748	£17,546,066
35%	70%	£12,470,833	£17,731,010	£14,169,986	£13,032,443	£18,283,582	£14,731,594
40%	70%	£9,324,046	£15,357,322	£11,278,285	£9,975,235	£15,993,416	£11,917,123
45%	70%	£6,150,899	£12,972,976	£8,371,252	£6,884,777	£13,694,944	£9,102,652
50%	70%	£2,973,887	£10,588,429	£5,444,812	£3,793,173	£11,390,728	£6,260,232
100%	70%	£-29,650,418	£-13,830,538	£-24,553,583	£-27,965,797	£-12,154,917	£-22,869,062
10%	80%	£28,045,379	£29,738,805	£28,591,277	£28,150,631	£29,844,057	£28,696,528
15%	80%	£24,910,696	£27,450,834	£25,729,542	£25,068,573	£27,608,711	£25,887,419
20%	80%	£21,776,013	£25,162,864	£22,867,807	£21,980,516	£25,373,367	£23,078,310
40%	80%	£9,119,891	£16,010,982	£11,351,828	£9,554,792	£16,431,869	£11,779,720
45%	80%	£5,921,225	£13,715,029	£8,456,773	£6,410,477	£14,196,408	£8,948,024
50%	80%	£2,714,621	£11,413,044	£5,542,056	£3,266,173	£11,947,909	£6,085,669
10%	60%	£28,144,198	£29,414,267	£28,553,620	£28,354,701	£29,624,770	£28,764,123
15%	60%	£25,058,924	£26,984,927	£25,673,058	£25,374,679	£27,279,782	£25,988,812
20%	60%	£21,973,640	£24,513,788	£22,752,495	£22,394,656	£24,934,794	£23,213,501
25%	60%	£18,871,251	£22,063,548	£19,911,548	£19,406,116	£22,589,807	£20,436,190
30%	60%	£15,758,923	£19,613,309	£17,007,279	£16,400,761	£20,244,818	£17,649,118
35%	60%	£12,646,595	£17,163,069	£14,103,010	£13,395,405	£17,899,831	£14,851,821
40%	60%	£9,528,200	£14,697,630	£11,198,742	£10,390,051	£15,553,415	£12,054,528
50%	60%	£3,232,846	£9,763,815	£5,347,568	£4,320,172	£10,833,546	£8,434,784

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,810,905	£3,810,905	£3,810,905	£3,810,905	£3,810,905	£3,810,905
10%	70%	£392,287	£220,258	£1,031,873	£556,551	£2,884,522	£1,196,137
15%	70%	-£1,338,562	£1,424,934	-£363,492	-£1,088,135	£1,671,331	-£113,065
20%	70%	-£3,075,827	£629,610	-£1,776,734	-£2,741,925	£968,140	-£1,441,832
25%	70%	-£4,813,092	-£168,423	-£3,187,976	-£4,395,714	£244,948	-£2,770,597
30%	70%	-£6,550,357	-£976,755	-£4,800,217	-£6,049,503	-£475,901	-£4,099,364
35%	70%	-£8,287,623	-£1,795,086	-£6,012,459	-£7,703,293	-£1,200,757	-£5,208,130
40%	70%	-£10,024,887	-£2,593,417	-£7,424,701	-£9,357,082	-£1,925,612	-£6,756,895
45%	70%	-£11,762,152	-£3,401,749	-£8,836,943	-£11,010,872	-£2,650,468	-£8,085,662
50%	70%	-£13,499,418	-£4,210,080	-£10,249,184	-£12,664,662	-£3,375,324	-£9,414,428
100%	70%	-£30,872,068	-£12,293,393	-£24,371,600	-£29,202,556	-£10,623,881	-£22,702,088
10%	80%	£302,253	£2,391,363	£1,033,209	£411,763	£2,300,872	£1,142,719
15%	80%	-£1,476,821	£1,681,592	-£361,456	-£1,308,870	£1,845,857	-£194,504
20%	80%	-£3,258,840	£971,820	-£1,773,018	-£3,036,238	£1,190,840	-£1,550,417
25%	80%	-£5,041,858	£262,049	-£3,184,582	-£4,763,605	£535,824	-£2,906,329
30%	80%	-£6,824,876	-£455,044	-£4,596,144	-£6,490,973	-£121,142	-£4,262,242
35%	80%	-£8,607,894	-£1,176,424	-£6,007,708	-£8,218,341	-£786,871	-£5,618,154
40%	80%	-£10,390,912	-£1,897,803	-£7,419,270	-£9,945,709	-£1,452,601	-£6,974,067
45%	80%	-£12,173,930	-£2,619,183	-£8,830,833	-£11,673,077	-£2,118,329	-£8,328,980
50%	80%	-£13,956,948	-£3,340,563	-£10,242,396	-£13,400,445	-£2,784,058	-£9,685,892
10%	60%	£482,321	£2,049,152	£1,030,538	£701,341	£2,268,172	£1,249,557
15%	60%	-£1,201,302	£1,168,277	-£365,529	-£867,400	£1,496,806	-£31,626
20%	60%	-£2,982,815	£287,400	-£1,718,449	-£3,447,612	£725,440	-£2,633,246
25%	60%	-£4,584,327	-£503,182	-£3,151,370	-£4,027,822	-£64,676	-£2,634,865
30%	60%	-£6,275,839	-£1,498,465	-£4,604,290	-£5,608,034	-£830,660	-£3,936,485
35%	60%	-£7,967,350	-£2,393,748	-£6,017,211	-£7,188,245	-£1,614,643	-£5,238,105
40%	60%	-£9,658,862	-£3,289,031	-£7,430,130	-£8,768,456	-£2,398,624	-£6,539,725
45%	60%	-£11,350,375	-£4,184,314	-£8,843,051	-£10,348,667	-£3,182,606	-£7,841,344
50%	60%	-£13,041,886	-£5,079,597	-£10,255,972	-£11,929,879	-£3,966,589	-£9,142,963

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128
10%	70%	-£89,203,746	-£87,375,775	-£88,564,160	-£89,039,481	-£87,211,510	-£88,399,895
15%	70%	-£90,834,594	-£88,171,099	-£89,959,524	-£90,684,167	-£87,924,702	-£89,709,097
20%	70%	-£92,465,442	-£88,966,422	-£91,371,068	-£92,337,968	-£88,637,883	-£91,037,864
25%	70%	-£94,096,290	-£89,761,455	-£92,784,008	-£93,991,747	-£89,351,084	-£92,366,530
30%	70%	-£95,727,138	-£90,557,787	-£94,196,249	-£95,645,536	-£90,071,933	-£93,695,396
35%	70%	-£97,358,000	-£91,353,118	-£95,608,491	-£97,299,326	-£90,798,789	-£95,024,162
40%	70%	-£98,988,862	-£92,148,449	-£97,020,733	-£98,953,115	-£91,521,645	-£96,352,928
45%	70%	-£100,619,724	-£92,943,781	-£98,432,975	-£100,606,904	-£92,244,502	-£97,681,694
50%	70%	-£102,250,586	-£93,739,113	-£99,845,216	-£102,260,694	-£92,971,357	-£99,010,460
100%	70%	-£120,468,100	-£101,989,425	-£113,967,633	-£118,798,588	-£100,219,913	-£112,298,121
10%	80%	-£89,293,779	-£87,204,670	-£88,562,824	-£89,184,270	-£87,095,160	-£88,453,313
15%	80%	-£91,071,854	-£87,914,440	-£89,957,488	-£90,804,902	-£87,750,176	-£89,730,537
20%	80%	-£92,850,929	-£88,624,212	-£91,369,591	-£92,632,270	-£88,405,192	-£91,146,449
25%	80%	-£94,630,004	-£89,333,984	-£92,784,694	-£94,464,642	-£89,056,402	-£92,560,098
30%	80%	-£96,409,079	-£90,043,756	-£94,196,797	-£96,297,095	-£89,707,612	-£93,971,252
35%	80%	-£98,188,154	-£90,753,528	-£95,608,900	-£98,129,548	-£90,358,822	-£95,381,406
40%	80%	-£99,967,229	-£91,463,300	-£97,021,003	-£99,961,999	-£91,010,032	-£96,791,560
45%	80%	-£101,746,304	-£92,173,072	-£98,433,006	-£101,794,552	-£91,661,242	-£98,201,714
50%	80%	-£103,525,379	-£92,882,844	-£99,845,009	-£103,627,105	-£92,311,452	-£99,611,868
10%	60%	-£89,113,712	-£87,546,880	-£88,565,495	-£89,894,692	-£87,327,860	-£88,346,476
15%	60%	-£90,797,335	-£88,257,758	-£89,961,561	-£90,483,433	-£88,099,226	-£89,627,659
20%	60%	-£92,480,958	-£88,968,632	-£91,374,614	-£92,072,644	-£88,807,593	-£90,909,279
25%	60%	-£94,164,581	-£89,679,506	-£92,787,707	-£93,663,865	-£89,515,960	-£92,190,899
30%	60%	-£95,848,204	-£90,390,380	-£94,198,800	-£95,255,086	-£90,224,327	-£93,472,519
35%	60%	-£97,531,827	-£91,101,254	-£95,610,893	-£96,846,307	-£90,932,694	-£94,744,139
40%	60%	-£99,215,450	-£91,812,128	-£97,022,986	-£98,437,528	-£91,644,061	-£96,015,759
50%	60%	-£100,899,073	-£92,523,002	-£98,435,079	-£100,028,749	-£92,355,428	-£97,287,379

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933
10%	70%	-£69,329,552	-£67,501,581	-£68,689,965	-£69,165,287	-£67,337,316	-£68,525,701
15%	70%	-£71,950,400	-£69,296,904	-£70,995,330	-£70,809,973	-£68,059,507	-£69,838,803
20%	70%	-£74,571,248	-£71,092,228	-£72,304,694	-£71,497,572	-£69,771,307	-£71,148,670
25%	70%	-£77,192,096	-£72,887,552	-£73,609,058	-£72,191,171	-£71,484,102	-£72,459,537
30%	70%	-£79,812,944	-£74,682,876	-£74,913,422	-£73,884,805	-£72,170,816	-£73,770,404
35%	70%	-£82,433,792	-£76,478,200	-£76,217,786	-£75,578,439	-£72,852,465	-£75,081,271
40%	70%	-£85,054,640	-£78,273,524	-£77,522,150	-£77,273,073	-£73,534,114	-£76,392,138
45%	70%	-£87,675,488	-£80,068,848	-£78,826,514	-£78,967,706	-£74,215,763	-£77,703,005
50%	70%	-£90,296,336	-£81,864,172	-£80,130,878	-£80,662,339	-£74,897,412	-£79,013,872
100%	70%	-£100,593,906	-£82,015,231	-£94,093,439	-£98,924,394	-£80,345,719	-£92,423,927
10%	80%	-£69,419,585	-£67,330,476	-£68,688,629	-£69,310,075	-£67,220,966	-£68,579,119
15%	80%	-£71,197,660	-£69,040,248	-£70,083,294	-£71,030,708	-£68,878,982	-£69,916,343
20%	80%	-£72,975,735	-£70,745,020	-£71,494,887	-£72,788,976	-£69,589,988	-£71,227,255
25%	80%	-£74,753,810	-£72,445,792	-£72,906,480	-£74,541,049	-£70,301,000	-£72,538,167
30%	80%	-£76,531,885	-£74,146,564	-£74,318,074	-£76,292,122	-£71,012,012	-£73,849,280
35%	80%	-£78,310,000	-£75,847,336	-£75,729,668	-£78,043,205	-£71,723,024	-£75,160,393
40%	80%	-£80,088,115	-£77,548,108	-£77,141,262	-£79,794,288	-£72,434,036	-£76,471,506
45%	80%	-£81,866,230	-£79,248,880	-£78,552,856	-£81,545,370	-£73,145,048	-£77,782,619
50%	80%	-£83,644,345	-£80,949,652	-£80,964,448	-£83,296,452	-£73,856,060	-£79,093,732
10%	60%	-£69,239,518	-£67,672,688	-£68,691,300	-£69,620,498	-£67,453,666	-£68,472,282
15%	60%	-£70,923,141	-£69,373,561	-£70,087,367	-£70,589,238	-£68,225,032	-£69,753,465
20%	60%	-£72,606,764	-£71,074,434	-£71,500,287	-£72,169,860	-£68,936,399	-£71,034,094
25%	60%	-£74,290,387	-£72,775,307	-£72,913,208	-£73,749,660	-£69,647,766	-£72,315,707
30%	60%	-£75,974,010	-£74,476,180	-£74,326,128	-£75,329,572	-£70,359,132	-£73,600,320
35%	60%	-£77,657,633	-£76,177,053	-£75,739,049	-£76,910,483	-£71,070,498	-£74,885,933
40%	60%	-£79,341,256	-£77,877,926	-£77,151,969	-£78,491,394	-£71,781,410	-£76,171,546
50%	60%	-£81,024,879	-£79,578,799	-£78,564,888	-£80,072,305	-£72,492,322	-£77,458,159

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160
10%	70%	-£31,485,778	-£29,657,807	-£30,846,192	-£31,321,513	-£29,493,542	-£30,881,927
15%	70%	-£33,216,627	-£30,453,131	-£32,241,556	-£32,986,280	-£30,208,734	-£31,991,129
20%	70%	-£34,947,476	-£31,248,455	-£33,641,920	-£34,631,048	-£29,923,925	-£33,101,331
25%	70%	-£36,678,325	-£32,043,779	-£35,042,284	-£36,275,812	-£31,633,116	-£34,211,533
30%	70%	-£38,409,174	-£32,839,103	-£36,442,648	-£37,920,576	-£33,334,307	-£35,321,735
35%	70%	-£40,140,023	-£33,634,427	-£37,843,012	-£39,565,340	-£35,035,498	-£36,431,937
40%	70%	-£41,870,872	-£34,429,751	-£39,243,376	-£41,210,104	-£36,736,689	-£37,542,139
45%	70%	-£43,601,721	-£35,225,075	-£40,643,740	-£42,854,868	-£38,437,880	-£38,652,341
50%	70%	-£45,332,570	-£36,020,400	-£42,044,104	-£44,500,632	-£40,139,071	-£39,762,543
100%	70%	-£62,750,132	-£44,171,457	-£56,249,665	-£61,080,620	-£42,501,945	-£54,580,153
10%	80%	-£31,575,811	-£29,486,702	-£30,844,856	-£31,466,302	-£29,377,193	-£30,735,345
15%	80%	-£33,353,886	-£30,196,473	-£32,239,521			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677
10%	70%	-£10,786,295	-£9,859,324	-£10,146,708	-£10,622,030	-£9,794,059	-£9,882,444
15%	70%	-£12,517,144	-£9,753,648	-£11,542,073	-£12,266,717	-£9,507,251	-£11,291,646
20%	70%	-£14,254,409	-£10,548,971	-£12,954,315	-£13,920,507	-£10,220,442	-£12,620,413
25%	70%	-£15,991,673	-£11,347,005	-£14,366,557	-£15,574,296	-£10,933,633	-£13,949,179
30%	70%	-£17,728,939	-£12,155,336	-£15,778,798	-£17,228,085	-£11,654,482	-£15,277,945
35%	70%	-£19,466,204	-£12,963,667	-£17,191,040	-£18,881,875	-£12,379,338	-£16,606,711
40%	70%	-£21,203,468	-£13,771,998	-£18,603,282	-£20,535,664	-£13,104,194	-£17,935,477
45%	70%	-£22,940,732	-£14,580,331	-£20,015,524	-£22,189,453	-£13,829,050	-£19,264,244
50%	70%	-£24,677,996	-£15,388,662	-£21,427,765	-£23,843,243	-£14,553,906	-£20,593,009
100%	70%	-£42,050,649	-£23,471,974	-£35,550,182	-£40,381,137	-£21,802,462	-£33,880,670
10%	80%	-£10,876,328	-£8,787,219	-£10,145,373	-£10,786,819	-£8,677,710	-£10,035,862
15%	80%	-£12,654,403	-£9,486,990	-£11,540,038	-£12,487,451	-£9,332,725	-£11,373,086
20%	80%	-£14,432,478	-£10,206,761	-£12,951,600	-£14,214,819	-£9,987,741	-£12,728,958
25%	80%	-£16,210,553	-£10,926,532	-£14,362,762	-£15,948,180	-£10,642,756	-£14,083,830
30%	80%	-£17,988,628	-£11,646,303	-£15,773,924	-£17,678,541	-£11,297,771	-£15,438,702
35%	80%	-£19,766,703	-£12,366,074	-£17,185,086	-£19,408,902	-£11,952,786	-£16,793,574
40%	80%	-£21,544,778	-£13,085,845	-£18,596,248	-£21,139,263	-£12,607,801	-£18,148,446
45%	80%	-£23,322,853	-£13,805,616	-£20,007,410	-£22,869,624	-£13,262,816	-£19,503,318
50%	80%	-£25,100,928	-£14,525,387	-£21,418,572	-£24,601,445	-£13,917,831	-£20,858,190
10%	60%	-£10,696,261	-£9,129,429	-£10,148,044	-£10,477,241	-£8,910,409	-£9,929,025
15%	60%	-£12,378,884	-£10,010,305	-£11,544,110	-£12,045,392	-£9,811,776	-£11,210,238
20%	60%	-£14,059,507	-£10,891,182	-£12,955,031	-£13,626,193	-£10,453,142	-£12,511,828
25%	60%	-£15,740,130	-£11,771,763	-£14,365,951	-£15,207,004	-£11,097,957	-£13,813,417
30%	60%	-£17,420,753	-£12,652,344	-£15,776,872	-£16,787,815	-£11,742,771	-£15,115,006
35%	60%	-£19,101,376	-£13,528,925	-£17,187,793	-£18,368,626	-£12,387,586	-£16,416,686
40%	60%	-£20,781,999	-£14,405,506	-£18,598,714	-£19,949,437	-£13,032,401	-£17,718,366
50%	60%	-£24,220,652	-£16,258,158	-£21,434,853	-£23,107,460	-£15,145,117	-£20,321,546

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343
10%	70%	-£6,038,962	-£4,210,991	-£5,399,376	-£5,874,697	-£4,046,726	-£5,235,111
15%	70%	-£7,759,810	-£5,026,314	-£6,794,740	-£7,259,383	-£4,759,917	-£6,544,313
20%	70%	-£9,507,076	-£5,801,638	-£8,206,982	-£8,734,173	-£5,473,109	-£7,873,080
25%	70%	-£11,244,340	-£6,599,672	-£9,619,224	-£10,206,962	-£6,186,300	-£9,201,845
30%	70%	-£12,981,604	-£7,408,003	-£11,031,465	-£11,680,752	-£6,907,149	-£10,530,612
35%	70%	-£14,718,868	-£8,216,334	-£12,443,707	-£13,154,542	-£7,628,005	-£11,859,378
40%	70%	-£16,456,132	-£9,024,665	-£13,855,949	-£14,628,332	-£8,348,861	-£13,188,144
45%	70%	-£18,193,396	-£9,832,997	-£15,268,191	-£16,102,122	-£9,069,717	-£14,516,910
50%	70%	-£19,930,660	-£10,641,328	-£16,680,432	-£17,575,912	-£9,790,572	-£15,845,676
100%	70%	-£37,303,316	-£18,724,641	-£30,802,849	-£35,633,804	-£17,055,129	-£29,133,337
10%	80%	-£6,128,995	-£4,039,888	-£5,398,040	-£6,019,486	-£4,930,376	-£5,288,529
15%	80%	-£7,807,070	-£4,749,656	-£6,792,704	-£7,470,118	-£5,635,392	-£6,625,753
20%	80%	-£9,486,145	-£5,459,424	-£8,197,368	-£8,942,750	-£6,340,408	-£7,964,977
25%	80%	-£11,165,220	-£6,169,192	-£9,602,032	-£10,415,382	-£7,045,424	-£9,304,201
30%	80%	-£12,844,295	-£6,878,960	-£11,014,696	-£11,888,014	-£7,750,440	-£10,643,425
35%	80%	-£14,523,370	-£7,588,728	-£12,426,960	-£13,360,646	-£8,455,456	-£11,982,649
40%	80%	-£16,202,445	-£8,298,496	-£13,839,224	-£14,833,278	-£9,160,472	-£13,321,873
45%	80%	-£17,881,520	-£9,008,264	-£15,251,488	-£16,305,910	-£9,865,488	-£14,661,097
50%	80%	-£19,560,595	-£9,718,032	-£16,663,752	-£17,778,542	-£10,570,504	-£16,000,321
10%	60%	-£5,948,928	-£4,382,096	-£5,400,711	-£5,729,908	-£4,163,076	-£5,181,692
15%	60%	-£7,627,003	-£5,191,864	-£6,795,777	-£7,202,640	-£4,868,192	-£6,490,916
20%	60%	-£9,305,078	-£6,001,632	-£8,190,844	-£8,675,372	-£5,573,308	-£7,800,140
25%	60%	-£10,983,153	-£6,811,400	-£9,595,911	-£10,148,104	-£6,278,424	-£9,109,364
30%	60%	-£12,661,228	-£7,621,168	-£10,996,978	-£11,622,836	-£6,983,540	-£10,418,588
35%	60%	-£14,339,303	-£8,430,936	-£12,402,045	-£13,097,568	-£7,688,656	-£11,727,812
40%	60%	-£16,017,378	-£9,240,704	-£13,807,112	-£14,572,300	-£8,393,772	-£13,037,036
50%	60%	-£17,695,453	-£10,050,472	-£15,212,179	-£16,047,032	-£9,098,888	-£14,346,260

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£524,794	-£524,794	-£524,794	-£524,794	-£524,794	-£524,794
10%	70%	-£3,943,412	-£2,115,441	-£3,303,826	-£3,779,147	-£1,951,476	-£3,139,561
15%	70%	-£5,672,030	-£2,910,765	-£4,699,150	-£5,174,471	-£2,656,368	-£4,448,763
20%	70%	-£7,400,648	-£3,706,089	-£6,094,474	-£6,569,795	-£3,361,260	-£5,757,965
25%	70%	-£9,129,266	-£4,501,413	-£7,489,800	-£7,965,119	-£4,066,152	-£7,067,167
30%	70%	-£10,857,884	-£5,296,737	-£8,885,124	-£9,360,443	-£4,771,044	-£8,376,369
35%	70%	-£12,586,502	-£6,092,061	-£10,280,448	-£10,755,767	-£5,475,936	-£9,685,571
40%	70%	-£14,315,120	-£6,887,385	-£11,675,772	-£12,151,091	-£6,180,828	-£10,994,773
45%	70%	-£16,043,738	-£7,682,709	-£13,071,096	-£13,546,415	-£6,885,720	-£12,303,975
50%	70%	-£17,772,356	-£8,478,033	-£14,466,420	-£14,941,739	-£7,590,612	-£13,613,177
100%	70%	-£35,207,766	-£16,629,091	-£28,707,299	-£33,538,254	-£14,959,579	-£27,037,797
10%	80%	-£4,033,445	-£1,944,336	-£3,302,490	-£3,623,936	-£1,834,827	-£3,192,979
15%	80%	-£5,311,520	-£2,654,108	-£4,697,154	-£5,019,082	-£2,489,842	-£4,503,203
20%	80%	-£6,589,595	-£3,363,880	-£6,090,318	-£6,410,228	-£3,144,358	-£5,813,427
25%	80%	-£7,867,670	-£4,073,652	-£7,483,482	-£7,711,374	-£3,799,374	-£7,123,651
30%	80%	-£9,145,745	-£4,783,424	-£8,878,646	-£9,002,520	-£4,454,390	-£8,433,875
35%	80%	-£10,423,820	-£5,493,196	-£10,273,810	-£10,293,666	-£5,109,404	-£9,744,099
40%	80%	-£11,701,895	-£6,202,968	-£11,668,974	-£11,584,812	-£5,764,418	-£11,054,323
45%	80%	-£12,979,970	-£6,912,740	-£13,064,138	-£12,875,958	-£6,419,432	-£12,364,547
50%	80%	-£14,258,045	-£7,622,512	-£14,459,302	-£14,167,104	-£7,074,446	-£13,674,771
10%	60%	-£3,537,001	-£3,167,422	-£4,701,227	-£5,203,099	-£2,838,893	-£4,367,325
15%	60%	-£4,715,076	-£3,976,746	-£5,296,551	-£5,795,423	-£3,643,217	-£5,545,399
20%	60%	-£5,893,151	-£4,786,070	-£6,481,875	-£7,000,360	-£4,447,541	-£6,723,473
25%	60%	-£7,071,226	-£5,595,394	-£7,677,199	-£8,205,294	-£5,251,865	-£7,901,547
30%	60%	-£8,249,301	-£6,404,718	-£8,872,523	-£9,410,228	-£6,056,189	-£9,079,621
35%	60%	-£9,427,376	-£7,214,042	-£10,067,847	-£10,615,162	-£6,860,513	-£10,257,695
40%	60%	-£10,605,451	-£8,023,366	-£11,263,171	-£11,820,096	-£7,664,837	-£11,435,769
45%	60%	-£11,783,526	-£8,832,690	-£12,458,495	-£13,025,030	-£8,469,161	-£12,613,843
50%	60%	-£12,961,601	-£9,642,014	-£13,653,819	-£14,230,964	-£9,273,485	-£13,791,917

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279
10%	70%	-£11,085,897	-£9,257,926	-£10,446,311	-£10,921,633	-£9,093,662	-£10,282,046
15%	70%	-£12,814,515	-£10,053,250	-£11,841,635	-£12,566,319	-£9,806,853	-£11,591,249
20%	70%	-£14,543,133	-£10,848,574	-£13,233,918	-£14,210,109	-£10,520,044	-£12,900,015
25%	70%	-£16,271,751	-£11,643,900	-£14,626,192	-£15,854,893	-£11,233,236	-£14,208,781
30%	70%	-£18,000,369	-£12,439,224	-£16,018,466	-£17,500,677	-£11,946,420	-£15,517,547
35%	70%	-£19,728,987	-£13,234,548	-£17,410,740	-£19,146,461	-£12,657,949	-£16,826,313
40%	70%	-£21,457,605	-£14,029,872	-£18,803,014	-£20,792,245	-£13,369,478	-£18,135,079
45%	70%	-£23,186,223	-£14,825,196	-£20,195,288	-£22,438,029	-£14,080,007	-£19,443,845
50%	70%	-£24,914,841	-£15,620,520	-£21,587,562	-£24,081,813	-£14,790,536	-£20,752,611
100%	70%	-£42,350,251	-£23,771,576	-£35,849,784	-£40,680,739	-£22,102,064	-£34,180,272
10%	80%	-£11,175,931	-£9,086,821	-£10,444,975	-£11,066,421	-£8,977,312	-£10,335,465
15%	80%	-£12,954,006	-£9,796,592	-£11,839,640	-£12,717,054	-£9,682,327	-£11,644,688
20%	80%	-£14,732,081	-£10,506,363	-£13,234,305	-£14,367,687	-£10,387,342	-£12,955,911
25%	80%	-£16,510,156	-£11,216,134	-£14,629,970	-£16,012,320	-£11,092,357	-£14,267,134
30%	80%	-£18,288,231	-£11,925,905	-£16,022,635	-£17,657		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,604,330	£1,604,330	£1,604,330	£1,604,330	£1,604,330	£1,604,330
10%	70%	-£1,814,288	£13,383	-£1,174,702	-£1,650,023	£1,177,948	-£1,010,437
15%	70%	-£3,545,136	-£781,640	-£2,570,668	-£3,294,709	-£536,243	-£2,319,630
20%	70%	-£5,282,402	-£1,576,964	-£3,982,308	-£4,948,499	-£1,248,435	-£3,648,406
25%	70%	-£7,019,668	-£2,374,998	-£5,394,550	-£6,602,289	-£1,961,626	-£4,977,171
30%	70%	-£8,756,931	-£3,183,329	-£6,806,791	-£8,256,078	-£2,682,475	-£6,305,938
35%	70%	-£10,494,197	-£3,991,660	-£8,219,033	-£9,909,868	-£3,407,331	-£7,634,704
40%	70%	-£12,231,461	-£4,799,991	-£9,631,275	-£11,563,657	-£4,132,187	-£8,963,470
45%	70%	-£13,968,727	-£5,608,323	-£11,043,517	-£13,217,446	-£4,857,043	-£10,292,236
50%	70%	-£15,705,992	-£6,416,654	-£12,455,758	-£14,871,236	-£5,581,898	-£11,621,002
100%	70%	-£33,078,642	-£14,499,967	-£26,578,179	-£31,408,130	-£12,830,455	-£24,908,663
10%	80%	-£1,904,321	£184,788	-£1,173,366	-£1,794,812	£294,298	-£1,063,855
15%	80%	-£3,662,396	£594,982	-£2,568,030	-£3,515,444	£380,716	-£2,401,079
20%	80%	-£5,465,414	£1,234,754	-£3,979,593	-£5,242,812	£1,015,734	-£3,756,991
40%	80%	-£12,597,487	-£4,104,378	-£9,625,844	-£12,152,284	-£3,659,175	-£9,180,641
45%	80%	-£14,380,504	-£4,825,757	-£11,037,408	-£13,879,651	-£4,324,904	-£10,536,554
50%	80%	-£16,163,523	-£5,547,137	-£12,448,970	-£15,607,019	-£4,990,633	-£11,892,466
10%	60%	-£1,724,254	£157,422	-£1,176,037	-£1,805,234	£61,598	-£957,018
15%	60%	-£3,407,877	£1,038,298	-£2,572,103	-£3,073,974	£709,766	-£2,238,201
20%	60%	-£5,099,389	£1,919,174	-£3,985,023	-£4,854,186	£1,481,135	-£3,539,820
25%	60%	-£6,790,901	£2,809,756	-£5,397,944	-£6,234,306	£2,253,252	-£4,841,439
30%	60%	-£8,482,413	£3,705,039	-£6,810,865	-£7,814,608	£3,037,234	-£6,143,059
35%	60%	-£10,173,925	£4,600,322	-£8,223,785	-£9,394,819	£3,821,217	-£7,444,679
40%	60%	-£11,865,437	£5,495,606	-£9,636,705	-£10,975,030	£4,605,199	-£8,746,299
50%	60%	-£15,248,460	£7,286,172	-£12,462,546	-£14,135,463	£6,173,163	-£11,349,537

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,242,096	£2,242,096	£2,242,096	£2,242,096	£2,242,096	£2,242,096
10%	70%	-£1,176,522	£651,449	-£536,936	-£1,012,257	£815,714	-£372,671
15%	70%	-£2,907,370	£143,875	-£1,932,300	-£2,856,944	£102,522	-£1,681,873
20%	70%	-£4,644,636	£339,198	-£3,344,542	-£4,310,734	£610,665	-£3,010,640
25%	70%	-£6,381,900	£1,137,232	-£4,756,784	-£5,964,523	£1,323,860	-£4,339,406
30%	70%	-£8,119,166	£2,545,563	-£6,169,025	-£7,618,312	£2,044,709	-£5,668,172
35%	70%	-£9,856,431	£3,353,894	-£7,581,267	-£9,272,102	£2,769,565	-£6,996,938
40%	70%	-£11,593,695	£4,162,225	-£8,993,569	-£10,925,891	£3,494,421	-£8,325,704
45%	70%	-£13,330,959	£4,970,556	-£10,405,751	-£12,579,680	£4,219,277	-£9,654,470
50%	70%	-£15,068,226	£5,778,889	-£11,817,992	-£14,233,470	£4,944,133	-£10,983,236
100%	70%	-£32,440,876	£13,862,201	-£25,940,409	-£30,771,364	£12,192,689	-£24,270,897
10%	80%	-£1,266,555	£822,554	-£535,600	-£1,157,046	£932,064	-£426,089
15%	80%	-£3,044,630	£112,754	-£1,930,264	-£2,877,678	£277,048	-£1,763,313
20%	80%	-£4,827,649	£596,989	-£3,341,627	-£4,605,046	£577,866	-£3,119,225
40%	80%	-£11,955,721	£3,466,612	-£8,988,078	-£11,514,518	£3,021,409	-£8,542,675
45%	80%	-£13,742,738	£4,187,992	-£10,399,642	-£13,241,886	£3,687,138	-£9,888,788
50%	80%	-£15,525,757	£4,909,371	-£11,811,204	-£14,969,253	£4,352,867	-£11,254,701
10%	60%	-£1,086,488	£480,344	-£538,271	-£867,468	£899,364	-£319,262
15%	60%	-£2,770,111	£400,532	-£1,934,237	-£2,436,209	£72,003	-£1,600,435
20%	60%	-£4,451,623	£1,261,408	-£3,347,268	-£4,016,420	£843,369	-£2,902,055
25%	60%	-£6,133,135	£2,171,990	-£4,760,178	-£5,596,631	£1,615,486	-£4,203,673
30%	60%	-£7,814,648	£3,067,274	-£6,173,099	-£7,176,842	£2,399,468	-£5,505,293
35%	60%	-£9,496,159	£3,962,556	-£7,586,019	-£8,757,054	£3,183,451	-£6,806,813
40%	60%	-£11,177,671	£4,857,840	-£8,998,939	-£10,337,264	£3,967,433	-£8,108,533
50%	60%	-£14,610,694	£6,648,406	-£11,824,780	-£13,497,687	£5,535,398	-£10,711,772

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	High

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,680,062	£11,680,062	£11,680,062	£11,680,062	£11,680,062	£11,680,062
10%	70%	£7,581,521	£9,336,103	£9,200,228	£7,755,337	£9,489,917	£8,364,042
15%	70%	£5,540,381	£8,159,123	£6,455,310	£5,787,975	£8,404,845	£6,701,033
20%	70%	£3,463,026	£6,982,144	£4,700,348	£3,796,014	£7,309,774	£5,033,337
25%	70%	£1,385,669	£5,805,164	£2,932,323	£1,801,906	£6,214,702	£3,348,558
30%	70%	-£703,000	£4,627,854	£1,164,297	£-195,347	£5,119,630	£1,663,780
35%	70%	-£2,814,331	£3,436,854	£-813,603	£-2,222,070	£4,019,585	£-21,342
40%	70%	-£4,925,663	£2,246,055	£-2,410,545	£-4,248,703	£2,912,033	£-1,733,675
45%	70%	-£7,036,994	£1,055,256	£-4,207,486	£-6,275,515	£1,804,481	£-3,446,007
50%	70%	-£9,148,326	£-137,761	£-6,004,429	£-8,302,239	£696,928	£-5,158,341
100%	70%	-£30,261,643	-£12,240,512	-£23,973,847	-£28,569,468	-£10,548,337	-£22,281,672
10%	80%	£7,608,941	£9,502,747	£8,204,605	£7,818,151	£9,811,958	£8,313,815
15%	80%	£5,414,485	£8,409,091	£6,461,876	£5,580,979	£8,572,906	£6,625,892
20%	80%	£3,295,163	£7,315,434	£4,709,245	£3,517,156	£7,533,854	£4,931,238
25%	80%	£1,175,841	£6,221,776	£2,943,445	£1,453,332	£6,494,802	£3,220,935
30%	80%	£-958,912	£5,128,119	£1,177,643	£-620,477	£5,455,749	£1,510,633
35%	80%	£-3,112,896	£4,029,852	£-597,777	£-2,718,054	£4,416,698	£-202,936
40%	80%	£-5,266,879	£2,933,538	£-2,392,458	£-4,816,632	£3,367,523	£-1,941,211
45%	80%	£-7,420,862	£1,817,423	£-4,187,139	£-6,913,210	£2,316,906	£-3,679,487
50%	80%	£-9,574,846	£711,309	£-5,981,821	£-9,010,788	£1,266,291	£-5,417,761
10%	60%	£7,674,102	£9,169,457	£8,195,850	£7,892,522	£9,387,878	£8,414,271
15%	60%	£5,666,122	£7,909,155	£6,448,745	£5,993,753	£8,236,786	£6,776,375
20%	60%	£3,630,868	£6,648,853	£4,691,450	£4,691,450	£7,085,884	£5,155,435
25%	60%	£1,595,497	£5,398,551	£2,921,200	£2,150,479	£6,034,602	£3,476,182
30%	60%	£-447,087	£4,119,542	£1,150,950	£226,085	£4,783,509	£1,816,928
35%	60%	£-2,515,767	£2,844,057	£-629,428	£-1,726,086	£3,621,031	£157,675
40%	60%	£-4,584,447	£1,568,572	£-2,428,631	£-3,681,954	£2,456,543	£-1,526,138
45%	60%	£-6,653,127	£293,087	£-4,227,834	£-5,637,822	£1,292,055	£-3,212,529
50%	60%	£-8,721,807	£-398,464	£-6,027,037	£-7,593,690	£127,566	£-4,898,920

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£77,905,970	£77,905,970	£77,905,970	£77,905,970	£77,905,970	£77,905,970
10%	70%	£82,004,511	£80,259,930	£81,395,805	£81,840,696	£80,098,115	£81,231,990
15%	70%	£84,055,651	£81,436,959	£83,140,722	£83,808,058	£81,191,187	£82,894,999
20%	70%	£86,133,007	£82,613,895	£84,895,685	£85,900,018	£82,286,259	£84,662,695
25%	70%	£88,210,363	£83,790,868	£86,663,710	£87,794,127	£83,381,331	£86,247,474
30%	70%	£90,298,033	£84,968,379	£88,431,736	£89,791,379	£84,476,402	£87,932,252
35%	70%	£92,410,363	£86,155,178	£90,209,635	£91,818,103	£85,576,447	£89,617,374
40%	70%	£94,521,695	£87,349,977	£92,006,577	£93,844,825	£86,683,999	£91,329,707
45%	70%	£96,633,027	£88,549,777	£93,863,518	£95,869,548	£87,791,548	£93,045,040
50%	70%	£98,744,358	£89,753,755	£95,690,461	£97,888,271	£88,898,104	£94,754,373
100%	70%	£119,857,676	£101,836,545	£113,569,980	£118,165,500	£100,144,369	£111,677,704
10%	80%	£82,087,091	£80,093,285	£81,391,428	£81,977,881	£79,984,075	£81,282,217
15%	80%	£84,181,548	£81,186,942	£83,134,156	£84,015,053	£81,023,126	£82,970,340
20%	80%	£86,300,870	£82,280,598	£84,886,787	£85,078,877	£82,062,179	£84,664,794
25%	80%	£88,429,814	£83,379,494	£86,661,491	£87,141,164	£83,226,502	£86,359,243
30%	80%	£90,568,895	£84,478,609	£88,461,242	£89,209,242	£84,387,126	£88,054,519
35%	80%	£92,718,079	£85,584,723	£90,273,853	£91,281,321	£85,547,252	£89,759,794
40%	80%	£94,877,363	£86,698,837	£92,108,464	£93,361,400	£86,801,367	£91,475,069
45%	80%	£97,036,647	£87,820,951	£93,957,075	£95,446,479	£88,055,482	£93,190,344
50%	80%	£99,195,931	£88,945,065	£95,816,686	£97,536,558	£89,309,597	£94,905,619
10%	60%	£83,929,910	£81,686,878	£83,147,288	£83,602,279	£81,359,247	£82,819,657
15%	60%	£85,965,145	£82,947,179	£84,991,582	£85,521,180	£82,510,339	£84,460,887
20%	60%	£88,000,535	£84,207,482	£86,874,833	£87,445,963	£83,661,431	£86,119,850
25%	60%	£90,043,120	£85,476,491	£88,795,082	£89,369,947	£84,812,523	£87,779,104
30%	60%	£92,111,799	£86,751,976	£90,755,321	£91,322,118	£85,975,001	£89,438,358
35%	60%	£94,180,479	£88,027,460	£92,746,561	£93,277,986	£87,139,489	£91,122,170
40%	60%	£96,249,158	£89,304,947	£94,762,800	£95,229,859	£88,300,977	£92,817,424

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£58,031,776	£58,031,776	£58,031,776	£58,031,776	£58,031,776	£58,031,776
10%	70%	£62,130,317	£60,385,735	£61,521,611	£61,966,501	£60,221,921	£61,357,796
15%	70%	£64,181,457	£61,562,715	£62,966,528	£63,939,884	£61,216,993	£62,020,805
20%	70%	£66,232,597	£62,739,695	£64,461,445	£65,425,861	£62,112,065	£62,683,814
25%	70%	£68,283,737	£63,916,674	£66,006,362	£66,911,838	£63,207,137	£63,346,823
30%	70%	£70,334,877	£65,093,653	£67,551,279	£68,406,815	£64,302,208	£64,010,832
35%	70%	£72,386,017	£66,270,632	£69,096,196	£70,001,792	£65,397,279	£64,673,841
40%	70%	£74,437,157	£67,447,611	£70,641,113	£71,596,769	£66,492,350	£65,336,850
45%	70%	£76,488,297	£68,624,590	£72,186,030	£73,191,746	£67,587,421	£66,000,859
50%	70%	£78,539,437	£69,801,569	£73,730,947	£74,786,723	£68,682,492	£66,664,868
10%	80%	£62,121,897	£60,219,091	£61,517,234	£62,103,687	£60,109,880	£61,408,023
15%	80%	£64,207,354	£61,312,749	£63,259,962	£64,140,859	£61,148,932	£62,096,146
20%	80%	£66,292,811	£62,407,407	£65,002,687	£66,172,031	£62,189,977	£62,784,269
25%	80%	£68,378,268	£63,502,065	£66,745,412	£68,203,203	£63,231,021	£63,472,392
30%	80%	£70,463,725	£64,596,723	£68,488,137	£70,234,375	£64,272,065	£64,160,415
35%	80%	£72,549,182	£65,691,381	£70,232,862	£72,265,547	£65,313,109	£64,852,438
40%	80%	£74,634,639	£66,786,039	£72,081,387	£74,296,719	£66,354,153	£65,544,461
45%	80%	£76,720,096	£67,880,697	£73,930,912	£76,327,891	£67,395,197	£66,236,484
50%	80%	£78,805,553	£68,975,355	£75,780,437	£78,359,063	£68,436,241	£66,928,507
10%	60%	£62,047,736	£60,552,381	£61,253,988	£61,829,316	£60,333,960	£61,307,568
15%	60%	£64,133,193	£61,647,039	£63,005,513	£64,036,841	£61,375,004	£62,000,591
20%	60%	£66,218,650	£62,741,697	£64,752,038	£66,244,366	£62,416,048	£62,693,614
25%	60%	£68,304,107	£63,836,355	£66,497,563	£68,451,891	£63,457,092	£63,386,637
30%	60%	£70,389,564	£64,931,013	£68,243,088	£70,656,416	£64,497,636	£64,079,660
35%	60%	£72,475,021	£66,025,671	£70,088,613	£72,860,941	£65,538,180	£64,772,683
40%	60%	£74,560,478	£67,120,329	£71,933,138	£75,065,466	£66,578,724	£65,465,706
45%	60%	£76,645,935	£68,215,987	£73,777,663	£77,270,991	£67,619,268	£66,158,729
50%	60%	£78,731,392	£69,311,645	£75,622,188	£79,476,516	£68,660,812	£66,851,752

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,188,003	£20,188,003	£20,188,003	£20,188,003	£20,188,003	£20,188,003
10%	70%	£24,286,543	£22,441,962	£23,677,837	£24,122,728	£22,378,147	£23,514,022
15%	70%	£26,337,683	£23,718,941	£25,112,724	£26,080,980	£23,473,219	£25,177,031
20%	70%	£28,388,823	£24,995,921	£26,547,611	£28,032,232	£24,568,291	£26,840,040
25%	70%	£30,439,963	£26,272,901	£27,972,500	£30,076,159	£25,663,363	£28,503,049
30%	70%	£32,491,103	£27,549,881	£29,402,387	£32,110,086	£26,758,435	£30,166,058
35%	70%	£34,542,243	£28,826,861	£30,827,274	£34,144,013	£27,853,507	£31,829,067
40%	70%	£36,593,383	£30,103,841	£32,252,161	£36,177,940	£28,948,579	£33,492,076
45%	70%	£38,644,523	£31,380,821	£33,677,048	£38,211,867	£30,043,651	£35,155,085
50%	70%	£40,695,663	£32,657,801	£35,101,935	£40,245,794	£31,138,723	£36,818,094
10%	80%	£24,138,708	£24,118,577	£25,851,912	£26,447,533	£24,246,401	£25,159,736
15%	80%	£26,189,848	£25,403,557	£27,281,891	£28,082,512	£25,341,373	£26,822,745
20%	80%	£28,240,988	£26,688,537	£28,711,870	£30,007,491	£26,436,345	£28,485,754
25%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£11,480	£11,480	£11,480	£11,480	£11,480	£11,480
10%	70%	£3,587,060	£1,842,478	£2,978,354	£3,423,245	£1,678,664	£2,814,638
15%	70%	£5,638,200	£3,019,458	£4,723,271	£5,390,607	£2,773,736	£4,477,548
20%	70%	£7,715,556	£4,196,438	£6,478,234	£7,382,567	£3,868,808	£6,145,244
25%	70%	£9,792,912	£5,373,418	£8,246,259	£9,376,676	£4,963,880	£7,830,023
30%	70%	£11,871,582	£6,550,398	£10,014,285	£11,373,928	£6,058,952	£9,514,802
35%	70%	£13,952,912	£7,741,727	£11,792,185	£13,400,652	£7,158,996	£11,199,823
40%	70%	£16,044,244	£8,932,527	£13,589,126	£15,427,874	£8,266,549	£12,912,257
45%	70%	£18,135,576	£10,123,328	£15,388,068	£17,454,097	£9,374,101	£14,624,589
50%	70%	£20,226,908	£11,316,343	£17,183,011	£19,480,320	£10,481,653	£16,336,922
100%	70%	£41,440,225	£23,410,094	£35,152,420	£39,748,050	£21,726,918	£33,460,253
10%	80%	£3,669,641	£1,675,834	£2,973,977	£3,560,430	£1,566,624	£2,864,767
15%	80%	£5,764,097	£2,769,491	£4,716,705	£5,587,692	£2,805,675	£4,552,890
20%	80%	£7,863,419	£3,863,148	£6,469,336	£7,661,426	£3,644,728	£6,247,343
40%	80%	£16,445,460	£8,255,044	£13,571,040	£15,994,214	£7,811,059	£13,119,793
45%	80%	£18,599,444	£9,361,158	£15,365,721	£18,091,792	£8,861,675	£14,858,068
50%	80%	£20,753,428	£10,467,272	£17,160,402	£20,189,370	£9,912,291	£16,596,343
10%	60%	£3,504,479	£2,009,125	£2,982,732	£3,288,059	£1,790,704	£2,764,911
15%	60%	£5,312,459	£3,269,427	£4,729,837	£5,184,638	£2,941,796	£4,402,207
20%	60%	£7,147,694	£4,529,728	£6,487,132	£7,103,709	£4,092,888	£6,043,147
25%	60%	£9,003,085	£5,790,031	£8,257,382	£9,028,102	£5,243,980	£7,702,399
30%	60%	£11,025,669	£7,059,040	£10,027,631	£10,952,497	£6,395,072	£9,361,653
35%	60%	£13,094,349	£8,334,525	£11,808,010	£12,904,667	£7,557,550	£11,020,907
40%	60%	£15,203,028	£9,610,010	£13,607,213	£14,860,535	£8,722,039	£12,704,720
50%	60%	£17,356,708	£10,885,495	£15,416,008	£16,827,271	£9,894,524	£14,402,533

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,258,814	£5,258,814	£5,258,814	£5,258,814	£5,258,814	£5,258,814
10%	70%	£1,180,275	£2,994,854	£1,768,979	£1,394,989	£3,968,669	£1,832,794
15%	70%	£2,990,867	£1,717,675	£2,44,982	£2,643,274	£1,969,785	£2,697,785
20%	70%	£2,968,222	£550,895	£1,730,901	£2,636,234	£978,525	£1,397,911
25%	70%	£5,045,579	£626,084	£3,458,926	£4,629,342	£2,16,546	£3,082,690
30%	70%	£7,134,248	£1,803,595	£5,266,951	£6,626,595	£1,311,618	£4,767,468
35%	70%	£9,245,579	£2,994,394	£7,044,851	£8,653,319	£2,411,663	£6,452,590
40%	70%	£11,356,911	£4,185,193	£8,941,793	£10,680,041	£3,516,215	£8,164,923
45%	70%	£13,468,243	£5,375,993	£10,638,735	£12,706,764	£4,626,768	£9,877,256
50%	70%	£15,579,574	£6,569,009	£12,435,677	£14,733,487	£5,734,320	£11,589,589
100%	70%	£36,692,892	£18,671,769	£30,405,095	£35,000,716	£18,979,585	£28,712,920
10%	80%	£1,077,693	£3,071,499	£1,773,356	£1,186,903	£3,180,710	£1,882,567
15%	80%	£1,916,766	£1,977,542	£3,030,320	£2,850,260	£2,141,656	£1,914,411
20%	80%	£3,136,086	£884,186	£1,722,003	£2,914,093	£1,102,695	£1,500,010
40%	80%	£11,698,127	£3,507,710	£8,823,707	£11,246,880	£3,063,725	£8,372,459
45%	80%	£13,852,111	£4,613,825	£10,618,387	£13,344,458	£4,114,342	£10,110,735
50%	80%	£16,006,095	£5,719,939	£12,413,069	£15,442,036	£5,164,957	£11,849,010
10%	60%	£1,242,854	£2,739,209	£1,764,602	£1,461,274	£2,956,630	£1,983,022
15%	60%	£2,465,126	£1,477,936	£1,717,497	£437,485	£1,805,537	£245,127
20%	60%	£2,800,360	£217,605	£1,739,798	£2,356,375	£654,445	£1,295,813
25%	60%	£4,835,751	£1,042,698	£3,510,049	£4,280,769	£486,647	£2,955,066
30%	60%	£6,878,336	£2,311,707	£5,280,298	£6,205,163	£1,647,739	£4,614,320
35%	60%	£8,947,015	£3,587,192	£7,060,677	£8,157,334	£2,810,217	£6,273,574
40%	60%	£11,016,695	£4,862,676	£8,859,879	£10,113,202	£3,974,705	£7,957,386
50%	60%	£13,153,055	£6,148,162	£10,634,998	£12,164,938	£5,143,682	£9,330,168

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,354,363	£7,354,363	£7,354,363	£7,354,363	£7,354,363	£7,354,363
10%	70%	£3,255,823	£5,000,404	£3,864,529	£3,419,638	£5,164,219	£4,028,344
15%	70%	£1,294,283	£3,923,425	£2,119,812	£1,452,276	£4,969,147	£2,365,336
20%	70%	£2,772,673	£2,646,445	£3,844,649	£3,539,694	£2,794,616	£3,697,639
25%	70%	£2,950,029	£1,469,485	£1,403,376	£2,533,793	£1,879,003	£3,987,140
30%	70%	£5,038,699	£2,91,955	£3,171,402	£4,531,045	£783,931	£2,671,918
35%	70%	£7,150,029	£898,844	£4,949,302	£6,557,769	£316,113	£4,357,040
40%	70%	£9,261,361	£2,099,944	£6,746,243	£8,594,491	£1,423,666	£6,069,373
45%	70%	£11,372,693	£3,280,443	£8,543,185	£10,611,214	£2,311,706	£7,781,706
50%	70%	£13,484,025	£4,473,460	£10,340,128	£12,637,937	£3,206,770	£9,494,039
100%	70%	£34,597,342	£16,576,211	£28,309,546	£32,905,166	£14,884,035	£26,617,370
10%	80%	£3,173,242	£5,167,049	£3,868,906	£3,282,453	£5,276,259	£3,978,116
15%	80%	£1,078,756	£4,073,392	£2,126,178	£1,245,281	£4,237,208	£2,289,993
20%	80%	£3,040,596	£2,979,736	£3,737,547	£3,918,543	£3,198,155	£3,576,410
40%	80%	£9,602,577	£1,412,161	£8,728,157	£9,151,331	£988,176	£6,276,909
45%	80%	£11,756,561	£2,518,275	£8,522,838	£11,248,909	£2,018,792	£8,015,165
50%	80%	£13,910,545	£3,624,389	£10,317,519	£13,346,487	£3,069,408	£9,753,460
10%	60%	£3,338,404	£4,833,758	£3,860,151	£3,556,824	£5,052,179	£4,078,572
15%	60%	£1,330,424	£3,573,496	£2,113,046	£1,658,055	£3,901,087	£2,440,676
20%	60%	£2,044,811	£2,313,155	£3,957,751	£2,660,826	£2,749,995	£2,799,736
25%	60%	£2,740,202	£1,052,852	£1,414,499	£2,185,219	£1,588,903	£3,859,516
30%	60%	£4,782,786	£216,157	£3,184,748	£4,109,613	£447,811	£2,518,770
35%	60%	£6,851,466	£1,491,642	£4,965,127	£6,061,784	£714,667	£4,176,024
40%	60%	£8,920,145	£2,767,127	£6,764,330	£8,017,652	£1,879,156	£5,861,836
50%	60%	£11,067,505	£4,053,163	£8,612,736	£10,929,388	£4,208,132	£8,234,619

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£211,878	£211,878	£211,878	£211,878	£211,878	£211,878
10%	70%	£3,886,663	£2,142,081	£3,277,956	£3,722,847	£1,978,267	£3,114,142
15%	70%	£5,937,803	£3,319,061	£5,022,874	£5,690,209	£3,073,338	£4,777,150
20%	70%	£8,015,158	£4,496,040	£6,777,636	£7,682,170	£4,168,410	£6,448,847
25%	70%	£10,092,514	£5,673,020	£8,545,861	£9,676,278	£5,263,482	£8,129,626
30%	70%	£12,181,184	£6,850,530	£10,313,887	£11,673,531	£6,358,554	£9,814,404
35%	70%	£14,269,854	£8,027,540	£12,081,913	£13,700,254	£7,453,626	£11,500,182
40%	70%	£16,358,524	£9,204,550	£13,850,939	£15,726,977	£8,548,698	£13,185,960
45%	70%	£18,447,194	£10,381,560	£15,620,965	£17,753,699	£9,643,770	£14,871,738
50%	70%	£20,535,864	£11,558,570	£17,390,991	£19,780,423	£10,738,842	£16,557,516
100%	70%	£41,739,827	£23,716,696	£36,452,031	£40,047,652	£22,026,521	£33,759,856
10%	80%	£3,969,243	£1,975,436	£3,273,579	£3,860,032	£1,866,226	£3,164,369
15%	80%	£6,063,699	£3,069,093	£5,016,307	£5,807,204	£2,905,278	£4,852,492
20%	80%	£8,158,155	£4,162,143	£6,768,539	£7,961,028	£3,944,330	£6,546,946
40%	80%	£16,746,062	£8,554,946	£13,570,642	£16,293,816	£6,110,661	£13,410,395
45%	80%	£18,899,046	£9,660,761	£15,365,323	£18,391,394	£6,911,277	£15,157,671
50%	80%	£21,052,030	£10,766,874	£17,160,402	£20,488,972	£7,711,893	£16,895,945
10%	60%	£3,804,081	£2,308,727	£3,282,334	£3,585,662	£2,090,306	£3,063,913
15%	60%	£5,812,062	£3,569,029	£5,029,439	£5,484,430	£3,241,398	£4,701,809
20%	60%	£7,847,296	£4,839,331	£6,786,734	£7,403,311	£4,392,498	£6,342,749
25%	60%	£9,882,687	£6,099,633	£8,556,984	£9,327,704	£5,543,582	£8,002,002
30%	60%	£11,925,271	£7,369,935	£10,327,233	£11,252,099	£6,694,674	£9,661,255
35%	60%	£13,969,855	£8,640,237	£12,107,612	£13,204,269	£7,845,766	£11,320,509
40%	60%	£16,014,439	£9,910,539	£13,906,815	£15,160,137	£9,021,641	£13,004,322
50%	60%	£18,059,023	£11,180,841	£15,707,018	£17,116,008	£10,192,726	£14,687,035

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£9,483,488	£9,483,488	£9,483,488	£9,483,488	£9,483,488	£9,483,488
10%	70%	£5,384,947	£7,129,528	£5,993,653	£5,548,762	£7,293,343	£6,157,468
15%	70%	£3,333,807	£5,952,549	£4,248,736	£3,581,400	£6,198,271	£4,494,459
20%	70%	£1,256,451	£4,775,569	£2,493,773	£1,589,440	£5,103,199	£2,826,763
25%	70%	£-820,905	£3,598,590	£725,748	£-404,669	£4,008,127	£1,141,984
30%	70%	£-2,909,574	£2,421,079	£-1,042,277	£-2,401,921	£2,913,056	£-542,794
35%	70%	£-5,020,905	£1,230,280	£-2,820,177	£-4,428,645	£1,813,011	£-2,227,816
40%	70%	£-7,132,237	£9,461	£-4,617,119	£-6,455,367	£705,459	£-3,940,249
45%	70%	£-9,243,569	£-1,151,319	£-6,414,061	£-9,482,090	£-402,094	£-5,652,582
50%	70%	£-11,354,900	£-2,344,335	£-8,211,003	£-10,508,813	£-1,509,646	£-7,364,915
100%	70%	£-32,468,218	£-14,447,086	£-26,180,422	£-30,776,042	£-12,754,911	£-24,488,246
10%	80%	£5,302,367	£7,296,173	£5,998,030	£5,411,577	£7,405,383	£6,107,241
15%	80%	£3,207,910	£6,202,516	£4,255,302	£3,374,405	£6,366,332	£4,419,118
20%	80%	£1,098,598	£5,108,860	£2,502,671	£1,319,581	£5,327,279	£2,724,864
40%	80%	£-7,473,453	£716,964	£-4,599,033	£-7,022,206	£1,160,949	£-4,147,785
45%	80%	£-9,627,437	£-389,151	£-6,393,713	£-9,119,784	£110,332	£-5,886,061
50%	80%	£-11,781,421	£-1,495,265	£-8,188,395	£-11,217,362	£-940,283	£-7,624,336
10%	60%	£5,467,528	£6,962,883	£5,989,276	£5,685,948	£7,181,303	£6,207,696
15%	60%	£3,459,548	£5,702,580	£4,242,171	£3,787,179	£6,330,211	£4,589,801
20%	60%	£1,424,314	£4,442,279	£2,484,876	£1,858,299	£4,879,119	£2,528,861
25%	60%	£-611,077	£3,181,976	£714,625	£-556,095	£3,728,027	£1,269,008
30%	60%	£-2,653,662	£1,912,967	£-1,055,624	£-1,980,489	£2,576,936	£-389,646
35%	60%	£-4,722,341	£637,482	£-2,836,003	£-3,932,660	£1,414,457	£-2,049,900
40%	60%	£-6,791,021	£638,002	£-4,635,205	£-5,888,528	£249,969	£-3,732,712
50%	60%	£-10,928,391	£-3,205,038	£-8,233,612	£-9,800,264	£-2,079,008	£-7,105,494

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£10,121,253	£10,121,253	£10,121,253	£10,121,253	£10,121,253	£10,121,253
10%	70%	£6,022,713	£7,767,294	£6,631,419	£6,186,528	£7,931,109	£6,795,234
15%	70%	£3,871,578	£6,590,315	£4,886,592	£4,219,166	£6,836,037	£5,132,225
20%	70%	£1,694,217	£5,413,335	£3,131,538	£2,227,206	£5,740,965	£3,464,629
25%	70%	£-183,139	£4,236,355	£1,363,514	£233,097	£4,645,893	£1,779,750
30%	70%	£-2,271,809	£3,068,845	£-404,512	£-1,764,155	£3,550,821	£94,972
35%	70%	£-4,383,139	£1,868,046	£-2,182,412	£-3,790,879	£2,450,777	£-1,580,150
40%	70%	£-6,494,471	£677,246	£-3,978,353	£-5,817,601	£1,343,224	£-3,302,463
45%	70%	£-8,605,803	£-513,553	£-5,776,295	£-7,844,324	£235,672	£-5,014,816
50%	70%	£-10,717,135	£-1,706,569	£-7,573,237	£-9,871,047	£-571,880	£-6,727,149
100%	70%	£-31,830,452	£-13,809,321	£-25,542,696	£-30,138,276	£-12,117,145	£-23,850,490
10%	80%	£5,940,132	£7,933,939	£6,635,796	£6,049,343	£8,043,149	£6,745,006
15%	80%	£3,845,676	£6,840,282	£4,893,068	£4,012,171	£7,004,098	£5,056,883
20%	80%	£1,726,354	£5,746,625	£3,140,437	£1,945,347	£5,965,045	£3,362,430
40%	80%	£-6,835,687	£1,354,729	£-3,961,267	£-6,384,441	£1,798,714	£-3,510,019
45%	80%	£-8,989,671	£248,615	£-5,755,948	£-8,482,019	£748,098	£-5,248,295
50%	80%	£-11,143,655	£-887,499	£-7,550,629	£-10,579,597	£-302,518	£-6,986,570
10%	60%	£6,105,294	£7,600,649	£6,627,041	£6,323,714	£7,819,069	£6,845,462
15%	60%	£4,087,314	£6,340,246	£4,879,936	£4,424,945	£6,667,977	£5,207,567
20%	60%	£2,062,078	£5,080,845	£3,122,642	£2,508,064	£5,516,885	£3,566,626
25%	60%	£26,688	£3,819,742	£1,352,391	£581,671	£4,365,793	£1,907,374
30%	60%	£-2,015,896	£2,550,733	£-417,858	£-1,342,723	£3,214,701	£248,120
35%	60%	£-4,084,575	£1,275,248	£-2,198,237	£-3,294,894	£2,052,223	£-1,411,134
40%	60%	£-6,153,255	£-237	£-3,997,439	£-5,250,762	£887,734	£-3,094,946
50%	60%	£-10,290,615	£-2,567,273	£-7,595,846	£-9,162,498	£-1,441,242	£-6,467,728

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,155,038	£7,155,038	£7,155,038	£7,155,038	£7,155,038	£7,155,038
10%	70%	£3,425,465	£5,246,650	£4,065,051	£3,533,984	£5,355,168	£4,173,671
15%	70%	£1,652,655	£4,284,432	£2,512,034	£1,715,434	£4,447,210	£2,674,813
20%	70%	£-325,390	£3,322,215	£959,018	£-104,803	£3,539,251	£1,176,055
25%	70%	£-2,228,830	£2,359,996	£-603,714	£-1,953,097	£2,631,293	£-327,980
30%	70%	£-4,132,270	£1,397,778	£-2,182,131	£-3,801,390	£1,723,335	£-1,851,249
35%	70%	£-6,035,711	£435,561	£-3,760,547	£-5,649,693	£315,376	£-3,374,520
40%	70%	£-7,939,151	£-535,271	£-5,338,964	£-7,497,976	£-94,096	£-4,897,790
45%	70%	£-9,842,591	£-1,513,225	£-6,917,380	£-9,346,270	£-1,016,904	£-6,421,059
50%	70%	£-11,746,031	£-2,491,180	£-8,495,797	£-11,194,562	£-1,939,713	£-7,944,329
100%	70%	£-30,780,430	£-12,270,729	£-24,279,963	£-28,677,494	£-11,167,793	£-23,177,027
10%	80%	£3,335,658	£5,417,012	£4,066,613	£3,408,003	£5,489,357	£4,138,960
15%	80%	£1,417,944	£4,539,975	£2,514,378	£1,526,463	£4,648,493	£2,622,896
20%	80%	£-507,943	£3,662,938	£962,142	£-360,885	£3,807,629	£1,106,833
25%	80%	£-2,457,021	£2,785,901	£-599,745	£-2,273,199	£2,966,765	£-415,922
30%	80%	£-4,406,099	£1,908,864	£-2,177,368	£-4,185,512	£2,125,901	£-1,956,781
35%	80%	£-6,355,178	£1,031,827	£-3,754,991	£-6,097,826	£1,285,037	£-3,497,639
40%	80%	£-8,304,256	£154,790	£-5,332,614	£-8,010,140	£444,174	£-5,038,497
45%	80%	£-10,253,334	£-734,059	£-6,910,237	£-9,922,453	£-403,179	£-6,579,356
50%	80%	£-12,202,412	£-1,625,440	£-8,487,859	£-11,834,767	£-1,257,795	£-8,120,214
10%	60%	£3,515,273	£5,076,288	£4,063,489	£3,659,964	£5,220,979	£4,208,182
15%	60%	£1,687,367	£4,028,990	£2,509,691	£1,904,404	£4,245,927	£2,726,729
20%	60%	£-292,838	£2,961,986	£955,994	£-146,844	£3,270,874	£1,245,277
25%	60%	£-2,000,640	£1,934,092	£-607,682	£-1,632,995	£2,235,822	£-420,038
30%	60%	£-3,858,441	£886,693	£-2,186,894	£-3,417,267	£1,320,769	£-1,745,719
35%	60%	£-5,716,243	£-163,333	£-3,766,104	£-5,201,540	£345,716	£-3,251,400
40%	60%	£-7,574,046	£-1,227,862	£-5,345,314	£-6,985,813	£-639,630	£-4,757,081
45%	60%	£-9,431,848	£-2,292,391	£-6,924,524	£-8,770,086	£-1,630,630	£-6,262,763
50%	60%	£-11,289,649	£-3,356,921	£-8,503,734	£-10,554,358	£-2,621,629	£-7,768,444

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£82,440,995	£82,440,995	£82,440,995	£82,440,995	£82,440,995	£82,440,995
10%	70%	£86,170,587	£94,349,383	£85,530,981	£86,062,048	£84,240,884	£85,422,462
15%	70%	£88,043,377	£95,311,600	£87,093,998	£87,880,599	£85,148,823	£86,921,219
20%	70%	£89,921,423	£96,273,818	£88,637,015	£89,700,886	£86,056,781	£88,419,977
25%	70%	£91,824,863	£97,236,036	£90,199,747	£91,549,130	£86,964,739	£89,924,012
30%	70%	£93,728,303	£98,198,254	£91,776,163	£93,397,422	£87,872,698	£91,447,282
35%	70%	£95,631,743	£99,160,471	£93,356,580	£95,245,716	£88,780,656	£92,970,552
40%	70%	£97,535,183	£100,131,303	£94,934,996	£97,094,008	£89,690,128	£94,493,822
45%	70%	£99,438,623	£101,100,259	£96,513,413	£98,943,302	£90,601,537	£96,019,092
50%	70%	£101,342,063	£102,067,212	£98,091,829	£100,790,595	£91,515,745	£97,540,362
100%	70%	£120,376,462	£101,966,761	£113,875,995	£119,273,526	£100,763,826	£112,773,059
10%	80%	£86,260,374	£84,179,021	£85,529,419	£86,188,029	£84,106,675	£85,457,073
15%	80%	£88,178,088	£85,056,058	£87,081,655	£88,069,570	£84,947,539	£86,973,136
20%	80%	£90,103,975	£85,933,095	£88,633,891	£89,956,918	£85,798,403	£88,489,199
25%	80%	£92,030,289	£86,811,243	£90,196,127	£91,829,266	£86,630,772	£89,941,539
30%	80%	£93,945,367	£87,689,392	£91,750,269	£93,691,485	£87,469,211	£91,391,389
35%	80%	£95,848,445	£88,567,540	£93,302,512	£95,543,704	£88,308,644	£92,843,739
40%	80%	£97,747,523	£89,445,688	£94,854,755	£97,385,923	£89,148,077	£94,296,089
45%	80%	£99,642,601	£90,323,836	£96,407,000	£99,228,142	£90,000,510	£95,748,439
50%	80%	£101,537,679	£91,202,984	£97,959,243	£101,070,361	£90,853,827	£97,199,789
10%	60%	£86,080,759	£84,519,745	£85,532,543	£85,936,068	£84,375,053	£85,387,851
15%	60%	£87,908,696	£85,387,143	£87,096,341	£87,691,828	£85,350,105	£86,869,303
20%	60%	£89,738,070	£86,255,542	£88,640,138	£89,447,189	£86,225,158	£88,350,755
25%	60%	£91,568,672	£87,124,940	£90,193,715	£91,229,087	£87,100,211	£89,839,070
30%	60%	£93,454,474	£88,000,332	£91,782,026	£93,013,300	£88,000,211	£91,341,751
35%	60%	£95,312,275	£88,879,365	£93,362,136	£94,797,572	£89,050,317	£92,847,433
40%	60%	£97,170,078	£89,758,398	£94,941,346	£96,581,846	£90,000,211	£94,353,114
50%	60%	£100,885,682	£92,582,953	£98,099,786	£100,150,291	£92,217,662	£97,384,476

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£62,566,801	£62,566,801	£62,566,801	£62,566,801	£62,566,801	£62,566,801
10%	70%	£66,296,373	£64,475,189	£65,656,787	£66,187,854	£64,366,670	£65,548,268
15%	70%	£68,169,183	£65,437,406	£67,209,804	£68,006,405	£65,274,629	£67,047,025
20%	70%	£70,042,229	£66,399,624	£68,729,821	£69,826,946	£66,183,591	£68,539,070
25%	70%	£71,950,669	£67,361,842	£70,252,535	£71,674,335	£67,090,545	£70,049,818
30%	70%	£73,854,108	£68,324,060	£71,780,369	£73,523,228	£67,998,504	£71,573,088
35%	70%	£75,757,549	£69,286,277	£73,302,385	£75,371,522	£68,906,462	£73,096,358
40%	70%	£77,660,989	£70,250,109	£74,826,402	£77,219,814	£69,815,934	£74,619,628
45%	70%	£79,564,429	£71,213,941	£76,348,419	£79,068,108	£70,726,742	£76,142,897
50%	70%	£81,467,869	£72,177,773	£77,870,436	£80,916,401	£71,637,551	£77,666,168
100%	70%	£100,502,268	£81,992,567	£94,001,801	£99,399,332	£80,889,632	£92,898,865
10%	80%	£66,386,180	£64,304,827	£65,655,225	£66,313,835	£64,232,481	£65,582,879
15%	80%	£68,303,894	£65,181,864	£67,207,461	£68,195,375	£65,073,345	£67,098,942
20%	80%	£70,228,781	£66,059,901	£68,759,596	£70,082,724	£65,974,209	£68,615,056
25%	80%	£72,108,094	£66,937,938	£70,281,729	£71,929,077	£66,875,073	£70,130,168
30%	80%	£73,997,172	£67,816,975	£71,803,864	£73,770,429	£67,775,937	£71,645,279
35%	80%	£75,886,250	£68,695,012	£73,325,999	£75,611,781	£68,676,801	£73,160,390
40%	80%	£77,775,328	£69,573,049	£74,848,134	£77,453,133	£69,577,665	£74,675,501
45%	80%	£79,664,406	£70,451,086	£76,364,269	£79,294,485	£70,478,529	£76,190,612
50%	80%	£81,553,484	£71,329,123	£77,880,404	£81,135,837	£71,389,401	£77,705,723
10%	60%	£66,206,585	£64,645,511	£65,658,349	£66,061,874	£64,500,899	£65,513,657
15%	60%	£68,094,472	£65,523,548	£67,172,147	£67,877,434	£65,475,911	£67,030,709
20%	60%	£69,984,676	£66,401,585	£68,700,348	£69,582,634	£66,350,923	£68,546,761
25%	60%	£71,874,880	£67,280,622	£70,222,549	£71,287,835	£67,226,017	£69,061,876
30%	60%	£73,765,084	£68,159,659	£71,734,750	£73,000,036	£68,100,070	£70,577,557
35%	60%	£75,655,288	£69,038,696	£73,246,951	£74,712,237	£68,975,122	£72,092,239
40%	60%	£77,545,492	£69,917,733	£74,759,152	£76,424,438	£69,850,175	£73,607,350
45%	60%	£79,435,696	£70,796,770	£76,261,353	£78,136,639	£70,725,228	£75,122,461
50%	60%	£81,325,900	£71,675,807	£77,763,554	£79,848,840	£71,600,281	£76,637,572

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,723,027	£24,723,027	£24,723,027	£24,723,027	£24,723,027	£24,723,027
10%	70%	£28,452,600	£26,631,415	£27,813,013	£28,344,080	£26,522,897	£27,704,494
15%	70%	£30,326,410	£27,593,833	£29,365,030	£30,162,891	£27,439,265	£29,203,252
20%	70%	£32,203,455	£28,555,850	£30,919,047	£31,982,868	£28,338,813	£30,702,009
25%	70%	£34,106,895	£29,518,069	£32,481,779	£33,831,162	£29,246,772	£32,206,045
30%	70%	£36,010,335	£30,480,288	£34,060,195	£35,679,454	£30,154,730	£33,729,314
35%	70%	£37,913,775	£31,442,504	£35,638,812	£37,527,748	£31,062,688	£35,252,584
40%	70%	£39,817,215	£32,404,720	£37,217,028	£39,376,041	£31,971,640	£36,775,854
45%	70%	£41,720,655	£33,366,936	£38,806,245	£41,224,334	£32,880,592	£38,299,124
50%	70%	£43,624,095	£34,329,152	£40,396,462	£43,072,627	£33,791,544	£39,822,394
100%	70%	£62,658,494	£44,148,794	£56,158,027	£61,555,559		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544
10%	70%	-£7,753,117	-£5,931,932	-£7,113,530	-£7,644,597	-£5,923,414	-£7,005,011
15%	70%	-£9,625,927	-£6,894,149	-£8,666,547	-£9,463,148	-£6,731,372	-£8,503,769
20%	70%	-£11,503,972	-£7,856,367	-£10,219,564	-£11,283,385	-£7,639,330	-£10,002,526
25%	70%	-£13,407,412	-£8,818,586	-£11,782,296	-£13,131,679	-£8,547,289	-£11,506,562
30%	70%	-£15,310,852	-£9,780,803	-£13,360,712	-£14,979,971	-£9,455,247	-£13,029,831
35%	70%	-£17,214,293	-£10,743,021	-£14,939,129	-£16,828,265	-£10,363,205	-£14,553,101
40%	70%	-£19,117,733	-£11,713,852	-£16,517,545	-£18,676,559	-£11,272,677	-£16,076,371
45%	70%	-£21,021,173	-£12,691,807	-£18,095,962	-£20,524,851	-£12,195,486	-£17,599,641
50%	70%	-£22,924,612	-£13,669,762	-£19,674,378	-£22,373,144	-£13,118,294	-£19,122,911
100%	70%	-£41,959,011	-£23,449,311	-£35,458,544	-£40,856,076	-£22,348,375	-£34,355,609
10%	80%	-£7,942,924	-£5,761,570	-£7,111,968	-£7,770,578	-£5,689,225	-£7,039,622
15%	80%	-£9,760,837	-£6,538,907	-£8,664,204	-£9,652,119	-£6,530,089	-£8,555,666
20%	80%	-£11,686,525	-£7,515,644	-£10,216,440	-£11,539,467	-£7,370,952	-£10,071,748
40%	80%	-£19,482,838	-£11,023,792	-£16,511,195	-£19,188,722	-£10,734,408	-£16,217,079
45%	80%	-£21,431,916	-£11,912,641	-£18,088,818	-£21,101,034	-£11,581,760	-£17,757,938
50%	80%	-£23,380,994	-£12,804,022	-£19,666,441	-£23,013,348	-£12,436,376	-£19,298,796
10%	60%	-£7,663,309	-£6,102,294	-£7,115,093	-£7,518,617	-£5,967,603	-£6,970,400
15%	60%	-£9,491,215	-£7,149,892	-£8,668,890	-£9,274,177	-£6,932,654	-£8,451,853
20%	60%	-£11,321,419	-£8,197,091	-£10,222,687	-£11,029,737	-£7,907,707	-£9,933,304
25%	60%	-£13,179,221	-£9,244,489	-£11,786,264	-£12,811,577	-£8,882,760	-£11,418,619
30%	60%	-£15,037,023	-£10,291,888	-£13,365,475	-£14,595,849	-£9,857,813	-£12,924,300
35%	60%	-£16,894,825	-£11,341,915	-£14,944,685	-£16,380,121	-£10,832,866	-£14,429,882
40%	60%	-£18,752,627	-£12,406,444	-£16,523,895	-£18,164,395	-£11,818,211	-£15,935,853
50%	60%	-£22,468,231	-£14,535,502	-£19,682,816	-£21,732,940	-£13,800,211	-£18,947,026

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£723,789	£723,789	£723,789	£723,789	£723,789	£723,789
10%	70%	-£3,006,783	-£1,169,898	-£2,366,197	-£2,897,264	-£1,076,060	-£2,267,878
15%	70%	-£4,878,935	-£2,146,816	-£3,919,114	-£4,715,815	-£1,984,039	-£3,756,435
20%	70%	-£6,756,639	-£3,109,034	-£5,472,231	-£6,536,052	-£2,891,997	-£5,255,193
25%	70%	-£8,660,079	-£4,071,252	-£7,034,963	-£8,364,345	-£3,799,955	-£6,759,228
30%	70%	-£10,563,518	-£5,033,470	-£8,613,379	-£10,232,638	-£4,707,914	-£8,282,498
35%	70%	-£12,466,959	-£5,995,687	-£10,191,796	-£12,080,932	-£5,615,872	-£9,805,768
40%	70%	-£14,370,399	-£6,968,919	-£11,770,212	-£13,929,224	-£6,525,344	-£11,329,038
45%	70%	-£16,273,839	-£7,944,474	-£13,348,628	-£15,777,518	-£7,448,152	-£12,852,307
50%	70%	-£18,177,279	-£8,922,428	-£14,927,045	-£17,625,811	-£8,370,961	-£14,375,578
100%	70%	-£37,217,718	-£18,701,877	-£30,711,211	-£36,108,742	-£17,599,042	-£29,608,275
10%	80%	-£3,095,590	-£1,014,237	-£2,364,635	-£3,023,245	-£941,891	-£2,292,289
15%	80%	-£4,913,304	-£1,891,274	-£3,916,871	-£4,904,785	-£1,762,755	-£3,808,352
20%	80%	-£6,839,191	-£2,768,311	-£5,469,106	-£6,792,134	-£2,633,619	-£5,324,415
40%	80%	-£14,735,504	-£6,276,459	-£11,763,862	-£14,441,388	-£5,987,075	-£11,469,746
45%	80%	-£16,684,582	-£7,165,307	-£13,341,485	-£16,353,701	-£6,834,427	-£13,010,604
50%	80%	-£18,633,660	-£8,056,889	-£14,919,108	-£18,268,015	-£7,689,043	-£14,551,462
10%	60%	-£2,915,975	-£1,354,961	-£2,367,759	-£2,771,294	-£1,210,269	-£2,223,067
15%	60%	-£4,743,882	-£2,402,359	-£3,921,557	-£4,526,844	-£2,185,321	-£3,704,519
20%	60%	-£6,574,086	-£3,449,758	-£5,475,354	-£6,282,404	-£3,160,374	-£5,185,971
25%	60%	-£8,431,888	-£4,497,156	-£7,038,931	-£8,064,243	-£4,135,427	-£6,671,286
30%	60%	-£10,289,690	-£5,544,555	-£8,618,142	-£9,848,516	-£5,110,480	-£8,176,967
35%	60%	-£12,147,491	-£6,594,581	-£10,197,352	-£11,632,788	-£6,085,532	-£9,682,649
40%	60%	-£14,005,294	-£7,659,110	-£11,776,562	-£13,417,062	-£7,070,878	-£11,188,330
50%	60%	-£17,720,696	-£9,788,169	-£14,934,982	-£16,986,606	-£9,052,878	-£14,199,692

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,819,339	£2,819,339	£2,819,339	£2,819,339	£2,819,339	£2,819,339
10%	70%	-£910,234	£910,951	-£270,647	-£801,714	£1,019,469	-£162,128
15%	70%	-£2,783,043	£81,266	-£1,823,664	-£2,020,265	£1,111,511	-£1,660,866
20%	70%	-£4,661,085	-£1,013,484	-£3,376,861	-£4,440,592	£798,447	-£3,159,843
25%	70%	-£6,564,529	-£1,975,703	-£4,939,413	-£6,288,796	£1,704,406	-£4,663,679
30%	70%	-£8,467,969	-£2,937,920	-£6,517,829	-£8,137,088	£2,612,364	-£6,186,948
35%	70%	-£10,371,410	-£3,900,138	-£8,096,246	-£9,985,382	£3,520,322	-£7,710,218
40%	70%	-£12,274,850	-£4,870,969	-£9,674,662	-£11,833,675	£4,429,794	-£9,233,488
45%	70%	-£14,178,289	-£5,848,224	-£11,253,079	-£13,681,968	£5,352,603	-£10,756,758
50%	70%	-£16,081,729	-£6,826,873	-£12,831,495	-£15,530,261	£6,275,411	-£12,280,028
100%	70%	-£35,116,128	-£16,606,428	-£28,615,661	-£34,013,193	£15,503,492	-£27,512,725
10%	80%	-£1,000,041	£1,081,313	-£269,085	-£927,695	£1,153,658	-£196,739
15%	80%	-£2,917,754	£204,276	-£1,821,321	-£2,009,236	£312,794	-£1,712,803
20%	80%	-£4,843,842	£1,092,761	-£3,373,567	-£4,086,584	£528,861	-£3,226,863
40%	80%	-£12,639,955	£4,190,909	-£9,668,312	-£12,345,838	£3,891,525	-£9,374,196
45%	80%	-£14,589,033	£5,069,758	-£11,245,935	-£14,258,151	£4,738,877	-£10,915,055
50%	80%	-£16,538,111	£5,961,139	-£12,823,558	-£16,170,465	£5,593,493	-£12,455,912
10%	60%	-£820,426	£740,589	-£675,734	-£272,210	£895,281	-£127,517
15%	60%	-£2,648,332	£306,809	-£1,826,007	-£2,431,294	£899,771	-£1,608,970
20%	60%	-£4,478,536	£1,354,208	-£3,379,804	-£4,188,854	£1,064,824	-£3,090,421
25%	60%	-£6,336,338	£2,401,606	-£4,943,381	-£5,968,694	£2,039,877	-£4,575,736
30%	60%	-£8,194,140	£3,449,005	-£6,522,592	-£7,762,966	£3,014,930	-£6,081,417
35%	60%	-£10,051,942	£4,499,032	-£8,101,802	-£9,537,238	£3,989,983	-£7,587,099
40%	60%	-£11,909,744	£5,563,561	-£9,681,012	-£11,321,512	£4,975,328	-£9,092,780
50%	60%	-£15,625,348	£7,692,619	-£12,839,433	-£14,890,057	£6,967,328	-£12,104,142

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146
10%	70%	-£8,052,719	-£6,231,534	-£7,413,133	-£7,944,200	-£6,123,016	-£7,304,613
15%	70%	-£9,925,529	-£7,193,752	-£8,966,149	-£9,762,750	-£7,030,974	-£8,803,371
20%	70%	-£11,803,574	-£8,155,969	-£10,519,166	-£11,582,987	-£7,938,933	-£10,322,129
25%	70%	-£13,707,014	-£9,118,188	-£12,081,898	-£13,431,281	-£8,846,891	-£11,806,164
30%	70%	-£15,610,454	-£10,080,405	-£13,660,315	-£15,279,574	-£9,754,849	-£13,329,433
35%	70%	-£17,513,895	-£11,042,623	-£15,238,731	-£17,127,867	-£10,662,808	-£14,852,703
40%	70%	-£19,417,335	-£12,013,454	-£16,817,148	-£18,976,160	-£11,572,279	-£16,376,974
45%	70%	-£21,320,775	-£12,991,409	-£18,395,564	-£20,824,454	-£12,486,088	-£17,899,243
50%	70%	-£23,224,215	-£13,969,364	-£19,973,981	-£22,672,748	-£13,417,896	-£19,422,513
100%	70%	-£42,258,614	-£23,746,913	-£36,758,146	-£41,156,678	-£22,645,977	-£34,655,211
10%	80%	-£8,142,526	-£6,061,172	-£7,411,571	-£8,070,181	-£5,988,827	-£7,339,224
15%	80%	-£10,060,239	-£6,938,209	-£8,963,806	-£9,951,721	-£6,829,691	-£8,855,288
20%	80%	-£11,986,127	-£7,815,246	-£10,516,042	-£11,839,069	-£7,670,555	-£10,371,350
40%	80%	-£19,792,440	-£11,323,394	-£16,810,798	-£19,488,324	-£11,034,010	-£16,516,681
45%	80%	-£21,731,518	-£12,212,243	-£18,388,420	-£21,400,637	-£11,881,363	-£18,067,540
50%	80%	-£23,680,596	-£13,103,624	-£19,966,043	-£23,312,951	-£12,735,979	-£19,598,398
10%	60%	-£7,962,911	-£6,401,896	-£7,414,695	-£7,818,219	-£6,257,205	-£7,270,002
15%	60%	-£9,790,817	-£7,449,294	-£8,968,493	-£9,573,780	-£7,232,257	-£8,751,455
20%	60%	-£11,621,022	-£8,496,893	-£10,522,289	-£11,329,340	-£8,207,309	-£10,232,907
25%	60%	-£13,478,823	-£9,544,091	-£12,085,866	-£13,111,179	-£9,182,362	-£11,718,222
30%	60%	-£15,336,625	-£10,591,491	-£13,665,077	-£14,895,451	-£10,157,415	-£13,223,902
35%	60%	-£17,194,427	-£11,641,517	-£15,244,287	-£16,679,724	-£11,132,468	-£14,729,584
40%	60%	-£19,052,230	-£12,706,046	-£16,823,498	-£18,463,997	-£12,117,813	-£16,235,265
50%	60%	-£22,767,833	-£14,835,104	-£19,981,818	-£22,032,542	-£14,099,813	-£19,246,628

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,948,463	£4,948,463	£4,948,463	£4,948,463	£4,948,463	£4,948,463
10%	70%	£1,219,391	£3,040,075	£1,858,477	£1,327,410	£3,148,594	£1,868,996
15%	70%	£653,913	£2,077,858	£395,460	£491,141	£2,240,635	£488,739
20%	70%	£2,531,965	£1,115,640	£1,247,557	£2,311,378	£1,332,677	£1,030,519
25%	70%	£4,435,405	£153,422	£2,810,289	£4,159,671	£424,719	£2,534,554
30%	70%	£6,338,845	£808,796	£4,388,705	£6,007,964	£483,240	£4,057,824
35%	70%	£8,242,285	£1,771,013	£5,967,122	£7,856,258	£1,391,198	£5,581,094
40%	70%	£10,145,725	£2,741,845	£7,545,538	£9,704,550	£2,300,670	£7,104,364
45%	70%	£12,049,165	£3,719,800	£9,123,955	£11,552,844	£3,223,476	£8,627,633
50%	70%	£13,952,605	£4,697,754	£10,702,371	£13,401,137	£4,146,287	£10,150,904
100%	70%	£32,987,004	£14,477,303	£26,486,537	£31,884,068	£13,374,368	£25,383,601
10%	80%	£1,129,084	£3,210,437	£1,860,039	£1,201,429	£3,282,763	£1,932,385
15%	80%	£788,630	£2,333,400	£307,803	£680,111	£2,441,919	£116,322
20%	80%	£2,714,517	£1,456,363	£1,244,432	£2,567,480	£1,801,855	£1,099,741
40%	80%	£10,510,830	£2,051,785	£7,539,188	£10,216,714	£1,762,401	£7,245,072
45%	80%	£12,459,909	£2,940,633	£9,116,811	£12,129,027	£2,609,753	£8,785,930
50%	80%	£14,408,987	£3,832,015	£10,694,434	£14,041,341	£3,464,989	£10,326,788
10%	60%	£1,308,699	£2,899,713	£1,856,915	£1,453,390	£3,014,405	£2,001,607
15%	60%	£519,208	£1,822,315	£393,117	£302,170	£2,339,353	£520,155
20%	60%	£2,349,412	£774,916	£1,250,680	£2,057,730	£1,064,300	£361,297
25%	60%	£4,207,214	£272,482	£2,814,257	£3,839,569	£89,247	£2,446,612
30%	60%	£6,065,016	£1,319,881	£4,393,468	£5,623,842	£885,806	£3,352,293
35%	60%	£7,922,817	£2,369,907	£5,972,678	£7,408,114	£1,860,858	£5,457,975
40%	60%	£9,780,620	£3,434,436	£7,551,888	£9,192,388	£2,846,204	£6,963,656
50%	60%	£13,496,224	£5,563,495	£10,710,398	£12,760,933	£4,828,204	£9,975,018

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,586,229	£5,586,229	£5,586,229	£5,586,229	£5,586,229	£5,586,229
10%	70%	£1,856,656	£3,677,841	£2,496,243	£1,965,176	£3,786,360	£2,604,762
15%	70%	£16,183	£2,715,624	£343,226	£146,825	£2,878,401	£1,198,034
20%	70%	£1,894,199	£1,753,406	£809,791	£1,673,612	£1,970,443	£392,753
25%	70%	£3,797,639	£791,188	£2,172,523	£3,521,906	£1,062,484	£1,896,789
30%	70%	£5,701,079	£171,030	£3,750,939	£5,370,198	£164,526	£3,420,058
35%	70%	£7,604,520	£1,133,248	£5,329,356	£7,218,492	£753,432	£4,943,328
40%	70%	£9,507,960	£2,104,078	£6,907,772	£9,066,785	£1,662,894	£6,866,598
45%	70%	£11,411,399	£3,082,054	£8,486,189	£10,915,078	£2,585,713	£7,969,868
50%	70%	£13,314,839	£4,059,988	£10,064,605	£12,763,371	£3,508,521	£9,513,138
100%	70%	£32,348,238	£13,839,538	£25,848,771	£31,246,303	£12,736,602	£24,745,838
10%	80%	£1,766,849	£3,848,203	£2,497,805	£1,839,195	£3,920,548	£2,570,151
15%	80%	£150,884	£2,971,186	£345,568	£42,346	£3,079,685	£1,064,087
20%	80%	£2,076,751	£2,094,129	£806,667	£1,929,694	£2,338,321	£461,975
40%	80%	£9,873,065	£1,414,019	£8,901,422	£9,578,948	£1,124,635	£6,607,306
45%	80%	£11,822,143	£2,302,868	£9,479,045	£11,491,261	£1,971,987	£8,148,165
50%	80%	£13,771,221	£3,194,249	£10,056,668	£13,403,575	£2,826,603	£9,689,022
10%	60%	£1,946,465	£3,507,479	£2,494,681	£2,091,156	£3,652,171	£2,639,373
15%	60%	£113,838	£2,460,081	£340,383	£336,398	£2,677,119	£1,157,620
20%	60%	£1,711,646	£1,412,682	£612,914	£1,419,964	£1,702,855	£333,531
25%	60%	£3,569,448	£365,284	£2,176,491	£3,201,804	£727,013	£1,808,846
30%	60%	£5,427,250	£682,115	£3,755,702	£4,986,076	£248,040	£3,314,527
35%	60%	£7,285,052	£1,732,141	£5,334,912	£6,770,348	£1,223,093	£4,820,209
40%	60%	£9,142,854	£2,796,671	£6,914,122	£8,554,622	£2,208,438	£6,325,890
50%	60%	£12,858,458	£4,925,729	£10,072,542	£12,123,167	£4,190,438	£9,337,252

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,869,719	£2,869,719	£2,869,719	£2,869,719	£2,869,719	£2,869,719
10%	70%	-£798,613	£942,826	-£131,552	-£812,966	£928,704	-£145,905
15%	70%	-£2,503,793	£129,379	-£1,503,202	-£2,525,322	£108,195	-£1,524,732
20%	70%	-£4,208,973	-£696,256	-£2,874,851	-£4,237,679	-£723,963	-£2,903,658
25%	70%	-£5,914,152	-£1,522,007	-£4,246,501	-£5,950,036	-£1,557,890	-£4,282,385
30%	70%	-£7,619,332	-£2,348,758	-£5,618,151	-£7,662,392	-£2,391,818	-£5,661,211
35%	70%	-£9,324,512	-£3,175,509	-£6,989,801	-£9,374,749	-£3,225,745	-£7,040,038
40%	70%	-£11,029,692	-£4,002,260	-£8,361,451	-£11,087,105	-£4,059,673	-£8,418,964
45%	70%	-£12,734,873	-£4,829,011	-£9,733,101	-£12,799,463	-£4,893,600	-£9,797,690
50%	70%	-£14,440,053	-£5,655,762	-£11,104,751	-£14,511,819	-£5,727,529	-£11,176,517
100%	70%	-£31,491,853	-£13,923,271	-£24,821,249	-£31,635,386	-£14,066,805	-£24,964,781
10%	80%	-£80,089	£1,099,162	-£128,344	-£80,268	£1,989,747	-£197,913
15%	80%	-£2,641,922	£363,883	-£1,498,389	-£2,656,275	£349,761	-£1,512,743
20%	80%	-£4,393,145	-£377,470	-£2,868,436	-£4,412,283	-£396,607	-£2,887,574
25%	80%	-£6,144,368	-£1,124,774	-£4,238,482	-£6,168,290	-£1,148,696	-£4,262,404
30%	80%	-£7,895,592	-£1,872,078	-£5,608,528	-£7,924,298	-£1,900,785	-£5,637,234
35%	80%	-£9,646,815	-£2,619,383	-£6,978,573	-£9,680,307	-£2,652,874	-£7,012,064
40%	80%	-£11,398,039	-£3,366,687	-£8,348,619	-£11,438,314	-£3,404,963	-£8,386,984
45%	80%	-£13,149,262	-£4,113,991	-£9,718,665	-£13,192,322	-£4,157,052	-£9,761,726
50%	80%	-£14,900,485	-£4,861,296	-£11,088,712	-£14,948,330	-£4,909,140	-£11,136,556
10%	60%	-£706,525	£786,489	-£134,760	-£725,663	£767,659	-£153,897
15%	60%	-£2,365,062	£106,845	-£1,508,014	-£2,394,369	-£135,552	-£1,536,720
20%	60%	-£4,024,800	-£1,013,943	-£1,013,943	-£4,063,075	-£1,051,318	-£1,019,542
25%	60%	-£5,683,937	-£1,919,240	-£4,254,521	-£5,731,781	-£1,967,084	-£4,302,366
30%	60%	-£7,343,073	-£2,825,438	-£5,627,775	-£7,400,486	-£2,882,851	-£5,685,188
35%	60%	-£9,002,210	-£3,731,635	-£7,001,029	-£9,069,192	-£3,798,618	-£7,068,011
40%	60%	-£10,661,347	-£4,637,833	-£8,374,282	-£10,737,898	-£4,714,384	-£8,450,833
45%	60%	-£12,320,483	-£5,544,031	-£9,747,536	-£12,406,603	-£5,630,150	-£9,833,656
50%	60%	-£13,979,620	-£6,450,228	-£11,120,789	-£14,075,308	-£6,545,917	-£11,216,479

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313
10%	70%	-£90,394,645	-£88,853,207	-£89,727,584	-£90,408,998	-£88,667,329	-£89,741,937
15%	70%	-£92,999,825	-£89,466,654	-£91,099,234	-£92,121,355	-£89,487,837	-£91,120,764
20%	70%	-£93,895,005	-£90,291,288	-£92,470,884	-£93,333,711	-£90,319,995	-£92,469,591
25%	70%	-£95,510,185	-£91,118,039	-£93,842,534	-£95,546,068	-£91,153,923	-£93,878,417
30%	70%	-£97,215,365	-£91,944,790	-£95,214,183	-£97,258,425	-£91,987,850	-£95,257,244
35%	70%	-£98,920,545	-£92,771,541	-£96,585,833	-£98,970,781	-£92,821,778	-£96,636,070
40%	70%	-£100,625,725	-£93,598,292	-£97,957,483	-£100,683,138	-£93,655,705	-£98,014,896
45%	70%	-£102,330,905	-£94,425,043	-£99,329,133	-£102,385,495	-£94,489,633	-£99,393,723
50%	70%	-£104,036,085	-£95,251,794	-£100,700,783	-£104,107,851	-£95,323,561	-£100,772,549
100%	70%	-£121,087,885	-£103,519,304	-£114,417,262	-£121,231,419	-£103,662,837	-£114,560,814
10%	80%	-£90,486,731	-£88,486,871	-£89,724,377	-£90,496,300	-£88,506,285	-£89,733,946
15%	80%	-£92,237,955	-£89,232,149	-£91,094,422	-£92,252,308	-£89,248,271	-£91,108,776
20%	80%	-£93,989,178	-£89,973,502	-£92,464,468	-£94,008,316	-£89,992,639	-£92,483,606
25%	80%	-£95,740,401	-£90,722,719	-£93,834,513	-£95,754,446	-£90,736,946	-£93,892,927
30%	80%	-£97,491,624	-£91,471,936	-£95,204,558	-£97,506,575	-£91,481,261	-£95,302,758
35%	80%	-£99,242,847	-£92,221,153	-£96,574,603	-£99,258,704	-£92,225,576	-£96,712,589
40%	80%	-£100,994,070	-£92,970,370	-£97,944,648	-£101,010,832	-£92,970,370	-£98,122,420
45%	80%	-£102,745,293	-£93,719,587	-£99,314,693	-£102,788,554	-£93,753,084	-£99,532,758
50%	80%	-£104,496,516	-£94,468,804	-£100,684,744	-£104,544,362	-£94,505,173	-£100,942,588
10%	60%	-£90,302,558	-£88,809,543	-£89,730,792	-£90,321,696	-£88,828,373	-£89,749,929
15%	60%	-£91,961,694	-£89,702,877	-£91,104,040	-£91,990,402	-£89,731,584	-£91,132,752
20%	60%	-£93,620,832	-£90,609,075	-£92,477,288	-£93,659,107	-£90,647,350	-£93,615,675
25%	60%	-£95,280,970	-£91,515,272	-£93,850,833	-£95,327,813	-£91,563,116	-£95,288,398
30%	60%	-£96,941,108	-£92,421,471	-£95,223,880	-£96,996,519	-£92,478,884	-£96,291,221
35%	60%	-£98,601,246	-£93,327,668	-£96,597,061	-£98,665,224	-£93,384,650	-£98,664,043
40%	60%	-£100,261,384	-£94,233,865	-£97,970,315	-£100,333,930	-£94,310,416	-£100,261,384
50%	60%	-£101,921,522	-£95,140,062	-£99,342,562	-£101,997,241	-£95,141,950	-£101,921,522

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119
10%	70%	-£70,520,451	-£68,779,013	-£69,853,390	-£70,534,804	-£68,793,134	-£69,867,743
15%	70%	-£72,225,631	-£69,592,459	-£71,225,940	-£72,247,160	-£69,613,643	-£71,246,570
20%	70%	-£73,930,811	-£70,405,905	-£72,600,089	-£73,952,300	-£70,435,152	-£72,600,412
25%	70%	-£75,635,991	-£71,219,351	-£73,974,238	-£75,657,440	-£71,255,661	-£73,974,254
30%	70%	-£77,341,171	-£72,032,797	-£75,348,386	-£77,362,580	-£72,076,170	-£75,348,386
35%	70%	-£79,046,351	-£72,847,243	-£76,722,534	-£79,067,720	-£72,891,679	-£76,722,534
40%	70%	-£80,751,531	-£73,661,689	-£78,096,682	-£80,772,860	-£73,706,188	-£78,096,682
45%	70%	-£82,456,711	-£74,476,135	-£79,470,830	-£82,483,000	-£74,520,697	-£79,470,830
50%	70%	-£84,161,891	-£75,290,581	-£80,844,978	-£84,189,140	-£75,335,206	-£80,844,978
100%	70%	-£101,213,691	-£83,645,110	-£94,543,067	-£101,357,224	-£83,788,643	-£94,686,620
10%	80%	-£70,612,537	-£68,622,678	-£69,850,182	-£70,622,106	-£68,632,091	-£69,859,752
15%	80%	-£72,317,717	-£69,437,124	-£71,224,228	-£72,338,113	-£69,447,077	-£71,234,582
20%	80%	-£74,022,897	-£70,251,570	-£72,600,270	-£74,043,120	-£70,262,086	-£72,600,412
25%	80%	-£75,728,077	-£71,066,016	-£73,974,312	-£75,748,127	-£71,077,095	-£73,974,254
30%	80%	-£77,433,257	-£71,880,462	-£75,348,354	-£77,453,134	-£71,887,104	-£75,348,354
35%	80%	-£79,138,437	-£72,694,908	-£76,722,396	-£79,158,141	-£72,697,113	-£76,722,396
40%	80%	-£80,843,617	-£73,509,354	-£78,096,438	-£80,863,148	-£73,512,122	-£78,096,438
45%	80%	-£82,548,797	-£74,323,800	-£79,470,480	-£82,568,155	-£74,327,131	-£79,470,480
50%	80%	-£84,253,977	-£75,138,246	-£80,844,522	-£84,273,162	-£75,137,140	-£80,844,522
100%	80%	-£101,305,777	-£83,992,735	-£95,246,614	-£101,449,650	-£84,041,611	-£95,389,266
10%	60%	-£72,087,500	-£69,828,683	-£71,229,852	-£72,116,207	-£69,837,390	-£71,258,558
15%	60%	-£73,792,680	-£70,643,129	-£72,603,894	-£73,811,214	-£70,652,400	-£72,603,894
20%	60%	-£75,497,860	-£71,457,575	-£73,977,936	-£75,506,221	-£71,467,411	-£73,977,936
25%	60%	-£77,203,040	-£72,272,021	-£75,351,978	-£77,211,228	-£72,277,422	-£75,351,978
30%	60%	-£78,908,220	-£73,086,467	-£76,726,020	-£78,916,235	-£73,092,433	-£76,726,020
35%	60%	-£80,613,400	-£73,900,913	-£78,096,062	-£80,621,242	-£73,907,444	-£78,096,062
40%	60%	-£82,318,580	-£74,715,359	-£79,470,104	-£82,326,249	-£74,717,455	-£79,470,104
45%	60%	-£84,023,760	-£75,529,805	-£80,844,146	-£84,031,256	-£75,522,466	-£80,844,146
50%	60%	-£85,728,940	-£76,344,251	-£82,218,188	-£85,736,263	-£76,347,477	-£82,218,188

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345
10%	70%	-£32,676,677	-£30,935,239	-£32,009,616	-£32,691,030	-£30,949,361	-£32,023,969
15%	70%	-£34,381,857	-£31,748,686	-£33,381,266	-£34,403,367	-£31,759,808	-£33,402,797
20%	70%	-£36,087,037	-£32,562,132	-£34,752,916	-£36,115,743	-£32,569,255	-£34,781,623
25%	70%	-£37,792,217	-£33,375,578	-£36,124,566	-£37,828,101	-£33,379,702	-£36,160,449
30%	70%	-£39,497,397	-£34,189,024	-£37,496,216	-£39,540,457	-£34,189,151	-£37,539,275
35%	70%	-£41,202,577	-£35,002,470	-£38,867,866	-£41,252,813	-£35,002,600	-£38,918,102
40%	70%	-£42,907,757	-£35,815,916	-£40,239,516	-£42,965,170	-£35,815,049	-£40,296,928
45%	70%	-£44,612,937	-£36,629,362	-£41,611,166	-£44,677,527	-£36,629,498	-£41,675,754
50%	70%	-£46,318,117	-£37,442,808	-£42,982,816	-£46,389,884	-£37,442,947	-£43,054,581
100%	70%	-£63,369,918</					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862
10%	70%	-£11,971,184	-£10,235,756	-£11,310,133	-£11,991,547	-£10,249,878	-£11,324,486
15%	70%	-£13,682,374	-£11,049,203	-£12,681,783	-£13,703,904	-£11,070,386	-£12,703,314
20%	70%	-£15,387,554	-£11,873,837	-£14,053,433	-£15,416,260	-£11,902,544	-£14,082,140
25%	70%	-£17,092,734	-£12,700,588	-£15,425,083	-£17,128,618	-£12,736,472	-£15,460,966
30%	70%	-£18,797,914	-£13,527,339	-£16,796,733	-£18,840,974	-£13,570,399	-£16,839,793
35%	70%	-£20,503,094	-£14,354,090	-£18,168,383	-£20,553,330	-£14,404,327	-£18,218,619
40%	70%	-£22,208,274	-£15,180,841	-£19,540,033	-£22,265,687	-£15,238,254	-£19,597,445
45%	70%	-£23,913,454	-£16,007,592	-£20,911,682	-£23,978,044	-£16,072,182	-£20,976,272
50%	70%	-£25,618,634	-£16,834,343	-£22,283,332	-£25,690,401	-£16,906,110	-£22,355,098
100%	70%	-£42,670,435	-£25,101,853	-£35,999,831	-£42,813,968	-£25,245,386	-£36,143,363
10%	80%	-£12,069,281	-£10,079,420	-£11,306,926	-£12,078,850	-£10,088,834	-£11,316,495
15%	80%	-£13,820,504	-£10,814,899	-£12,676,971	-£13,834,857	-£10,828,820	-£12,691,325
20%	80%	-£15,571,727	-£11,556,051	-£14,047,017	-£15,580,865	-£11,575,188	-£14,066,155
40%	80%	-£22,576,620	-£14,545,268	-£19,527,201	-£22,614,895	-£14,583,544	-£19,565,476
45%	80%	-£24,327,843	-£15,292,573	-£20,897,247	-£24,370,903	-£15,335,633	-£20,940,307
50%	80%	-£26,079,066	-£16,039,878	-£22,267,293	-£26,126,911	-£16,087,722	-£22,315,137
10%	60%	-£11,985,107	-£10,392,052	-£11,313,342	-£11,904,245	-£10,410,922	-£11,332,479
15%	60%	-£13,544,244	-£11,285,428	-£12,686,995	-£13,572,951	-£11,314,133	-£12,715,301
20%	60%	-£15,203,381	-£12,191,624	-£14,059,849	-£15,241,656	-£12,229,899	-£14,098,124
25%	60%	-£16,862,518	-£13,097,822	-£15,433,102	-£16,910,362	-£13,145,666	-£15,480,947
30%	60%	-£18,521,655	-£14,004,020	-£16,806,357	-£18,579,068	-£14,061,433	-£16,863,770
35%	60%	-£20,180,792	-£14,910,217	-£18,179,610	-£20,247,774	-£14,977,199	-£18,246,592
40%	60%	-£21,839,929	-£15,816,414	-£19,552,864	-£21,916,479	-£15,892,965	-£19,629,415
50%	60%	-£23,499,066	-£16,722,610	-£20,926,117	-£23,585,184	-£16,808,732	-£21,012,237

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529
10%	70%	-£7,226,861	-£5,888,423	-£6,562,860	-£7,244,214	-£5,902,544	-£6,577,153
15%	70%	-£9,595,041	-£6,301,868	-£7,934,456	-£9,656,570	-£6,323,053	-£7,965,980
20%	70%	-£11,963,221	-£6,716,313	-£9,306,100	-£11,968,927	-£6,745,562	-£9,334,807
25%	70%	-£14,331,401	-£7,130,758	-£10,677,744	-£14,381,284	-£7,168,071	-£10,713,633
30%	70%	-£16,700,581	-£7,545,203	-£12,049,388	-£16,735,641	-£7,590,580	-£12,092,459
35%	70%	-£19,069,761	-£7,959,648	-£13,421,032	-£19,089,997	-£8,013,089	-£13,471,285
40%	70%	-£21,438,941	-£8,374,093	-£14,792,676	-£21,490,354	-£8,435,598	-£14,850,111
45%	70%	-£23,808,121	-£8,788,538	-£16,164,320	-£23,890,711	-£8,858,107	-£16,228,937
50%	70%	-£26,177,301	-£9,202,983	-£17,535,964	-£26,291,068	-£9,280,616	-£17,607,763
100%	70%	-£37,923,101	-£13,354,528	-£23,252,497	-£38,066,634	-£13,492,165	-£23,386,030
10%	80%	-£7,321,947	-£5,332,086	-£6,559,593	-£7,331,516	-£5,341,501	-£6,569,162
15%	80%	-£9,073,170	-£5,746,531	-£7,929,638	-£9,082,523	-£5,761,410	-£7,943,892
20%	80%	-£10,824,393	-£6,160,976	-£9,319,683	-£10,843,532	-£6,181,319	-£9,318,822
40%	80%	-£17,829,287	-£9,797,935	-£14,779,868	-£17,867,562	-£9,836,211	-£14,818,143
45%	80%	-£19,580,510	-£10,545,240	-£16,149,914	-£19,623,570	-£10,588,300	-£16,192,974
50%	80%	-£21,331,733	-£11,292,544	-£17,519,960	-£21,379,578	-£11,340,389	-£17,567,804
10%	60%	-£7,137,774	-£5,644,759	-£6,566,008	-£7,156,912	-£5,663,589	-£6,585,145
15%	60%	-£8,796,910	-£6,059,204	-£7,956,053	-£8,816,050	-£6,081,098	-£7,967,868
20%	60%	-£10,457,046	-£6,473,649	-£9,346,100	-£10,496,197	-£6,498,607	-£9,350,290
25%	60%	-£12,117,182	-£6,888,094	-£10,736,147	-£12,157,344	-£6,913,116	-£10,733,614
30%	60%	-£13,777,318	-£7,292,539	-£12,126,194	-£13,807,491	-£7,327,625	-£12,116,937
35%	60%	-£15,437,454	-£7,697,984	-£13,516,241	-£15,477,638	-£7,742,134	-£13,499,259
40%	60%	-£17,097,590	-£8,102,429	-£14,906,288	-£17,127,785	-£8,156,643	-£14,882,082
50%	60%	-£18,757,726	-£8,506,874	-£16,296,335	-£18,778,932	-£8,571,152	-£16,264,904

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979
10%	70%	-£5,134,311	-£3,392,873	-£4,467,250	-£5,148,664	-£3,406,995	-£4,481,603
15%	70%	-£6,838,491	-£4,206,320	-£5,838,900	-£6,861,021	-£4,222,016	-£5,860,431
20%	70%	-£8,542,671	-£5,019,767	-£7,210,544	-£8,565,182	-£5,037,037	-£7,229,257
25%	70%	-£10,246,851	-£5,833,214	-£8,582,200	-£10,269,343	-£5,852,058	-£8,618,083
30%	70%	-£11,951,031	-£6,646,661	-£9,953,856	-£11,980,504	-£6,671,079	-£9,996,910
35%	70%	-£13,655,211	-£7,460,108	-£11,325,499	-£13,710,447	-£7,490,100	-£11,375,736
40%	70%	-£15,359,391	-£8,273,555	-£12,697,143	-£15,442,804	-£8,309,121	-£12,754,562
45%	70%	-£17,063,571	-£9,087,002	-£14,068,787	-£17,165,161	-£9,129,142	-£14,133,388
50%	70%	-£18,767,751	-£9,900,449	-£15,440,430	-£18,887,518	-£9,949,163	-£15,512,214
100%	70%	-£35,827,552	-£18,258,970	-£28,156,948	-£35,971,085	-£18,402,503	-£29,300,480
10%	80%	-£5,226,398	-£3,236,537	-£4,464,043	-£5,235,967	-£3,245,951	-£4,473,612
15%	80%	-£6,977,621	-£3,971,815	-£5,834,088	-£6,991,974	-£3,965,937	-£5,848,442
20%	80%	-£8,728,844	-£4,707,093	-£7,204,134	-£8,747,882	-£4,720,305	-£7,223,272
40%	80%	-£15,733,737	-£7,702,385	-£12,684,318	-£15,772,012	-£7,740,661	-£12,722,553
45%	80%	-£17,484,960	-£8,446,680	-£14,054,364	-£17,528,020	-£8,492,750	-£14,097,424
50%	80%	-£19,236,183	-£9,190,975	-£15,424,410	-£19,284,028	-£9,244,839	-£15,472,254
10%	60%	-£5,042,224	-£3,549,209	-£4,470,459	-£5,061,362	-£3,568,039	-£4,489,596
15%	60%	-£6,793,447	-£4,283,487	-£5,843,512	-£6,812,008	-£4,297,110	-£5,872,418
20%	60%	-£8,544,670	-£5,017,765	-£7,215,556	-£8,564,154	-£5,031,191	-£7,233,240
25%	60%	-£10,295,893	-£5,752,043	-£8,587,600	-£10,315,297	-£5,745,272	-£8,602,062
30%	60%	-£12,047,116	-£6,486,321	-£9,958,644	-£12,065,440	-£6,499,353	-£9,980,884
35%	60%	-£13,798,339	-£7,219,599	-£11,329,688	-£13,817,583	-£7,219,434	-£11,360,706
40%	60%	-£15,549,562	-£7,952,877	-£12,700,732	-£15,569,726	-£7,952,315	-£12,731,528
50%	60%	-£17,300,785	-£8,686,155	-£14,071,776	-£17,321,869	-£8,686,196	-£14,102,350

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465
10%	70%	-£12,276,797	-£10,535,358	-£11,609,735	-£12,291,150	-£10,549,480	-£11,624,088
15%	70%	-£13,981,976	-£11,348,805	-£12,981,385	-£14,003,506	-£11,369,989	-£13,002,916
20%	70%	-£15,687,156	-£12,162,252	-£14,353,035	-£15,715,862	-£12,190,492	-£14,381,742
25%	70%	-£17,392,336	-£12,975,700	-£15,724,685	-£17,428,220	-£13,016,074	-£15,760,568
30%	70%	-£19,097,516	-£13,790,147	-£17,096,335	-£19,140,576	-£13,841,656	-£17,139,394
35%	70%	-£20,802,696	-£14,604,594	-£18,467,985	-£20,852,933	-£14,707,238	-£18,518,220
40%	70%	-£22,507,876	-£15,419,041	-£19,839,635	-£22,565,289	-£15,532,820	-£19,897,046
45%	70%	-£24,213,056	-£16,233,488	-£21,211,284	-£24,277,646	-£16,363,402	-£21,275,872
50%	70%	-£25,918,236	-£17,047,935	-£22,582,934	-£25,990,001	-£17,205,713	-£22,654,698
100%	70%	-£42,970,437	-£25,401,455	-£36,299,433	-£43,113,570	-£25,544,888	-£36,442,965
10%	80%	-£12,368,883	-£10,379,022	-£11,606,528	-£12,378,452	-£10,388,437	-£11,616,097
15%	80%	-£14,120,106	-£11,114,301	-£12,976,573	-£14,134,459	-£11,128,423	-£12,990,927
20%	80%	-£15,871,329	-£11,851,580	-£14,346,618	-£15,890,467	-£11,874,791	-£14,385,757
40%	80%	-£22,876,222	-£14,844,871	-£19,828,803	-£22,914,407	-£14,893,147	-£19,865,076
45%	80%	-£24,627,445	-£15,588,152	-£21,198,848	-£24,670,506	-£15,635,235	-£21,239,309
50%	80%	-£26,378,668	-£16,331,433	-£22,568,893	-£26,426,514	-£16,387,324	-£22,614,740
10%	60%	-£12,184,709	-£10,691,694	-£11,612,944	-£12,203,847	-£10,710,524	-£11,632,081
15%	60%	-£13,843,846	-£11,585,029	-£12,986,197	-£13,872,553	-£11,613,735	-£13,014,903
20%	60%	-£15,503,983	-£12,478,364	-£14,358,451	-£15,541,269	-£12,529,952	-£14,397,726
25%	60%	-£17,164,120	-£13,371,699	-£15,730,704	-£17,209,964	-£13,445,268	-£15,780,550
30%	60%	-£18,824,257	-£14,265,034	-£17,102,958	-£18,878,670	-£14,361,035	-£17,163,372
35%	60%	-£20,484,394	-£15,158,369	-£18,475,213	-£20,547,376	-£15,276,801	-£18,546,195
40%	60%	-£22,144,531	-£16,051,704	-£19,846,466	-£22,216,082	-£16,192,568	-£19,929,017
50%	60%	-£23,804,668	-£16,945,039	-£21,217,719	-£23,885,188	-£17,108,335	-£21,311,839</

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£363,145	£363,145	£363,145	£363,145	£363,145	£363,145
10%	70%	-£3,005,187	-£1,263,749	-£2,338,126	-£3,019,540	-£1,277,870	-£2,352,479
15%	70%	-£4,710,367	-£2,077,195	-£3,709,776	-£4,731,896	-£2,098,379	-£3,731,306
20%	70%	-£6,415,547	-£2,901,830	-£5,081,426	-£6,444,253	-£2,930,537	-£5,110,133
25%	70%	-£8,120,727	-£3,728,581	-£6,453,076	-£8,156,610	-£3,764,465	-£6,488,959
30%	70%	-£9,825,907	-£4,555,332	-£7,824,725	-£9,868,967	-£4,598,392	-£7,867,785
35%	70%	-£11,531,087	-£5,382,083	-£9,196,375	-£11,581,323	-£5,432,320	-£9,246,612
40%	70%	-£13,236,266	-£6,208,834	-£10,568,025	-£13,293,680	-£6,266,247	-£10,625,438
45%	70%	-£14,941,447	-£7,035,585	-£11,939,675	-£15,006,037	-£7,100,175	-£12,004,265
50%	70%	-£16,646,627	-£7,862,336	-£13,311,325	-£16,718,393	-£7,934,103	-£13,383,091
100%	70%	-£33,696,427	-£16,129,846	-£27,027,823	-£33,841,960	-£16,273,379	-£27,171,356
10%	80%	-£3,097,273	-£1,107,412	-£2,334,919	-£3,106,842	-£1,116,827	-£2,344,488
15%	80%	-£4,848,496	-£1,842,691	-£3,704,354	-£4,862,949	-£1,856,813	-£3,719,318
20%	80%	-£6,599,720	-£2,584,044	-£5,075,010	-£6,618,858	-£2,603,181	-£5,094,148
40%	80%	-£13,604,613	-£5,573,261	-£10,555,194	-£13,642,888	-£5,611,537	-£10,593,469
45%	80%	-£15,355,836	-£6,320,566	-£11,925,240	-£15,398,896	-£6,363,626	-£11,968,300
50%	80%	-£17,107,059	-£7,067,871	-£13,295,286	-£17,154,004	-£7,115,715	-£13,343,130
10%	60%	-£2,913,100	-£1,420,085	-£2,341,334	-£2,932,238	-£1,438,915	-£2,360,471
15%	60%	-£4,572,236	-£2,313,419	-£3,714,588	-£4,600,943	-£2,342,126	-£3,743,294
20%	60%	-£6,231,374	-£3,219,617	-£5,087,841	-£6,269,649	-£3,257,892	-£5,126,116
25%	60%	-£7,890,511	-£4,125,814	-£6,461,095	-£7,938,355	-£4,173,658	-£6,508,940
30%	60%	-£9,549,648	-£5,032,013	-£7,834,350	-£9,607,061	-£5,089,426	-£7,891,763
35%	60%	-£11,208,784	-£5,938,210	-£9,207,603	-£11,275,766	-£6,005,192	-£9,274,585
40%	60%	-£12,867,921	-£6,844,407	-£10,580,857	-£12,944,472	-£6,920,958	-£10,657,408
50%	60%	-£14,527,058	-£7,750,604	-£11,954,111	-£14,618,177	-£7,837,724	-£12,040,231

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£1,000,911	£1,000,911	£1,000,911	£1,000,911	£1,000,911	£1,000,911
10%	70%	-£2,367,421	-£625,983	-£1,700,360	-£2,381,774	-£640,105	-£1,714,713
15%	70%	-£4,072,601	-£1,439,430	-£3,072,010	-£4,094,131	-£1,460,613	-£3,093,541
20%	70%	-£5,777,781	-£2,264,064	-£4,443,660	-£5,806,487	-£2,292,771	-£4,472,367
25%	70%	-£7,482,961	-£3,089,815	-£5,815,310	-£7,518,844	-£3,126,699	-£5,851,193
30%	70%	-£9,188,141	-£3,917,566	-£7,186,960	-£9,231,201	-£3,960,626	-£7,230,020
35%	70%	-£10,893,321	-£4,744,317	-£8,558,609	-£10,943,557	-£4,794,554	-£8,608,846
40%	70%	-£12,598,501	-£5,571,068	-£9,930,259	-£12,655,914	-£5,828,481	-£9,987,672
45%	70%	-£14,303,681	-£6,397,819	-£11,301,909	-£14,368,271	-£6,862,409	-£11,366,499
50%	70%	-£16,008,861	-£7,224,570	-£12,673,559	-£16,080,628	-£7,896,337	-£12,745,325
100%	70%	-£33,060,661	-£15,492,080	-£26,390,058	-£33,204,195	-£15,635,613	-£26,533,590
10%	80%	-£2,459,508	-£469,647	-£1,697,153	-£2,469,077	-£479,061	-£1,706,722
15%	80%	-£4,210,731	-£1,204,925	-£3,067,198	-£4,225,084	-£1,219,047	-£3,081,552
20%	80%	-£5,961,954	-£1,946,278	-£4,437,244	-£5,981,092	-£1,965,415	-£4,456,382
40%	80%	-£12,966,847	-£4,935,495	-£9,917,428	-£13,005,122	-£4,973,771	-£9,955,703
45%	80%	-£14,718,070	-£5,782,800	-£11,287,474	-£14,761,130	-£5,825,860	-£11,330,534
50%	80%	-£16,469,293	-£6,630,105	-£12,657,520	-£16,517,138	-£6,877,949	-£12,705,364
10%	60%	-£2,275,334	-£782,319	-£1,703,569	-£2,294,472	-£801,149	-£1,722,706
15%	60%	-£3,934,471	-£1,675,653	-£3,076,822	-£3,963,178	-£1,704,360	-£3,105,528
20%	60%	-£5,593,608	-£2,561,851	-£4,450,076	-£5,631,883	-£2,620,126	-£4,488,351
25%	60%	-£7,252,745	-£3,448,048	-£5,823,329	-£7,300,589	-£3,535,893	-£5,871,174
30%	60%	-£8,911,882	-£4,334,247	-£7,196,584	-£8,969,295	-£4,451,660	-£7,253,997
35%	60%	-£10,571,019	-£5,200,444	-£8,569,837	-£10,638,001	-£5,367,426	-£8,636,819
40%	60%	-£12,230,155	-£6,066,641	-£9,943,091	-£12,306,706	-£6,283,192	-£10,019,642
50%	60%	-£13,889,292	-£6,932,838	-£11,316,344	-£13,874,411	-£7,199,458	-£11,102,465

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	1
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£101,670,431	£101,670,431	£101,670,431	£101,670,431	£101,670,431	£101,670,431
10%	70%	£96,390,406	£98,207,119	£96,862,303	£96,617,082	£98,431,317	£97,086,501
15%	70%	£78,708,840	£81,471,263	£79,423,595	£79,050,212	£81,811,760	£79,764,967
20%	70%	£71,027,274	£74,710,503	£71,980,280	£71,482,337	£75,165,666	£72,435,442
25%	70%	£63,299,811	£67,949,745	£64,510,552	£63,878,070	£68,518,698	£65,088,811
30%	70%	£55,564,688	£61,179,890	£57,017,576	£56,258,598	£61,871,730	£57,711,486
35%	70%	£47,829,563	£54,389,633	£49,524,600	£48,639,125	£55,190,186	£50,334,162
40%	70%	£40,028,772	£47,581,376	£41,997,640	£40,969,118	£48,506,591	£42,937,986
45%	70%	£32,225,199	£40,782,119	£34,442,178	£33,285,091	£41,822,985	£35,500,067
50%	70%	£24,344,082	£33,937,365	£26,845,418	£25,538,739	£35,112,798	£28,040,075
100%	70%	£58,119,555	£37,488,702	£52,781,488	£55,570,054	£34,939,203	£50,231,988
10%	80%	£86,348,945	£88,424,860	£86,887,927	£86,500,067	£88,574,325	£87,037,392
15%	80%	£78,645,749	£81,802,074	£79,462,611	£78,873,330	£82,026,272	£79,690,192
20%	80%	£70,943,152	£75,152,557	£72,032,301	£71,246,594	£75,455,998	£72,335,743
25%	80%	£63,192,939	£68,502,312	£64,576,642	£63,578,445	£68,881,614	£64,962,148
30%	80%	£55,436,440	£61,852,066	£57,096,885	£55,899,047	£62,307,229	£57,559,491
35%	80%	£47,679,275	£55,166,879	£49,617,126	£48,219,849	£55,706,587	£50,156,834
40%	80%	£39,854,980	£48,479,943	£42,105,115	£40,481,877	£49,096,752	£42,732,011
45%	80%	£32,026,484	£41,793,007	£34,583,086	£32,736,945	£42,486,917	£35,268,345
50%	80%	£24,123,289	£35,078,944	£26,981,958	£24,919,726	£38,862,565	£27,778,396
10%	60%	£86,432,468	£87,989,379	£86,836,679	£86,733,250	£88,288,308	£87,135,609
15%	60%	£78,771,933	£81,139,722	£79,384,579	£79,227,095	£81,594,885	£79,839,741
20%	60%	£71,111,396	£74,268,456	£71,928,256	£71,179,380	£74,338,142	£72,535,142
25%	60%	£63,406,684	£67,387,179	£64,444,462	£64,177,695	£68,155,792	£65,215,473
30%	60%	£55,692,934	£60,505,966	£56,938,268	£56,618,148	£61,431,179	£57,863,481
35%	60%	£47,979,185	£53,594,388	£49,432,073	£49,068,601	£54,673,804	£50,511,489
40%	60%	£40,202,566	£46,682,810	£41,890,166	£41,466,359	£47,916,429	£43,143,961
45%	60%	£32,422,719	£39,760,343	£34,321,270	£33,833,238	£41,159,053	£35,731,789
50%	60%	£24,564,677	£32,795,787	£26,708,879	£26,157,762	£34,363,031	£28,301,754

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£114,235,872	£114,235,872	£114,235,872	£114,235,872	£114,235,872	£114,235,872
10%	70%	£129,515,896	£127,699,184	£129,044,000	£129,289,220	£127,474,986	£128,819,802
15%	70%	£137,197,462	£134,435,040	£136,482,708	£136,856,091	£134,084,543	£136,141,336
20%	70%	£144,879,028	£141,185,789	£143,926,023	£144,423,866	£140,740,837	£143,470,860
25%	70%	£152,560,492	£147,956,558	£151,395,750	£152,028,233	£147,387,604	£150,817,492
30%	70%	£160,241,615	£154,726,412	£158,888,727	£159,647,705	£154,034,573	£158,194,816
35%	70%	£168,076,740	£161,525,669	£166,381,703	£167,267,178	£160,716,107	£165,572,141
40%	70%	£175,877,531	£168,324,926	£173,908,662	£174,937,185	£167,389,712	£172,968,317
45%	70%	£183,681,104	£175,124,183	£181,464,125	£182,821,211	£174,903,117	£180,356,236
50%	70%	£191,562,221	£181,968,337	£189,050,884	£190,367,584	£180,793,504	£187,866,228
100%	70%	£274,025,858	£253,395,005	£268,687,790	£271,476,357	£250,845,505	£266,138,291
10%	80%	£129,557,957	£127,481,443	£129,018,375	£129,406,236	£127,331,978	£128,868,910
15%	80%	£137,280,554	£134,104,229	£136,443,691	£137,032,973	£133,880,301	£136,216,111
20%	80%	£144,983,151	£140,755,745	£143,874,001	£144,699,709	£140,450,540	£143,570,559
25%	80%	£152,681,523	£147,426,369	£151,801,188	£152,824,426	£148,609,650	£151,714,591
30%	80%	£160,379,818	£154,113,296	£159,343,216	£160,169,358	£157,419,385	£160,637,567
35%	80%	£168,076,740	£160,827,359	£166,824,345	£167,986,577	£164,043,738	£168,127,907
40%	80%	£175,877,531	£167,532,422	£175,317,624	£176,871,806	£173,519,188	£176,043,549
45%	80%	£183,681,104	£174,241,495	£183,169,358	£184,056,584	£180,988,504	£183,570,559
50%	80%	£191,562,221	£180,950,568	£189,050,884	£190,367,584	£187,866,228	£190,356,236
10%	60%	£129,473,835	£127,916,924	£129,069,624	£129,173,052	£127,617,984	£128,770,694
15%	60%	£137,134,370	£134,766,580	£136,521,724	£136,679,208	£134,311,418	£136,086,562
20%	60%	£144,794,905	£141,637,893	£143,878,044	£144,188,022	£141,030,970	£143,371,160
25%	60%	£152,490,613	£148,508,125	£151,461,841	£151,728,607	£148,740,620	£150,890,830
30%	60%	£160,213,369	£155,400,337	£158,986,035	£159,288,155	£156,475,123	£158,042,622
35%	60%	£167,927,118	£162,311,915	£166,474,229	£166,847,702	£164,232,499	£165,394,813
40%	60%	£175,703,737	£169,223,492	£174,018,137	£174,449,943	£172,089,874	£174,782,342
50%	60%	£183,481,426	£176,110,516	£180,977,424	£181,748,501	£180,543,222	£182,664,549

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£66,343,530	£66,343,530	£66,343,530	£66,343,530	£66,343,530	£66,343,530
10%	70%	£91,623,555	£79,808,842	£81,151,658	£81,396,879	£79,582,645	£80,927,481
15%	70%	£99,305,121	£88,542,699	£89,590,398	£89,963,749	£88,292,201	£89,246,595
20%	70%	£106,986,687	£97,286,556	£98,333,691	£98,707,042	£97,046,650	£97,574,519
25%	70%	£114,714,150	£106,064,216	£103,503,409	£104,135,891	£99,495,263	£102,925,150
30%	70%	£122,441,724	£114,831,871	£110,988,385	£111,755,364	£108,142,232	£110,302,475
35%	70%	£130,169,298	£123,603,522	£118,483,361	£119,374,837	£115,822,765	£117,679,800
40%	70%	£137,896,872	£132,375,173	£126,016,321	£127,044,843	£119,507,371	£125,075,975
45%	70%	£145,624,446	£141,146,824	£133,571,784	£134,728,870	£125,190,976	£131,531,894
50%	70%	£153,352,020	£149,918,475	£141,168,541	£142,475,222	£132,301,163	£139,973,886
100%	70%	£226,133,516	£205,502,663	£220,795,449	£223,584,016	£202,953,164	£218,245,949
10%	80%	£91,665,616	£79,589,101	£81,126,034	£81,513,894	£79,439,636	£80,976,590
15%	80%	£99,348,180	£88,271,887	£89,851,350	£90,140,631	£88,997,889	£89,323,789
20%	80%	£107,030,744	£96,964,674	£98,561,690	£98,807,367	£97,557,963	£97,678,216
25%	80%	£114,714,150	£104,651,419	£102,258,847	£102,850,085	£101,817,029	£102,811,850
30%	80%	£122,441,724	£112,423,170	£109,983,691	£110,571,524	£109,246,295	£110,574,519
35%	80%	£130,169,298	£120,194,921	£117,708,535	£118,264,367	£117,021,049	£117,826,616
40%	80%	£137,896,872	£128,016,672	£125,433,379	£126,016,321	£124,246,295	£125,075,975
45%	80%	£145,624,446	£135,848,423	£133,162,222	£133,971,784	£131,030,976	£131,531,894
50%	80%	£153,352,020	£143,680,174	£141,016,073	£141,824,843	£138,088,504	£140,356,236
10%	60%	£81,581,493	£80,024,683	£81,177,282	£81,280,711	£79,725,653	£80,878,352
15%	60%	£89,242,029	£88,874,239	£89,829,383	£89,786,666	£88,419,076	£88,174,220
20%	60%	£96,902,565	£97,745,511	£98,385,703	£98,295,891	£96,138,628	£96,474,619
25%	60%	£104,607,277	£106,616,783	£103,569,500	£103,838,266	£99,858,179	£102,788,468
30%	60%	£112,311,027	£118,507,995	£111,075,694	£111,395,813	£106,582,782	£110,150,480
35%	60%	£120,034,776	£126,399,207	£118,581,888	£118,955,360	£113,340,158	£117,502,472
40%	60%	£127,811,396	£134,291,419	£126,123,795	£126,557,602	£120,097,532	£124,870,000
50%	60%	£135,589,016	£142,183,631	£133,666,089	£134,188,209	£127,850,930	£133,712,207

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,851,459	£24,851,459	£24,851,459	£24,851,459	£24,851,459	£24,851,459
10%	70%	£9,571,435	£11,388,147	£10,043,331	£9,798,111	£11,612,345	£10,267,529
15%	70%	£1,893,969	£4,852,291	£2,624,623	£2,231,240	£4,992,789	£2,845,935
20%	70%	£5,791,697	£2,108,468	£4,838,692	£5,336,535	£1,653,306	£4,283,529
25%	70%	£13,519,160	£8,969,227	£12,308,419	£12,940,902	£8,300,273	£11,730,161
30%	70%	£21,254,284	£15,639,081	£19,801,395	£20,560,374	£14,947,242	£19,107,485
35%	70%	£28,989,409	£22,438,338	£27,294,372	£28,179,847	£21,628,776	£26,484,810
40%	70%	£36,724,533	£29,237,595	£34,821,331	£35,849,854	£28,312,381	£33,880,985
45%	70%	£44,459,657	£36,036,852	£42,346,29			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£74,732,561	£74,732,561	£74,732,561	£74,732,561	£74,732,561	£74,732,561
10%	70%	£39,452,557	£1,289,249	£59,824,433	£59,879,213	£1,493,447	£61,148,651
15%	70%	£51,770,971	£54,533,393	£52,485,725	£52,112,343	£54,873,891	£52,827,097
20%	70%	£44,089,405	£47,772,634	£45,042,411	£44,544,968	£48,227,796	£45,497,573
25%	70%	£36,361,942	£41,011,875	£37,572,683	£36,940,200	£41,580,829	£38,150,941
30%	70%	£28,626,818	£34,242,021	£30,079,707	£29,320,728	£34,933,860	£30,773,617
35%	70%	£20,891,694	£27,442,764	£22,586,730	£21,701,255	£28,292,327	£23,396,292
40%	70%	£13,090,903	£20,643,507	£15,059,771	£14,031,249	£21,568,721	£16,000,117
45%	70%	£5,287,329	£13,844,250	£7,504,308	£6,347,222	£14,885,116	£8,562,158
50%	70%	£-2,593,787	£6,999,496	£-32,451	£-1,399,130	£8,174,929	£1,102,206
100%	70%	£85,057,424	£84,426,672	£79,719,357	£82,507,924	£81,877,072	£77,169,857
10%	80%	£59,410,476	£61,486,950	£59,950,058	£59,562,197	£61,636,455	£60,099,523
15%	80%	£51,707,880	£54,864,204	£52,324,742	£51,936,460	£55,088,402	£52,752,323
20%	80%	£44,005,282	£48,214,658	£45,094,432	£44,308,724	£48,518,129	£45,397,874
40%	80%	£12,917,110	£21,542,073	£15,167,245	£13,544,007	£22,158,883	£15,794,142
45%	80%	£5,088,615	£14,855,138	£7,625,217	£5,799,075	£15,549,048	£8,330,476
50%	80%	£-2,814,581	£8,141,074	£44,088	£-2,018,144	£8,924,695	£840,527
10%	60%	£59,494,599	£61,051,509	£59,898,810	£59,795,381	£61,350,439	£60,197,739
15%	60%	£51,834,083	£54,203,853	£52,446,709	£52,239,226	£54,657,015	£52,901,872
20%	60%	£44,173,527	£47,330,581	£44,990,989	£44,790,411	£47,937,464	£45,597,273
25%	60%	£36,466,815	£40,459,309	£37,506,502	£37,239,826	£41,217,913	£38,277,604
30%	60%	£28,755,064	£33,568,097	£30,000,398	£29,680,279	£34,493,310	£30,925,611
35%	60%	£21,041,315	£26,656,518	£22,494,204	£22,120,731	£27,735,934	£23,573,620
40%	60%	£13,264,086	£19,744,941	£14,852,295	£14,518,468	£20,979,559	£16,206,091
50%	60%	£-2,372,993	£5,857,917	£-228,991	£-760,117	£7,425,161	£1,363,685

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£86,172,568	£86,172,568	£86,172,568	£86,172,568	£86,172,568	£86,172,568
10%	70%	£70,892,543	£72,709,226	£71,364,440	£71,119,220	£72,933,454	£71,589,638
15%	70%	£63,210,973	£65,073,400	£63,825,732	£63,552,349	£66,313,807	£64,927,100
20%	70%	£55,529,412	£59,212,640	£56,482,417	£56,984,574	£59,667,803	£56,937,580
25%	70%	£47,801,948	£52,451,882	£49,012,689	£48,380,207	£53,020,835	£49,590,948
30%	70%	£40,066,825	£45,682,027	£41,519,713	£40,760,735	£46,373,867	£42,213,623
35%	70%	£32,331,700	£38,892,770	£34,026,737	£33,141,262	£39,692,333	£34,836,299
40%	70%	£24,596,575	£32,083,513	£26,499,777	£25,471,255	£34,008,728	£27,440,153
45%	70%	£16,727,336	£25,284,257	£18,944,315	£17,787,228	£26,325,122	£20,002,204
50%	70%	£8,846,219	£18,439,502	£11,347,555	£10,040,876	£19,614,935	£12,542,212
100%	70%	£73,617,418	£72,986,565	£68,279,351	£71,067,917	£70,437,065	£65,729,851
10%	80%	£70,850,482	£72,926,997	£71,390,055	£71,002,204	£73,076,462	£71,539,529
15%	80%	£63,147,886	£66,304,211	£63,964,748	£63,375,407	£66,528,409	£64,182,359
20%	80%	£55,445,289	£59,554,654	£56,534,436	£56,248,131	£59,558,135	£56,837,860
25%	80%	£47,737,117	£52,982,080	£49,607,252	£49,084,014	£53,596,889	£49,234,149
30%	80%	£40,028,621	£46,205,144	£41,865,223	£41,339,082	£46,989,054	£41,770,482
35%	80%	£32,321,070	£39,418,859	£34,886,716	£33,729,232	£39,057,022	£34,341,879
40%	80%	£24,591,516	£32,621,516	£27,338,816	£27,235,388	£32,730,445	£27,637,746
45%	80%	£16,825,426	£25,811,081	£19,484,095	£19,421,863	£26,364,702	£19,280,533
50%	80%	£9,934,605	£18,491,516	£11,338,816	£11,235,388	£19,730,445	£11,637,746
10%	60%	£70,850,482	£72,926,997	£71,390,055	£71,002,204	£73,076,462	£71,539,529
15%	60%	£63,147,886	£66,304,211	£63,964,748	£63,375,407	£66,528,409	£64,182,359
20%	60%	£55,445,289	£59,554,654	£56,534,436	£56,248,131	£59,558,135	£56,837,860
25%	60%	£47,737,117	£52,982,080	£49,607,252	£49,084,014	£53,596,889	£49,234,149
30%	60%	£40,028,621	£46,205,144	£41,865,223	£41,339,082	£46,989,054	£41,770,482
35%	60%	£32,321,070	£39,418,859	£34,886,716	£33,729,232	£39,057,022	£34,341,879
40%	60%	£24,591,516	£32,621,516	£27,338,816	£27,235,388	£32,730,445	£27,637,746
45%	60%	£16,825,426	£25,811,081	£19,484,095	£19,421,863	£26,364,702	£19,280,533
50%	60%	£9,934,605	£18,491,516	£11,338,816	£11,235,388	£19,730,445	£11,637,746
10%	60%	£70,850,482	£72,926,997	£71,390,055	£71,002,204	£73,076,462	£71,539,529
15%	60%	£63,147,886	£66,304,211	£63,964,748	£63,375,407	£66,528,409	£64,182,359
20%	60%	£55,445,289	£59,554,654	£56,534,436	£56,248,131	£59,558,135	£56,837,860
25%	60%	£47,737,117	£52,982,080	£49,607,252	£49,084,014	£53,596,889	£49,234,149
30%	60%	£40,028,621	£46,205,144	£41,865,223	£41,339,082	£46,989,054	£41,770,482
35%	60%	£32,321,070	£39,418,859	£34,886,716	£33,729,232	£39,057,022	£34,341,879
40%	60%	£24,591,516	£32,621,516	£27,338,816	£27,235,388	£32,730,445	£27,637,746
45%	60%	£16,825,426	£25,811,081	£19,484,095	£19,421,863	£26,364,702	£19,280,533
50%	60%	£9,934,605	£18,491,516	£11,338,816	£11,235,388	£19,730,445	£11,637,746

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£91,222,372	£91,222,372	£91,222,372	£91,222,372	£91,222,372	£91,222,372
10%	70%	£75,942,347	£77,759,060	£76,414,244	£76,169,023	£77,983,257	£76,638,442
15%	70%	£68,260,791	£71,023,204	£69,976,536	£69,602,153	£71,363,701	£69,319,907
20%	70%	£60,579,235	£64,292,444	£61,582,221	£61,034,376	£64,417,607	£61,034,376
25%	70%	£52,851,752	£57,501,686	£54,062,493	£53,430,011	£56,070,639	£54,640,752
30%	70%	£45,116,628	£50,731,831	£46,569,517	£45,810,539	£51,423,671	£47,263,427
35%	70%	£37,381,504	£43,932,574	£39,076,541	£38,191,066	£44,742,137	£39,886,103
40%	70%	£29,646,379	£37,133,317	£31,549,581	£30,521,059	£38,058,531	£32,489,927
45%	70%	£21,911,254	£30,334,060	£24,024,116	£22,857,032	£31,371,826	£25,052,006
50%	70%	£14,176,129	£23,534,803	£16,507,359	£15,090,680	£24,664,730	£17,592,016
100%	70%	£68,567,614	£47,936,761	£63,229,547	£66,018,113	£45,387,262	£60,680,047
10%	80%	£75,900,286	£77,976,801	£76,439,868	£76,052,008	£78,126,266	£76,589,333
15%	80%	£68,197,690	£71,354,015	£69,014,552	£68,425,271	£71,578,213	£69,242,133
20%	80%	£60,490,093	£64,709,498	£61,584,242	£61,034,376	£64,417,607	£61,034,376
25%	80%	£52,782,496	£58,064,981	£51,657,055	£50,933,818	£56,648,693	£53,283,952
30%	80%	£45,074,899	£51,424,464	£46,149,528	£45,423,671	£51,423,671	£47,263,427
35%	80%	£37,367,302	£44,780,007	£39,664,071	£38,810,539	£44,742,137	£39,886,103
40%	80%	£29,646,379	£38,076,541	£33,076,541	£32,228,886	£38,058,531	£32,489,927
45%	80%	£21,911,254	£31,234,803	£24,507,359	£23,371,826	£28,264,730	£25,052,006
50%	80%	£14,176,129	£24,435,546	£16,982,603	£15,618,113	£21,423,671	£17,592,016
10%	60%	£75,900,286	£77,976,801	£76,439,868	£76,052,008	£78,126,266	£76,589,333
15%	60%	£68,197,690	£71,354,015	£69,014,552	£68,425,271	£71,578,213	£69,242,133
20%	60%	£60,490,093	£64,709,498	£61,584,242	£61,034,376	£64,417,607	£61,034,376
25%	60%	£52,782,496	£58,064,981	£51,657,055	£50,933,818	£56,648,693	£53,283,952
30%	60%	£45,074,899	£51,424,464	£46,149,528	£45,423,671	£51,423,671	£47,263,427
35%	60%	£37,367,302	£44,780,007	£39,664,071	£38,810,539	£44,742,137	£39,886,103
40%	60%	£29,646,379	£38,076,541	£33,076,541	£32,228,886	£38,058,531	£32,489,927
45%	60%	£21,911,254	£31,234,803	£24,507,359	£23,371,826	£28,264,730	£25,052,006
50%	60%	£14,176,129	£24,435,546	£16,982,603	£15,618,113	£21,423,671	£17,592,016

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£74,010,587	£74,010,587	£74,010,587	£74,010,587	£74,010,587	£74,010,587
10%	70%	£58,730,563	£60,547,275	£59,202,459	£58,957,239	£60,771,473	£59,426,657
15%	70%	£51,046,997	£53,811,419	£51,763,751	£51,390,368	£54,151,916	£52,105,123
20%	70%	£43,363,431	£47,080,860	£44,320,436	£43,822,933	£47,505,822	£44,775,599
25%	70%	£35,679,865	£40,350,301	£36,850,709	£36,218,226	£40,858,855	£37,428,967
30%	70%	£27,994,844	£33,620,047	£29,357,733	£28,598,754	£34,211,886	£30,051,643
35%	70%	£20,309,823	£26,889,793	£21,860,756	£21,079,28		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£96,353,083	£96,353,083	£96,353,083	£96,353,083	£96,353,083	£96,353,083
10%	70%	£91,073,058	£82,889,771	£81,544,955	£81,299,734	£83,113,868	£81,769,152
15%	70%	£73,381,492	£76,153,914	£74,106,247	£73,732,864	£76,484,412	£74,447,616
20%	70%	£65,709,926	£69,993,155	£66,662,932	£66,165,089	£69,848,316	£67,118,094
25%	70%	£57,982,463	£62,832,397	£59,193,204	£58,580,722	£63,201,350	£59,771,463
30%	70%	£50,247,339	£55,862,542	£51,700,228	£50,941,250	£56,554,381	£52,394,138
35%	70%	£42,512,215	£49,063,285	£44,207,252	£43,321,776	£49,872,848	£45,016,813
40%	70%	£34,771,434	£42,294,028	£36,880,292	£35,851,770	£43,189,242	£37,620,638
45%	70%	£26,907,851	£35,464,771	£29,124,825	£27,967,743	£36,506,637	£30,162,739
50%	70%	£19,026,734	£28,620,017	£21,528,070	£20,221,391	£29,795,450	£22,722,727
100%	70%	£63,436,903	£42,806,050	£58,098,836	£60,687,403	£40,256,551	£55,549,336
10%	80%	£81,030,997	£83,107,512	£81,570,579	£81,182,719	£83,256,977	£81,720,044
15%	80%	£73,329,491	£76,484,726	£74,745,263	£73,555,362	£76,708,824	£74,372,844
20%	80%	£65,625,804	£69,835,209	£66,714,953	£65,929,246	£70,138,650	£67,016,395
40%	80%	£34,537,632	£43,162,594	£36,787,766	£35,164,528	£43,779,404	£37,414,663
45%	80%	£26,709,136	£36,475,659	£29,245,738	£27,419,596	£37,169,569	£29,950,997
50%	80%	£18,805,940	£29,761,596	£21,664,610	£19,602,378	£30,545,217	£22,461,048
10%	60%	£81,115,120	£82,672,030	£81,519,331	£81,415,902	£82,970,960	£81,818,261
15%	60%	£73,454,584	£75,822,374	£74,067,230	£73,999,747	£76,277,537	£74,522,393
20%	60%	£65,794,048	£68,951,102	£66,610,910	£66,400,532	£69,557,985	£67,217,794
25%	60%	£58,089,336	£62,079,830	£59,127,113	£58,860,347	£62,838,434	£59,898,125
30%	60%	£50,375,586	£55,188,618	£51,620,919	£51,300,800	£56,113,831	£52,546,133
35%	60%	£42,661,837	£48,277,040	£44,114,725	£43,741,253	£49,356,455	£45,194,141
40%	60%	£34,885,217	£41,365,462	£36,572,818	£36,139,011	£42,599,081	£37,626,613
50%	60%	£26,947,528	£34,478,439	£27,391,530	£26,840,404	£32,045,683	£28,984,406

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£97,889,955	£97,889,955	£97,889,955	£97,889,955	£97,889,955	£97,889,955
10%	70%	£92,608,930	£84,426,643	£83,081,827	£82,836,607	£84,650,841	£83,306,025
15%	70%	£74,928,384	£77,890,787	£75,843,119	£75,289,736	£78,031,284	£76,984,491
20%	70%	£67,246,798	£70,930,027	£68,199,804	£67,701,961	£71,385,190	£69,654,967
25%	70%	£59,519,335	£64,169,269	£60,730,076	£60,097,594	£64,738,222	£61,306,335
30%	70%	£51,784,212	£57,399,414	£53,237,100	£52,478,122	£58,091,254	£53,831,010
35%	70%	£44,049,087	£50,600,157	£45,744,124	£44,858,649	£51,409,720	£46,553,686
40%	70%	£36,249,296	£43,800,901	£38,217,164	£37,188,642	£44,726,115	£38,157,510
45%	70%	£28,444,723	£37,001,644	£30,661,702	£29,504,615	£36,042,509	£31,710,591
50%	70%	£20,563,606	£30,156,890	£23,064,942	£21,758,263	£31,332,322	£24,259,599
100%	70%	£61,900,021	£41,269,178	£56,561,963	£59,250,530	£38,719,678	£54,012,464
10%	80%	£82,567,889	£84,644,384	£83,107,452	£82,719,591	£84,793,849	£83,256,917
15%	80%	£74,865,273	£78,021,598	£75,682,135	£75,092,854	£78,245,796	£76,909,716
20%	80%	£67,162,676	£71,372,081	£68,251,826	£67,466,118	£71,675,522	£69,555,268
40%	80%	£36,074,504	£44,699,467	£38,324,639	£36,701,401	£45,318,276	£38,951,536
45%	80%	£28,246,008	£38,012,531	£30,782,610	£28,956,469	£38,706,441	£31,487,869
50%	80%	£20,342,813	£31,298,468	£23,201,482	£21,139,250	£32,082,089	£23,997,920
10%	60%	£82,651,992	£84,208,903	£83,056,203	£82,952,775	£84,507,833	£83,355,133
15%	60%	£74,991,457	£77,359,246	£75,604,103	£75,446,619	£77,814,409	£76,059,265
20%	60%	£67,330,920	£70,487,074	£68,147,783	£67,917,804	£71,094,857	£69,754,667
25%	60%	£59,626,208	£63,616,702	£60,683,986	£60,397,220	£64,375,307	£61,434,997
30%	60%	£51,912,458	£56,725,490	£53,157,792	£52,837,672	£57,650,703	£54,083,005
35%	60%	£44,198,709	£49,813,912	£45,651,598	£45,278,125	£50,893,328	£46,731,014
40%	60%	£36,422,090	£42,902,334	£38,109,680	£37,675,884	£44,135,953	£39,363,485
50%	60%	£28,784,401	£36,015,311	£29,828,403	£29,377,276	£36,582,555	£29,521,278

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7	
No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Med
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£83,407,251	£83,407,251	£83,407,251	£83,407,251	£83,407,251	£83,407,251
0%	70%	£51,703,974	£53,665,555	£52,259,381	£51,825,077	£53,892,938	£52,490,483
15%	70%	£45,817,733	£48,769,998	£46,650,843	£46,164,385	£49,116,651	£46,997,495
20%	70%	£30,931,490	£43,867,845	£41,042,304	£40,393,694	£44,330,049	£41,504,508
25%	70%	£34,021,233	£38,965,692	£35,432,460	£34,608,438	£39,543,446	£36,011,520
30%	70%	£28,077,407	£34,063,539	£29,770,879	£28,782,053	£34,756,845	£30,475,525
35%	70%	£22,117,987	£29,134,867	£24,109,298	£22,953,518	£29,966,953	£24,931,395
40%	70%	£16,105,964	£24,191,225	£18,400,856	£17,060,856	£25,130,751	£19,355,748
45%	70%	£10,045,986	£19,242,817	£12,669,964	£11,137,810	£20,304,550	£13,749,947
50%	70%	£3,922,813	£14,247,336	£6,870,510	£5,155,792	£15,440,951	£8,083,648
100%	70%	£58,833,485	£37,488,702	£52,810,127	£56,327,197	£34,982,414	£50,303,838
10%	80%	£51,681,122	£53,890,197	£52,285,873	£51,805,190	£54,041,785	£52,439,941
15%	80%	£45,738,454	£49,112,472	£46,690,579	£45,969,556	£49,343,575	£46,921,681
20%	80%	£30,825,785	£44,324,477	£41,095,286	£40,133,921	£44,632,613	£41,403,423
25%	80%	£33,886,941	£39,536,481	£35,499,771	£34,278,411	£39,921,651	£36,885,163
30%	80%	£27,916,257	£34,748,486	£29,851,653	£28,386,020	£35,210,689	£30,321,416
35%	80%	£21,926,902	£29,947,042	£24,203,534	£22,483,924	£30,495,098	£24,751,592
40%	80%	£15,887,592	£25,119,425	£18,510,315	£16,524,177	£25,745,776	£19,148,910
45%	80%	£9,796,289	£20,291,807	£12,795,120	£10,524,171	£20,996,452	£13,515,005
50%	80%	£3,640,834	£15,426,560	£7,009,572	£4,462,819	£16,223,304	£7,818,331
10%	60%	£51,756,827	£53,440,914	£52,232,890	£52,064,963	£53,744,091	£52,541,026
15%	60%	£45,897,011	£48,427,526	£46,611,106	£46,359,215	£48,889,729	£47,073,309
20%	60%	£40,037,096	£43,411,214	£40,989,321	£40,483,467	£44,035,514	£41,835,514
25%	60%	£34,155,526	£38,394,903	£35,365,149	£34,938,464	£39,165,243	£36,137,877
30%	60%	£28,238,558	£33,378,592	£29,690,106	£29,178,084	£34,303,000	£30,629,632
35%	60%	£22,309,071	£28,322,693	£24,015,063	£23,417,706	£29,418,808	£26,111,177
40%	60%	£16,324,346	£23,263,026	£18,291,396	£17,597,539	£24,515,728	£19,564,585
45%	60%	£10,295,684	£18,181,515	£12,544,808	£11,751,449	£19,612,648	£13,984,891
50%	60%	£4,204,793	£13,068,111	£6,731,448	£5,848,765	£14,659,938	£8,348,965

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£152,499,052	£152,499,052	£152,499,052	£152,499,052	£152,499,052	£152,499,052
10%	70%	£184,202,328	£162,240,748	£163,646,921	£163,971,226	£162,013,364	£163,415,819
15%	70%	£170,088,570	£167,136,304	£169,255,460	£169,741,917	£166,789,651	£168,508,907
20%	70%	£115,874,813	£172,358,458	£174,863,989	£175,512,008	£171,978,253	£174,401,795
25%	70%	£181,885,070	£176,940,611	£180,473,842	£181,297,865	£176,362,658	£179,894,783
30%	70%	£187,828,896	£181,842,763	£186,135,424	£187,124,250	£181,149,458	£185,430,778
35%	70%	£193,788,316	£186,771,436	£191,797,004	£192,952,785	£185,949,349	£190,974,919
40%	70%	£199,800,339	£191,715,078	£197,505,447	£198,845,446	£190,776,551	£196,550,555
45%	70%	£205,809,317	£196,663,486	£203,236,388	£204,769,492	£195,901,752	£202,168,355
50%	70%	£211,883,485	£201,558,967	£209,035,793	£210,750,511	£200,465,952	£207,822,655
100%	70%	£274,739,787	£253,395,005	£268,716,429	£272,233,499	£250,888,717	£266,210,141
10%	80%	£164,255,181	£162,016,106	£163,620,430	£164,101,113	£161,864,517	£163,466,362
15%	80%	£170,167,849	£166,739,830	£169,215,724	£169,836,747	£166,562,728	£168,984,621
20%	80%	£176,080,517	£171,581,829	£174,811,016	£175,772,382	£171,273,690	£174,502,980
25%	80%	£230,018,721	£187,985,978	£193,395,988	£194,829,128	£185,969,233	£193,788,428
30%	80%	£206,110,614	£195,514,495	£203,111,182	£205,382,132	£194,909,651	£202,391,298
35%	80%	£212,265,468	£200,479,742	£208,896,730	£211,443,484	£199,683,999	£208,087,972
40%	80%	£164,149,476	£162,465,389	£163,673,413	£163,841,339	£162,162,211	£163,365,277
45%	80%	£170,009,292	£167,478,777	£169,295,197	£169,547,088	£167,016,574	£168,832,993
50%	80%	£175,969,107	£172,495,088	£174,916,982	£175,252,836	£171,978,817	£174,300,709
10%	60%	£181,741,399	£177,513,389	£180,541,164	£180,967,438	£176,741,080	£179,168,428
15%	60%	£187,667,744	£182,527,710	£186,216,197	£186,728,216	£181,603,303	£185,276,671
20%	60%	£193,597,232	£187,583,609	£191,891,239	£192,488,597	£186,487,495	£190,795,125
25%	60%	£199,581,957	£192,643,277	£197,614,907	£198,308,767	£191,390,575	£196,341,717
30%	60%	£211,701,599	£202,838,192	£208,174,855	£210,057,538	£201,246,704	£207,557,338

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£104,606,710	£104,606,710	£104,606,710	£104,606,710	£104,606,710	£104,606,710
10%	70%	£116,309,987	£114,348,406	£115,754,580	£116,078,885	£114,121,023	£115,523,478
15%	70%	£122,196,229	£119,243,963	£121,383,119	£121,849,576	£119,897,319	£121,916,466
20%	70%	£138,082,471	£124,146,116	£128,971,667	£129,620,267	£127,673,912	£129,659,453
25%	70%	£133,992,728	£129,048,270	£132,581,501	£133,405,623	£128,470,515	£132,002,441
30%	70%	£139,936,554	£133,950,422	£138,243,082	£139,231,909	£133,257,117	£137,538,437
35%	70%	£145,895,974	£138,879,094	£143,904,663	£145,060,443	£138,057,008	£143,082,577
40%	70%	£151,807,997	£143,822,796	£149,613,106	£150,953,105	£142,883,210	£148,658,213
45%	70%	£157,807,875	£148,771,144	£155,343,997	£156,876,151	£147,709,411	£154,264,014
50%	70%	£164,081,148	£153,786,625	£161,143,451	£162,858,169	£152,573,010	£159,930,314
100%	70%	£226,847,446	£205,502,663	£220,824,088	£224,341,158	£202,996,375	£218,317,800
10%	80%	£116,362,840	£114,123,764	£115,728,089	£116,208,771	£113,972,178	£115,574,020
15%	80%	£122,275,508	£118,901,489	£121,323,382	£122,044,406	£118,670,387	£121,082,290
20%	80%	£128,186,176	£123,685,495	£126,918,675	£127,880,041	£123,381,348	£126,810,538
25%	80%	£134,092,471	£128,471,116	£133,021,667	£134,020,267	£129,163,912	£133,659,453
30%	80%	£139,936,554	£133,950,422	£138,243,082	£139,231,909	£133,257,117	£137,538,437
35%	80%	£145,895,974	£138,879,094	£143,904,663	£145,060,443	£138,057,008	£143,082,577
40%	80%	£151,807,997	£143,822,796	£149,613,106	£150,953,105	£142,883,210	£148,658,213
45%	80%	£157,807,875	£148,771,144	£155,343,997	£156,876,151	£147,709,411	£154,264,014
50%	80%	£164,081,148	£153,786,625	£161,143,451	£162,858,169	£152,573,010	£159,930,314
100%	80%	£226,847,446	£205,502,663	£220,824,088	£224,341,158	£202,996,375	£218,317,800
10%	60%	£116,257,134	£114,573,047	£115,781,071	£116,948,998	£114,269,870	£115,472,335
15%	60%	£122,116,950	£119,596,438	£121,402,855	£121,854,746	£119,124,232	£120,940,652
20%	60%	£127,976,765	£124,602,747	£127,024,840	£127,389,494	£123,968,475	£126,468,368
25%	60%	£133,858,435	£129,619,658	£132,648,812	£133,075,497	£128,848,718	£131,876,085
30%	60%	£139,775,403	£134,636,369	£138,323,855	£138,835,877	£133,710,961	£137,384,329
35%	60%	£145,704,890	£139,691,268	£144,998,898	£144,596,256	£138,596,554	£142,902,784
40%	60%	£151,689,615	£144,790,935	£149,722,586	£150,418,425	£143,498,233	£148,449,376
50%	60%	£158,809,168	£154,945,850	£161,282,514	£162,165,198	£153,384,363	£158,684,997

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£13,411,720	£13,411,720	£13,411,720	£13,411,720	£13,411,720	£13,411,720
10%	70%	£25,114,997	£23,153,417	£24,559,590	£24,883,895	£22,926,033	£24,338,488
15%	70%	£31,019,239	£28,049,973	£30,169,129	£30,554,596	£27,702,320	£29,621,476
20%	70%	£36,997,482	£32,951,127	£35,776,668	£36,455,277	£32,488,922	£35,314,464
25%	70%	£42,797,739	£37,853,280	£41,388,511	£42,210,534	£37,275,525	£40,507,452
30%	70%	£48,741,565	£42,755,432	£47,048,093	£48,036,919	£42,062,127	£46,343,447
35%	70%	£54,700,984	£47,684,105	£52,709,673	£53,865,454	£46,862,018	£51,887,587
40%	70%	£60,719,098	£52,627,746	£58,418,116	£59,798,115	£51,688,220	£57,483,224
45%	70%	£66,728,985	£57,576,165	£64,149,067	£65,881,161	£51,507,196	£63,021,378
50%	70%	£72,806,158	£62,571,636	£69,948,462	£71,863,180	£51,378,021	£68,736,324
100%	70%	£135,652,456	£114,307,674	£128,629,098	£		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£36,469,382	£36,469,382	£36,469,382	£36,469,382	£36,469,382	£36,469,382
10%	70%	£24,708,106	£26,727,686	£25,321,512	£24,997,207	£26,985,989	£25,352,614
15%	70%	£18,879,863	£21,852,129	£19,712,973	£19,226,516	£22,178,782	£20,059,626
20%	70%	£12,993,621	£16,929,976	£14,104,434	£13,455,825	£17,392,180	£14,566,639
25%	70%	£7,083,364	£12,027,822	£8,484,591	£7,670,569	£12,605,577	£9,073,650
30%	70%	£1,138,538	£7,125,670	£2,833,009	£1,844,183	£7,818,975	£3,537,655
35%	70%	£-4,819,892	£2,196,398	£-2,828,571	£-3,884,352	£3,019,084	£-2,006,485
40%	70%	£-10,811,936	£-2,746,644	£-3,537,014	£-9,877,013	£-1,807,118	£-7,582,121
45%	70%	£-16,881,884	£-7,695,053	£-14,267,805	£-15,800,059	£-6,633,319	£-13,187,522
50%	70%	£-23,015,056	£-12,690,533	£-20,067,360	£-21,782,078	£-11,496,918	£-18,854,222
100%	70%	£86,771,354	£64,426,572	£79,747,898	£83,265,066	£61,920,283	£77,241,708
10%	80%	£24,713,252	£26,952,328	£25,348,003	£24,867,320	£27,103,916	£25,502,071
15%	80%	£16,800,584	£22,174,603	£19,752,710	£19,031,886	£22,405,705	£19,983,912
20%	80%	£12,887,916	£17,386,607	£14,157,417	£13,196,051	£17,694,743	£14,465,553
40%	80%	£-11,050,288	£-1,818,445	£-8,427,555	£-10,413,693	£-1,192,094	£-7,790,960
45%	80%	£-17,141,581	£-6,646,062	£-14,142,749	£-16,413,689	£-5,941,418	£-13,422,865
50%	80%	£-23,297,036	£-11,511,309	£-19,928,297	£-22,475,050	£-10,715,568	£-19,119,539
10%	60%	£24,816,958	£26,503,044	£25,295,020	£25,127,094	£26,896,222	£25,603,157
15%	60%	£16,983,141	£21,489,656	£19,673,237	£19,421,346	£21,951,859	£20,135,440
20%	60%	£13,099,326	£16,473,345	£14,051,452	£13,715,597	£17,089,616	£14,667,724
25%	60%	£7,217,657	£11,457,034	£8,427,279	£8,000,595	£12,227,373	£9,200,007
30%	60%	£1,300,689	£6,440,723	£2,752,237	£2,240,215	£7,365,130	£3,691,763
35%	60%	£-4,828,799	£1,384,824	£-2,922,806	£-3,520,164	£2,480,938	£-1,826,692
40%	60%	£-10,613,523	£-3,674,844	£-8,646,474	£-9,340,334	£-2,422,441	£-7,373,284
50%	60%	£-22,735,076	£-13,869,759	£-20,208,422	£-21,089,105	£-12,278,271	£-19,588,905

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£47,909,388	£47,909,388	£47,909,388	£47,909,388	£47,909,388	£47,909,388
10%	70%	£36,206,111	£36,167,692	£36,761,518	£36,437,214	£36,985,975	£36,362,620
15%	70%	£30,319,870	£31,272,136	£31,152,980	£30,668,522	£31,618,798	£30,668,522
20%	70%	£24,433,627	£28,369,982	£25,544,441	£24,895,631	£26,832,186	£26,006,645
25%	70%	£18,523,370	£23,467,829	£19,934,598	£19,110,575	£24,045,584	£20,513,657
30%	70%	£12,579,544	£16,565,676	£14,273,016	£13,284,190	£19,258,982	£14,977,662
35%	70%	£6,620,124	£13,637,004	£9,811,435	£7,455,655	£14,459,091	£9,433,522
40%	70%	£8,608,141	£8,683,362	£8,683,362	£7,652,963	£9,632,688	£8,657,385
45%	70%	£-5,451,877	£3,744,954	£-2,827,859	£-4,360,053	£4,806,687	£-1,747,916
50%	70%	£-11,575,049	£-1,250,527	£-8,627,353	£-10,342,071	£-5,912	£-7,414,215
100%	70%	£-74,331,348	£-52,986,965	£-68,307,990	£-71,825,060	£-50,480,277	£-65,801,701
10%	80%	£36,153,259	£38,392,334	£36,788,010	£36,307,327	£38,543,922	£36,942,078
15%	80%	£30,240,591	£33,614,610	£31,192,716	£30,471,693	£33,845,712	£31,423,818
20%	80%	£24,327,823	£28,826,614	£25,597,424	£24,635,059	£29,134,750	£27,958,560
25%	80%	£18,419,574	£23,924,462	£20,208,422	£19,421,346	£24,045,584	£21,345,440
30%	80%	£12,579,544	£16,565,676	£14,273,016	£13,284,190	£19,258,982	£14,977,662
35%	80%	£6,620,124	£13,637,004	£9,811,435	£7,455,655	£14,459,091	£9,433,522
40%	80%	£8,608,141	£8,683,362	£8,683,362	£7,652,963	£9,632,688	£8,657,385
45%	80%	£-5,451,877	£3,744,954	£-2,827,859	£-4,360,053	£4,806,687	£-1,747,916
50%	80%	£-11,575,049	£-1,250,527	£-8,627,353	£-10,342,071	£-5,912	£-7,414,215
100%	80%	£-74,331,348	£-52,986,965	£-68,307,990	£-71,825,060	£-50,480,277	£-65,801,701
10%	60%	£36,256,364	£37,943,051	£36,735,027	£36,567,100	£38,246,228	£37,043,163
15%	60%	£30,389,148	£32,929,863	£31,113,243	£30,881,352	£33,381,866	£31,575,446
20%	60%	£24,539,333	£27,913,352	£25,491,458	£25,155,604	£28,529,623	£26,107,730
25%	60%	£18,657,863	£22,897,040	£19,867,286	£19,440,601	£23,667,380	£20,640,014
30%	60%	£12,740,695	£17,880,729	£14,192,243	£13,680,221	£18,805,137	£15,131,769
35%	60%	£6,811,208	£12,824,830	£8,517,200	£7,919,843	£13,920,945	£9,613,315
40%	60%	£8,608,141	£7,765,163	£7,765,163	£7,653,333	£9,017,855	£8,068,723
50%	60%	£-11,293,070	£-2,429,752	£-8,766,415	£-9,649,098	£-2,838,285	£-7,148,698

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£52,959,192	£52,959,192	£52,959,192	£52,959,192	£52,959,192	£52,959,192
10%	70%	£41,255,915	£43,217,496	£41,811,322	£41,487,017	£43,444,879	£42,042,424
15%	70%	£36,369,674	£38,321,939	£36,202,783	£35,716,326	£38,689,592	£36,549,436
20%	70%	£29,483,431	£33,437,786	£30,594,245	£29,934,245	£32,945,635	£30,945,446
25%	70%	£23,573,174	£28,517,633	£24,984,401	£24,180,979	£28,095,387	£25,563,461
30%	70%	£17,629,348	£23,615,480	£19,322,820	£18,333,994	£24,308,785	£20,027,465
35%	70%	£11,689,928	£18,686,808	£13,661,239	£12,505,459	£19,508,894	£14,483,326
40%	70%	£6,657,905	£13,743,166	£7,952,797	£6,612,797	£14,682,692	£9,907,699
45%	70%	£-4,602,073	£8,794,759	£-2,221,895	£-2,221,895	£9,858,491	£3,301,895
50%	70%	£-10,525,246	£3,795,277	£-3,577,549	£-5,292,267	£4,992,892	£-2,364,411
100%	70%	£-69,281,544	£-47,936,761	£-63,258,186	£-66,775,256	£-45,430,473	£-60,751,898
10%	80%	£41,203,062	£43,442,138	£41,837,814	£41,357,131	£43,593,726	£41,991,882
15%	80%	£36,290,394	£38,664,413	£36,242,520	£35,521,497	£38,895,515	£36,473,622
20%	80%	£30,377,726	£33,876,418	£30,647,297	£29,686,862	£34,184,554	£32,353,364
25%	80%	£24,439,522	£28,951,265	£25,056,256	£24,076,117	£29,297,717	£27,858,851
30%	80%	£18,571,771	£23,943,748	£20,247,061	£19,111	£24,548,393	£21,066,946
35%	80%	£-11,575,049	£-1,250,527	£-8,627,353	£-10,342,071	£-5,912	£-7,414,215
40%	80%	£-17,629,348	£-6,615,480	£-14,322,820	£-13,333,994	£-18,333,994	£-14,483,326
45%	80%	£-23,573,174	£-11,689,928	£-20,517,633	£-19,322,820	£-24,308,785	£-20,027,465
50%	80%	£-29,483,431	£-17,629,348	£-24,984,401	£-24,180,979	£-28,095,387	£-25,563,461
100%	80%	£-69,281,544	£-47,936,761	£-63,258,186	£-66,775,256	£-45,430,473	£-60,751,898
10%	60%	£36,256,364	£37,943,051	£36,735,027	£36,567,100	£38,246,228	£37,043,163
15%	60%	£30,389,148	£32,929,863	£31,113,243	£30,881,352	£33,381,866	£31,575,446
20%	60%	£24,539,333	£27,913,352	£25,491,458	£25,155,604	£28,529,623	£26,107,730
25%	60%	£18,657,863	£22,897,040	£19,867,286	£19,440,601	£23,667,380	£20,640,014
30%	60%	£12,740,695	£17,880,729	£14,192,243	£13,680,221	£18,805,137	£15,131,769
35%	60%	£6,811,208	£12,824,830	£8,517,200	£7,919,843	£13,920,945	£9,613,315
40%	60%	£8,608,141	£7,765,163	£7,765,163	£7,653,333	£9,017,855	£8,068,723
50%	60%	£-11,293,070	£-2,429,752	£-8,766,415	£-9,649,098	£-2,838,285	£-7,148,698

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£35,747,408	£35,747,408	£35,747,408	£35,747,408	£35,747,408	£35,747,408
10%	70%	£24,044,131	£26,005,712	£24,599,538	£24,275,233	£26,233,095	£24,830,640
15%	70%	£18,157,889	£21,110,155	£18,990,999	£18,504,542	£21,456,308	£19,337,652
20%	70%	£12,271,647	£16,208,002	£13,382,460	£12,733,851	£16,670,206	£13,844,665
25%	70%	£6,361,390	£11,305,848	£7,772,617	£6,948,594	£11,983,603	£9,351,676
30%	70%	£417,564	£6,403,696	£2,111,035	£1,122,290	£7,097,001	£2,815,681
35%	70%	£-5,541,856	£1,475,024	£-3,550,545	£-4,706,328	£2,297,110	£-2,728,459
40%	70%	£-11,553,880	£-3,468,618	£-9,258,988	£-10,598,987	£-2,529,092	£-9,304,095
45%	70%	£-17,613,958	£-8,417,027	£-14,989,879	£-16,522,033	£-7,355,293	£-13,909,896
50%	70%	£-23,737,030	£-13,412,507	£-20,789,334	£-22,504,052	£-12,218,892	£-19,576,196
100%	70%	£-66,493,328	£-46,148,546	£-60,469,970	£-63,987,040	£-46,642,257	£-57,963,682
10%	80%	£23,991,276	£26,230,354	£24,626,029	£24,145,346	£26,381,942	£24,780,097
15%	80%	£18,078,610	£21,452,629	£19,030,736	£18,309,712	£21,683,731	£19,261,838
20%	80%	£12,155,942	£16,664,633	£13,435,443	£12,474,077	£16,972,769	£13,743,579
25%	80%	£-11,772,862	£-2,540,419	£-9,149,529	£-11,135,667	£-1,914,668	£-5,512,934
30%	80%	£-17,863,555	£-7,368,0				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£58,089,903	£58,089,903	£58,089,903	£58,089,903	£58,089,903	£58,089,903
10%	70%	£46,366,626	£48,349,207	£46,942,033	£46,617,728	£46,575,590	£47,173,135
15%	70%	£40,530,385	£43,452,650	£41,333,494	£40,847,037	£43,799,393	£41,680,147
20%	70%	£34,614,142	£38,550,497	£35,724,956	£35,076,946	£39,012,701	£36,187,160
25%	70%	£28,703,885	£33,648,343	£30,115,112	£29,291,090	£34,226,098	£30,694,172
30%	70%	£22,780,059	£28,746,191	£24,453,531	£23,464,704	£29,439,496	£25,168,176
35%	70%	£16,800,639	£23,817,519	£18,791,950	£17,636,170	£24,639,605	£19,614,037
40%	70%	£10,788,616	£18,873,877	£13,983,507	£11,743,506	£19,813,403	£14,038,460
45%	70%	£4,728,638	£13,953,469	£7,352,616	£5,820,462	£14,987,202	£9,432,599
50%	70%	£-1,394,535	£8,929,988	£1,553,162	£-161,556	£10,123,003	£2,766,299
100%	70%	£64,150,633	£42,806,050	£58,127,475	£61,644,545	£40,299,762	£55,621,187
10%	80%	£46,333,773	£48,572,849	£46,968,524	£46,487,842	£46,724,437	£47,122,593
15%	80%	£40,421,105	£43,795,124	£41,373,231	£40,652,207	£44,026,226	£41,604,333
20%	80%	£34,508,437	£39,007,129	£35,777,339	£34,616,572	£39,315,365	£36,088,075
40%	80%	£10,570,233	£19,802,076	£13,192,967	£11,206,828	£20,428,427	£13,829,561
45%	80%	£4,478,940	£14,974,459	£7,477,772	£5,206,822	£15,679,104	£8,197,657
50%	80%	£-1,676,514	£10,109,212	£1,692,224	£-854,529	£10,904,956	£2,500,983
10%	60%	£46,439,479	£48,123,596	£46,915,542	£46,747,615	£46,426,743	£47,223,678
15%	60%	£40,579,663	£43,110,177	£41,293,758	£41,041,887	£43,572,381	£41,753,961
20%	60%	£34,719,847	£38,053,866	£35,671,973	£35,336,119	£38,710,138	£36,288,245
25%	60%	£28,838,178	£33,077,555	£30,047,801	£29,621,116	£33,847,895	£30,820,528
30%	60%	£22,921,210	£28,061,244	£24,372,758	£23,860,736	£28,985,652	£26,312,284
35%	60%	£16,991,723	£23,005,345	£18,697,715	£18,100,357	£24,101,459	£19,793,829
40%	60%	£11,006,298	£17,945,678	£12,974,047	£12,280,188	£19,198,380	£14,247,237
50%	60%	£-1,112,555	£7,750,793	£1,414,099	£531,417	£9,542,250	£3,031,616

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£59,626,775	£59,626,775	£59,626,775	£59,626,775	£59,626,775	£59,626,775
10%	70%	£47,923,499	£49,885,079	£48,478,905	£48,154,601	£50,112,462	£48,710,008
15%	70%	£42,037,257	£44,989,523	£42,870,367	£42,383,910	£45,336,175	£43,217,019
20%	70%	£36,151,014	£40,087,369	£37,261,828	£36,613,218	£40,549,573	£37,724,032
25%	70%	£30,240,757	£35,185,216	£31,651,985	£30,827,962	£35,762,971	£32,231,044
30%	70%	£24,296,931	£30,283,063	£25,990,403	£25,001,577	£30,976,369	£26,695,049
35%	70%	£18,337,511	£25,354,391	£20,328,822	£19,173,042	£26,176,478	£21,150,909
40%	70%	£12,325,488	£20,410,749	£14,820,380	£13,280,360	£21,350,275	£15,575,272
45%	70%	£6,265,510	£15,462,341	£9,669,485	£7,357,334	£16,524,074	£9,960,471
50%	70%	£142,338	£10,466,860	£3,090,034	£1,375,316	£11,660,475	£4,303,172
100%	70%	£62,613,961	£41,269,178	£56,590,602	£60,107,672	£38,762,890	£54,084,314
10%	80%	£47,870,646	£50,109,721	£48,505,397	£48,024,714	£50,261,309	£48,659,465
15%	80%	£41,957,978	£45,331,997	£42,910,103	£42,189,080	£45,563,099	£43,141,205
20%	80%	£36,045,310	£40,544,001	£37,314,811	£36,353,445	£40,852,137	£37,622,947
40%	80%	£12,107,106	£21,338,949	£14,729,839	£12,743,701	£21,985,300	£15,366,434
45%	80%	£6,015,813	£16,511,331	£9,014,644	£6,743,695	£17,215,976	£9,734,529
50%	80%	£-139,642	£11,646,084	£3,229,096	£682,343	£12,441,828	£4,037,855
10%	60%	£47,976,351	£49,660,438	£48,452,414	£48,284,487	£49,963,615	£48,760,550
15%	60%	£42,116,535	£44,847,050	£42,830,630	£42,578,739	£45,109,253	£43,292,833
20%	60%	£36,258,720	£39,630,739	£37,208,845	£36,872,991	£40,247,010	£37,825,118
25%	60%	£30,375,050	£34,614,428	£31,584,673	£31,157,988	£35,384,767	£32,357,401
30%	60%	£24,458,082	£29,598,116	£25,909,630	£25,397,609	£30,522,524	£28,849,156
35%	60%	£18,528,595	£24,542,217	£20,234,587	£19,637,230	£25,638,332	£21,330,702
40%	60%	£12,543,870	£19,482,550	£14,510,920	£13,817,060	£20,735,252	£15,784,110
50%	60%	£424,317	£9,297,635	£2,950,972	£2,088,289	£10,879,122	£4,568,489

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Low
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,283,082	£24,283,082	£24,283,082	£24,283,082	£24,283,082	£24,283,082
10%	70%	£16,120,656	£18,274,766	£16,115,405	£16,358,859	£18,512,460	£17,063,098
15%	70%	£11,987,614	£15,270,608	£13,046,006	£12,349,986	£15,627,149	£13,408,379
20%	70%	£7,864,572	£12,232,219	£9,265,762	£8,337,735	£12,715,383	£9,748,925
25%	70%	£3,672,302	£9,193,588	£5,465,138	£4,286,134	£9,797,542	£6,078,971
30%	70%	£(529,527)	£6,152,859	£1,630,399	£215,592	£6,879,703	£2,366,996
35%	70%	£(4,791,417)	£3,071,863	£(2,240,304)	£(3,917,997)	£3,331,228	£(1,366,975)
40%	70%	£(9,063,308)	£(9,283)	£(6,137,853)	£(8,055,114)	£(972,997)	£(5,139,659)
45%	70%	£(13,315,197)	£(3,140,670)	£(10,035,312)	£(12,192,230)	£(2,017,703)	£(8,912,343)
50%	70%	£(17,577,088)	£(6,272,057)	£(13,932,770)	£(16,329,345)	£(5,024,315)	£(12,685,028)
100%	70%	£(60,195,989)	£(37,585,929)	£(52,907,354)	£(57,700,504)	£(35,090,444)	£(50,411,868)
10%	80%	£16,060,807	£18,513,698	£16,845,857	£16,210,903	£18,872,160	£17,004,320
15%	80%	£11,882,840	£15,629,006	£13,092,431	£12,124,422	£15,866,699	£13,334,013
20%	80%	£7,714,874	£12,717,899	£9,327,661	£8,036,982	£13,040,007	£9,649,770
25%	80%	£3,494,823	£9,800,688	£5,543,779	£3,904,044	£10,203,324	£5,953,000
30%	80%	£(745,986)	£6,883,477	£1,724,766	£(246,889)	£7,366,641	£2,215,832
35%	80%	£(5,043,952)	£3,935,702	£(2,128,498)	£(4,461,673)	£4,508,613	£(1,546,219)
40%	80%	£(9,341,919)	£(970,112)	£(6,003,971)	£(8,676,456)	£1,632,866	£(5,344,509)
45%	80%	£(13,639,886)	£(2,011,855)	£(9,891,445)	£(12,891,240)	£(1,263,209)	£(9,142,799)
50%	80%	£(17,937,852)	£(5,017,817)	£(13,772,917)	£(17,106,024)	£(4,185,989)	£(12,941,089)
10%	60%	£16,189,890	£18,035,833	£16,784,954	£16,506,816	£18,352,759	£17,101,879
15%	60%	£12,092,388	£14,906,589	£12,999,581	£12,575,551	£15,387,597	£13,482,744
20%	60%	£7,984,271	£11,746,538	£9,203,862	£8,536,489	£12,990,757	£9,948,089
25%	60%	£3,849,782	£8,586,489	£5,286,498	£4,688,224	£9,391,762	£6,204,941
30%	60%	£(313,069)	£5,412,426	£1,536,030	£(74,100)	£6,392,765	£2,518,161
35%	60%	£(4,538,883)	£2,208,024	£(2,352,292)	£(3,374,323)	£3,353,843	£(1,187,732)
40%	60%	£(8,764,696)	£(1,012,675)	£(6,265,736)	£(7,433,770)	£313,128	£(4,934,810)
45%	60%	£(12,990,510)	£(4,269,487)	£(10,179,179)	£(11,493,219)	£(2,772,196)	£(8,681,887)
50%	60%	£(17,216,324)	£(7,538,297)	£(14,082,622)	£(15,552,687)	£(5,862,841)	£(12,428,968)

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£191,623,220	£191,623,220	£191,623,220	£191,623,220	£191,623,220	£191,623,220
10%	70%	£199,785,646	£197,831,537	£199,090,897	£199,547,443	£197,393,843	£198,853,204
15%	70%	£203,918,689	£200,635,695	£202,860,295	£203,595,316	£200,278,154	£202,497,924
20%	70%	£208,051,731	£203,674,083	£206,840,641	£207,568,569	£203,190,390	£205,157,378
25%	70%	£212,234,001	£206,712,715	£210,441,164	£211,620,169	£206,108,760	£209,827,332
30%	70%	£216,435,830	£209,753,443	£214,275,904	£215,690,710	£209,026,600	£213,538,307
35%	70%	£220,697,720	£212,834,440	£218,146,697	£219,824,300	£211,975,075	£217,273,278
40%	70%	£224,959,611	£215,915,586	£222,044,155	£223,961,417	£214,933,306	£221,045,961
45%	70%	£229,221,503	£219,046,973	£225,941,615	£227,080,525	£217,924,355	£224,816,646
50%	70%	£233,483,391	£222,178,360	£229,839,073	£232,235,648	£220,930,618	£228,591,330
100%	70%	£276,102,292	£253,492,232	£268,813,656	£273,606,807	£250,996,747	£266,318,171
20%	80%	£199,855,495	£197,392,605	£199,060,446	£199,695,400	£197,234,142	£198,901,983
15%	80%	£204,023,463	£200,277,292	£202,813,872	£203,781,881	£200,039,604	£202,572,290
20%	80%	£208,191,429	£203,188,404	£206,578,942	£207,869,321	£202,896,296	£206,296,533
25%	80%	£212,349,221	£206,129,197	£210,195,815	£211,572,437	£207,816,437	£211,250,811
30%	80%	£216,516,188	£209,070,000	£214,370,273	£215,797,543	£210,749,512	£215,049,102
35%	80%	£220,697,720	£212,834,440	£218,146,697	£219,824,300	£211,975,075	£217,273,278
40%	80%	£224,880,651	£215,637,443	£222,044,155	£223,961,417	£214,933,306	£221,045,961
45%	80%	£229,072,582	£218,448,445	£225,941,615	£227,080,525	£217,924,355	£224,816,646
50%	80%	£233,274,513	£221,269,447	£229,839,073	£232,235,648	£220,930,618	£228,591,330
100%	80%	£276,102,292	£253,492,232	£268,813,656	£273,606,807	£250,996,747	£266,318,171
20%	60%	£204,023,463	£200,277,292	£202,813,872	£203,781,881	£200,039,604	£202,572,290
25%	60%	£208,191,429	£203,188,404	£206,578,942	£207,869,321	£202,896,296	£206,296,533
30%	60%	£212,349,221	£206,129,197	£210,195,815	£211,572,437	£207,816,437	£211,250,811
35%	60%	£216,516,188	£209,070,000	£214,370,273	£215,797,543	£210,749,512	£215,049,102
40%	60%	£220,697,720	£212,834,440	£218,146,697	£219,824,300	£211,975,075	£217,273,278
45%	60%	£224,880,651	£215,637,443	£222,044,155	£223,961,417	£214,933,306	£221,045,961
50%	60%	£229,072,582	£218,448,445	£225,941,615	£227,080,525	£217,924,355	£224,816,646
100%	60%	£276,102,292	£253,492,232	£268,813,656	£273,606,807	£250,996,747	£266,318,171
20%	60%	£204,023,463	£200,277,292	£202,813,872	£203,781,881	£200,039,604	£202,572,290
25%	60%	£208,191,429	£203,188,404	£206,578,942	£207,869,321	£202,896,296	£206,296,533
30%	60%	£212,349,221	£206,129,197	£210,195,815	£211,572,437	£207,816,437	£211,250,811
35%	60%	£216,516,188	£209,070,000	£214,370,273	£215,797,543	£210,749,512	£215,049,102
40%	60%	£220,697,720	£212,834,440	£218,146,697	£219,824,300	£211,975,075	£217,273,278
45%	60%	£224,880,651	£215,637,443	£222,044,155	£223,961,417	£214,933,306	£221,045,961
50%	60%	£229,072,582	£218,448,445	£225,941,615	£227,080,525	£217,924,355	£224,816,646
100%	60%	£276,102,292	£253,492,232	£268,813,656	£273,606,807	£250,996,747	£266,318,171

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£143,730,879	£143,730,879	£143,730,879	£143,730,879	£143,730,879	£143,730,879
10%	70%	£151,893,305	£149,739,196	£151,198,958	£151,655,102	£149,501,501	£150,960,883
15%	70%	£156,026,347	£152,743,253	£154,987,965	£155,693,975	£152,386,813	£154,605,583
20%	70%	£160,159,389	£155,747,310	£158,748,209	£159,546,765	£155,280,599	£157,350,470
25%	70%	£164,341,660	£158,820,373	£162,548,823	£163,727,827	£158,216,419	£161,934,990
30%	70%	£168,543,488	£161,861,102	£166,383,563	£167,798,369	£161,134,258	£165,646,965
35%	70%	£172,805,379	£164,942,098	£170,254,358	£171,831,958	£164,082,733	£169,380,936
40%	70%	£177,087,269	£168,023,244	£174,151,814	£175,089,075	£167,040,985	£173,153,620
45%	70%	£181,329,159	£171,154,631	£178,049,273	£179,246,181	£170,031,684	£176,926,334
50%	70%	£185,591,049	£174,286,019	£181,946,731	£184,343,307	£173,036,276	£180,698,989
100%	70%	£228,209,950	£205,699,690	£220,921,315	£225,714,465	£203,104,405	£218,425,830
10%	80%	£151,863,154	£149,500,263	£151,168,104	£151,603,059	£149,341,891	£151,009,642
15%	80%	£156,131,121	£152,384,958	£154,921,931	£155,899,539	£152,147,282	£154,679,948
20%	80%	£160,295,088	£155,286,063	£158,986,301	£159,976,979	£154,878,954	£158,946,191
25%	80%	£164,459,055	£158,187,168	£162,849,830	£164,049,418	£158,391,056	£162,597,470
30%	80%	£168,653,847	£161,025,616	£166,705,408	£168,005,201	£164,216,419	£167,156,760
35%	80%	£172,869,639	£163,864,064	£170,559,986	£172,539,985	£166,341,891	£170,926,051
40%	80%	£177,095,431	£166,702,512	£174,415,564	£176,074,145	£168,466,202	£174,696,342
45%	80%	£181,349,223	£169,540,960	£178,269,143	£180,116,209	£170,581,513	£178,466,633
50%	80%	£185,613,015	£172,379,408	£182,123,721	£184,167,273	£172,696,824	£182,236,924
100%	80%	£228,209,950	£205,699,690	£220,921,315	£225,714,465	£203,104,405	£218,425,830
20%	60%	£160,019,690	£156,287,422	£158,810,109	£159,375,472	£155,823,294	£158,165,882
25%	60%	£164,164,180	£159,427,472	£162,627,463	£163,345,737	£158,622,199	£161,809,020
30%	60%	£168,327,030	£162,601,535	£166,477,931	£167,339,861	£161,621,196	£165,495,800
35%	60%	£172,502,884	£165,805,938	£170,366,253	£171,388,284	£164,660,119	£169,201,693
40%	60%	£176,778,658	£169,026,636	£174,279,697	£175,447,732	£167,700,833	£172,948,771
50%	60%	£181,054,432	£172,248,334	£178,181,145	£179,246,181	£170,031,684	£176,698,020
100%	60%	£228,209,950	£205,699,690	£220,921,315	£225,714,465	£203,104,405	£218,425,830

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented
---------	-------------------

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787
10%	70%	-£10,817,213	-£8,663,104	-£10,122,464	-£10,570,010	-£8,425,410	-£9,884,771
15%	70%	-£14,950,255	-£11,667,262	-£13,891,863	-£14,587,883	-£11,310,721	-£13,529,491
20%	70%	-£19,083,298	-£14,705,650	-£17,672,108	-£18,600,134	-£14,222,487	-£17,188,945
25%	70%	-£23,265,568	-£17,744,281	-£21,472,731	-£22,651,736	-£17,140,327	-£20,858,899
30%	70%	-£27,467,396	-£20,785,010	-£25,307,471	-£26,722,277	-£20,058,166	-£24,570,873
35%	70%	-£31,729,287	-£23,866,007	-£29,178,264	-£30,655,867	-£23,006,642	-£28,304,845
40%	70%	-£36,091,177	-£26,947,153	-£33,075,722	-£34,992,983	-£25,964,873	-£32,077,528
45%	70%	-£40,263,067	-£30,078,540	-£36,973,181	-£38,130,099	-£28,955,572	-£35,850,213
50%	70%	-£44,514,957	-£33,209,927	-£40,870,640	-£43,267,215	-£31,962,184	-£39,622,897
100%	70%	-£87,133,859	-£64,523,799	-£79,845,223	-£84,638,374	-£62,028,314	-£77,340,738
10%	80%	-£10,887,062	-£8,424,172	-£10,092,012	-£10,726,967	-£8,265,709	-£9,933,550
15%	80%	-£15,055,030	-£11,308,964	-£13,845,439	-£14,813,447	-£11,071,171	-£13,603,857
20%	80%	-£19,222,996	-£14,219,971	-£17,610,209	-£18,900,887	-£13,897,862	-£17,288,099
40%	80%	-£36,279,789	-£25,959,758	-£32,947,840	-£35,614,326	-£25,305,004	-£32,282,378
45%	80%	-£40,577,755	-£28,949,724	-£36,829,314	-£39,829,110	-£28,201,079	-£36,080,668
50%	80%	-£44,875,721	-£31,955,687	-£40,710,787	-£44,043,893	-£31,123,859	-£39,876,959
10%	60%	-£10,747,989	-£8,902,036	-£10,152,916	-£10,431,054	-£8,585,110	-£9,935,991
15%	60%	-£14,845,481	-£12,031,280	-£13,938,298	-£14,382,218	-£11,550,272	-£13,455,125
20%	60%	-£18,943,599	-£15,191,330	-£17,734,008	-£18,299,380	-£14,547,112	-£17,089,790
25%	60%	-£23,088,088	-£18,351,380	-£21,551,371	-£22,269,646	-£17,546,108	-£20,732,928
30%	60%	-£27,250,938	-£21,525,444	-£25,401,839	-£26,263,769	-£20,545,104	-£24,419,708
35%	60%	-£31,476,752	-£24,729,846	-£29,290,161	-£30,312,192	-£23,584,027	-£28,125,601
40%	60%	-£35,702,566	-£27,950,545	-£33,203,605	-£34,371,640	-£26,624,741	-£31,872,679
50%	60%	-£44,154,193	-£34,464,167	-£41,090,492	-£42,490,536	-£32,800,511	-£38,968,836

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,785,219	£8,785,219	£8,785,219	£8,785,219	£8,785,219	£8,785,219
10%	70%	£362,760	£2,776,826	£1,317,549	£389,396	£3,014,597	£1,755,236
15%	70%	£3,510,245	£2,227,255	£2,451,857	£3,147,877	£2,989,484	£2,089,484
20%	70%	£7,643,291	£3,265,644	£6,232,101	£7,160,128	£2,782,480	£5,748,938
25%	70%	£11,825,561	£6,304,275	£10,032,724	£11,211,729	£5,700,321	£9,418,892
30%	70%	£16,027,390	£9,345,004	£13,867,464	£15,282,270	£8,618,160	£13,130,867
35%	70%	£20,289,289	£12,426,000	£17,738,257	£19,415,860	£11,566,535	£16,864,838
40%	70%	£24,551,177	£15,507,146	£21,635,716	£23,552,977	£14,524,866	£20,637,522
45%	70%	£28,813,065	£18,638,533	£25,533,175	£27,690,093	£17,515,565	£24,410,206
50%	70%	£33,074,951	£21,769,920	£29,430,633	£31,827,208	£20,522,178	£28,182,891
100%	70%	£75,893,852	£53,083,782	£68,405,217	£73,198,367	£50,588,307	£65,809,732
10%	80%	£582,944	£3,015,835	£1,347,994	£713,040	£3,174,207	£1,906,467
15%	80%	£3,615,023	£1,143,183	£2,405,482	£3,373,441	£2,589,396	£2,163,850
20%	80%	£7,782,969	£2,779,964	£5,170,202	£7,460,881	£2,457,856	£5,548,033
40%	80%	£24,839,782	£14,519,751	£21,507,834	£24,174,319	£13,864,997	£20,842,372
45%	80%	£29,137,749	£17,509,718	£25,389,307	£28,389,103	£16,761,072	£24,640,662
50%	80%	£33,435,715	£20,515,680	£29,270,780	£32,603,887	£19,683,852	£28,438,952
10%	60%	£692,027	£2,537,970	£1,287,091	£1,008,953	£2,854,896	£1,694,016
15%	60%	£3,405,475	£991,274	£2,498,282	£2,922,311	£1,010,266	£2,015,118
20%	60%	£7,503,592	£3,751,324	£6,294,001	£6,859,374	£3,107,106	£5,649,783
25%	60%	£11,648,081	£6,911,374	£10,111,365	£10,829,639	£6,106,101	£9,292,921
30%	60%	£15,810,932	£10,085,437	£13,961,833	£14,823,762	£9,105,098	£12,979,702
35%	60%	£20,036,745	£13,289,839	£17,850,155	£18,872,185	£12,144,020	£16,685,595
40%	60%	£24,262,559	£16,510,338	£21,763,599	£22,931,633	£15,184,735	£20,432,673
50%	60%	£32,714,187	£23,024,160	£28,590,485	£31,050,530	£21,360,504	£27,626,829

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£13,835,023	£13,835,023	£13,835,023	£13,835,023	£13,835,023	£13,835,023
10%	70%	£5,672,597	£7,826,706	£6,367,346	£5,910,800	£8,064,401	£6,605,039
15%	70%	£1,639,355	£4,922,249	£2,597,917	£1,301,927	£5,179,589	£2,860,320
20%	70%	£2,593,487	£1,784,160	£1,182,298	£2,110,324	£2,267,194	£699,194
25%	70%	£6,775,758	£1,254,471	£4,982,921	£6,161,925	£6,650,571	£4,369,088
30%	70%	£10,977,586	£4,295,200	£8,817,661	£10,232,467	£3,568,356	£8,081,063
35%	70%	£15,239,477	£7,376,196	£12,688,454	£14,366,056	£6,516,831	£11,815,034
40%	70%	£19,501,367	£10,457,942	£16,595,912	£18,503,173	£9,475,063	£15,587,718
45%	70%	£23,763,257	£13,538,728	£20,483,371	£22,640,289	£12,465,762	£19,360,402
50%	70%	£28,025,147	£16,720,117	£24,380,829	£26,777,405	£15,472,374	£23,133,087
100%	70%	£70,644,048	£48,033,988	£63,355,413	£68,148,563	£45,538,503	£60,859,828
10%	80%	£5,602,748	£8,065,639	£6,397,798	£5,762,843	£8,224,101	£6,556,261
15%	80%	£1,434,781	£5,180,946	£2,644,372	£1,676,363	£5,416,640	£2,885,954
20%	80%	£2,338,186	£2,263,839	£1,120,399	£2,411,077	£2,539,348	£789,289
40%	80%	£19,789,979	£9,489,947	£16,458,030	£19,124,516	£8,815,193	£15,792,568
45%	80%	£24,087,945	£12,459,914	£20,339,504	£23,339,299	£11,711,268	£19,590,658
50%	80%	£28,385,911	£15,465,877	£24,220,976	£27,554,083	£14,634,049	£23,389,148
10%	60%	£5,741,831	£7,587,774	£6,336,894	£6,058,757	£7,904,704	£6,663,819
15%	60%	£1,644,329	£4,458,530	£2,551,522	£2,127,492	£4,939,538	£3,094,985
20%	60%	£2,453,788	£1,298,480	£1,244,187	£1,809,570	£1,942,866	£599,979
25%	60%	£6,598,277	£1,881,570	£5,061,561	£5,779,835	£1,056,297	£4,243,118
30%	60%	£10,761,128	£5,035,633	£8,912,029	£9,773,959	£4,055,294	£7,929,898
35%	60%	£14,986,942	£8,240,036	£12,800,351	£13,822,382	£7,094,216	£11,635,791
40%	60%	£19,212,755	£11,460,734	£16,713,795	£17,881,829	£10,134,931	£15,382,869
50%	60%	£27,664,383	£17,974,367	£24,540,681	£26,000,726	£16,310,701	£22,877,025

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761
10%	70%	-£11,539,167	-£9,385,076	-£10,844,438	-£11,000,984	-£9,147,384	-£10,806,745
15%	70%	-£15,672,229	-£12,399,236	-£14,613,837	-£15,309,857	-£12,032,695	-£14,251,465
20%	70%	-£19,805,272	-£15,427,624	-£18,394,082	-£19,322,108	-£14,944,461	-£17,010,919
25%	70%	-£23,987,542	-£18,466,255	-£22,194,705	-£23,373,710	-£17,862,301	-£21,580,873
30%	70%	-£28,189,370	-£21,506,984	-£26,029,445	-£27,444,251	-£20,780,140	-£25,292,847
35%	70%	-£32,451,261	-£24,587,981	-£29,900,238	-£31,577,841	-£23,728,616	-£29,026,819
40%	70%	-£36,713,151	-£27,669,127	-£33,797,696	-£35,714,957	-£26,686,847	-£32,799,502
45%	70%	-£40,975,041	-£30,800,514	-£37,695,195	-£39,850,073	-£29,677,546	-£36,572,197
50%	70%	-£45,236,931	-£33,931,901	-£41,592,614	-£43,985,188	-£32,664,158	-£40,344,871
100%	70%	-£87,855,833	-£65,245,773	-£80,567,197	-£85,360,348	-£62,750,288	-£78,071,712
10%	80%	-£11,609,036	-£9,146,146	-£10,813,986	-£11,448,941	-£8,987,683	-£10,655,524
15%	80%	-£15,777,004	-£12,030,838	-£14,567,413	-£15,535,421	-£11,793,145	-£14,325,831
20%	80%	-£19,944,970	-£14,941,945	-£18,332,183	-£19,622,981	-£14,619,836	-£18,010,073
40%	80%	-£37,001,763	-£28,681,732	-£33,669,814	-£36,396,390	-£26,026,979	-£33,004,352
45%	80%	-£41,299,729	-£32,671,698	-£37,551,288	-£40,551,084	-£28,923,053	-£36,802,643
50%	80%	-£45,597,695	-£36,677,661	-£41,432,761	-£44,765,867	-£31,845,833	-£40,600,933
10%	60%	-£11,469,594	-£9,624,010	-£10,874,890	-£11,153,028	-£9,307,084	-£10,557,965
15%	60%	-£15,567,465	-£12,753,254	-£14,660,262	-£15,084,292	-£12,272,246	-£14,177,099
20%	60%	-£19,665,373	-£15,913,304	-£18,455,982	-£19,021,355	-£15,269,086	-£17,811,764
25%	60%	-£23,810,052	-£19,073,354	-£22,273,345	-£22,991,620	-£18,268,082	-£21,454,902
30%	60%	-£27,972,912	-£22,247,418	-£26,123,813	-£26,985,743	-£21,267,078	-£25,141,682
35%	60%	-£32,198,726	-£25,451,820	-£30,012,135	-£31,034,166	-£24,306,001	-£28,847,575
40%	60%	-£36,424,540	-£28,672,519	-£33,925,579	-£35,093,614	-£27,346,715	-£32,594,653
50%	60%	-£44,876,168	-£35,186,141	-£41,782,468	-£43,212,810	-£33,522,485	-£40,088,816

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£18,965,734	£18,965,734	£18,965,734	£18,965,734	£18,965,734	£18,965,734
10%	70%	£10,803,308	£12,957,417	£11,498,057	£11,041,511	£13,195,112	£11,735,750
15%	70%	£8,670,366	£9,953,260	£7,728,658	£7,032,638	£10,309,800	£8,091,030
20%	70%	£2,537,224	£6,914,871	£3,948,413	£3,020,387	£7,398,035	£4,431,577
25%	70%	-£1,645,047	£3,876,240	£147,790	-£1,031,214	£4,480,194	£761,623
30%	70%	-£5,846,875	£835,511	-£3,686,950	-£5,101,756	£1,562,355	-£2,950,352
35%	70%	-£10,108,766	-£2,245,485	-£7,557,743	-£9,235,945	-£1,386,120	-£8,684,323
40%	70%	-£14,370,656	-£5,336,631	-£11,455,201	-£13,372,462	-£4,344,352	-£10,457,007
45%	70%	-£18,632,546	-£8,458,018	-£15,352,660	-£17,509,576	-£7,335,051	-£14,229,691
50%	70%	-£22,894,436	-£11,589,406	-£19,260,118	-£21,646,694	-£10,341,663	-£18,002,376
100%	70%	-£65,513,337	-£42,903,277	-£58,224,702	-£63,017,852	-£40,407,792	-£55,729,217
10%	80%	£10,733,459	£13,196,350	£11,528,509	£10,893,554	£13,354,612	£11,686,971
15%	80%	£6,565,492	£10,311,657	£7,775,082	£6,807,074	£10,549,351	£8,016,665
20%	80%	£2,397,525	£7,400,550	£4,010,312	£2,719,634	£7,722,659	£4,332,422
25%	80%	-£1,859,268	-£4,339,236	-£11,327,319	-£13,993,805	-£3,684,462	-£10,661,657
30%	80%	-£6,187,234	-£7,329,203	-£15,208,793	-£18,208,588	-£6,580,557	-£14,460,147
35%	80%	-£11,525,200	-£10,335,166	-£19,090,265	-£22,423,372	-£9,033,338	-£18,258,437
40%	80%	-£16,872,542	-£12,718,485	-£23,768,605	-£27,189,468	-£13,035,411	-£21,784,530
45%	80%	-£22,219,940	-£15,589,241	-£28,882,233	-£33,258,203	-£17,070,249	-£25,165,396
50%	80%	-£27,567,384	-£18,429,191	-£34,586,513	-£40,321,141	-£21,073,409	-£30,530,732
10%	60%	£1,467,567	£3,269,141	£69,150	-£649,124	£4,074,414	£887,593
15%	60%	-£5,630,417	£95,078	-£3,781,318	-£4,643,248	£1,075,417	-£2,799,187
20%	60%	-£9,856,231	-£3,109,325	-£7,669,640	-£8,691,671	-£1,963,506	-£8,505,080
25%	60%	-£14,082,045	-£6,330,023	-£11,583,084	-£12,751,119	-£5,004,220	-£10,252,158
30%	60%	-£18,307,859	-£9,551,721	-£15,496,927	-£17,803,015	-£8,045,990	-£14,003,046
35%	60%	-£22,533,672	-£12,784,646	-£19,409,870	-£22,870,015	-£11,179,990	-£17,746,314

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£20,502,607	£20,502,607	£20,502,607	£20,502,607	£20,502,607	£20,502,607
10%	70%	£12,340,180	£14,494,290	£13,034,929	£12,578,383	£14,731,984	£13,272,623
15%	70%	£8,207,138	£11,490,132	£9,285,331	£8,569,516	£11,946,673	£9,627,903
20%	70%	£4,074,096	£8,451,743	£5,485,296	£4,557,259	£8,534,807	£5,968,449
25%	70%	-£108,174	£5,413,112	£1,684,663	£505,658	£6,017,066	£2,298,495
30%	70%	-£4,310,003	£2,372,383	-£2,150,077	-£3,564,883	£3,099,227	-£1,413,480
35%	70%	-£8,571,893	-£708,613	-£6,020,870	-£7,698,473	£190,752	-£5,147,451
40%	70%	-£12,833,784	-£3,788,759	-£9,910,329	-£11,835,590	-£2,807,478	-£8,920,135
45%	70%	-£17,095,673	-£6,921,146	-£13,815,788	-£15,972,705	-£5,795,178	-£12,692,819
50%	70%	-£21,357,564	-£10,052,533	-£17,713,246	-£20,109,821	-£8,804,791	-£16,465,504
100%	70%	-£63,976,465	-£41,366,405	-£56,687,830	-£61,400,980	-£38,870,920	-£54,192,345
10%	80%	£12,270,331	£14,733,222	£13,065,381	£12,430,427	£14,891,684	£13,223,844
15%	80%	£8,102,364	£11,848,530	£9,311,955	£8,343,946	£12,086,223	£9,553,537
20%	80%	£3,934,398	£8,937,423	£5,547,195	£4,256,506	£9,259,331	£6,869,294
25%	80%	-£1,122,985	-£2,802,364	-£5,790,447	-£12,456,932	-£2,147,610	-£9,124,985
30%	80%	-£6,420,362	-£5,792,331	-£13,671,920	-£16,671,716	-£5,043,685	-£12,923,275
35%	80%	-£11,718,328	-£8,798,293	-£17,553,393	-£20,886,500	-£7,966,465	-£16,721,565
40%	80%	-£17,009,414	-£14,255,357	-£23,004,478	-£27,726,340	-£14,572,284	-£21,321,403
45%	80%	-£22,311,312	-£19,126,713	-£29,219,105	-£35,795,076	-£21,607,122	-£27,702,269
50%	80%	-£27,613,200	-£24,008,069	-£35,433,732	-£42,863,807	-£27,610,281	-£34,067,694
10%	60%	£69,306	£4,806,013	£1,606,023	£887,748	£5,611,286	£2,424,466
15%	60%	-£4,093,545	£1,631,950	-£2,244,446	-£3,106,375	£2,612,289	-£1,262,315
20%	60%	-£8,319,358	-£1,572,452	-£6,132,768	-£7,154,798	-£426,633	-£4,968,208
25%	60%	-£12,545,172	-£4,793,151	-£10,046,212	-£11,214,246	-£3,467,348	-£8,715,286
30%	60%	-£16,771,000	-£8,016,773	-£13,959,045	-£15,333,143	-£6,643,117	-£12,499,442

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£74,026,922	£74,026,922	£74,026,922	£74,026,922	£74,026,922	£74,026,922
10%	70%	£61,908,114	£63,235,473	£61,845,437	£61,516,876	£63,444,234	£62,054,197
15%	70%	£54,944,104	£57,835,141	£55,750,086	£55,257,245	£58,148,283	£56,063,228
20%	70%	£48,574,100	£52,434,809	£49,654,736	£48,997,615	£52,852,331	£50,072,259
25%	70%	£42,155,996	£47,034,477	£43,521,270	£42,686,434	£47,556,380	£44,051,709
30%	70%	£36,737,892	£41,634,145	£37,376,221	£36,374,418	£42,251,060	£38,012,747
35%	70%	£29,278,875	£36,175,869	£31,221,520	£30,033,634	£36,918,483	£31,973,785
40%	70%	£22,795,794	£30,737,205	£25,015,960	£23,658,377	£31,585,907	£25,876,542
45%	70%	£16,249,169	£25,271,846	£18,787,705	£17,235,445	£26,242,251	£19,773,982
50%	70%	£9,648,302	£19,784,225	£12,510,647	£10,762,088	£20,862,453	£13,606,510
100%	70%	£-58,689,445	£-37,445,491	£-52,756,915	£-56,388,414	£-35,144,459	£-50,465,883
0%	80%	£61,256,113	£63,458,808	£61,870,194	£61,395,287	£63,597,982	£62,009,368
10%	80%	£54,866,100	£58,170,143	£55,787,224	£55,074,862	£58,378,904	£55,995,984
15%	80%	£48,468,395	£52,881,479	£49,704,252	£48,751,296	£53,159,827	£49,982,600
20%	80%	£42,023,864	£47,592,814	£43,584,178	£42,377,490	£47,940,749	£43,937,804
25%	80%	£35,579,334	£42,295,496	£37,451,710	£36,003,685	£42,719,846	£37,876,061
30%	80%	£29,990,865	£36,970,325	£31,311,031	£29,594,039	£37,465,401	£31,814,204
35%	80%	£22,980,927	£31,645,155	£25,118,259	£23,155,981	£32,210,956	£25,093,314
40%	80%	£16,003,489	£26,309,996	£18,904,673	£16,661,007	£26,956,511	£19,582,191
45%	80%	£9,370,861	£20,937,725	£12,640,612	£10,113,384	£21,656,543	£13,371,187
50%	80%	£2,761,117	£15,630,123	£6,320,678	£3,820,487	£16,320,487	£8,099,027
15%	60%	£55,022,107	£57,500,139	£55,712,949	£55,439,629	£57,917,661	£56,130,472
20%	60%	£48,579,806	£51,988,140	£49,655,220	£49,240,793	£52,544,838	£50,161,916
25%	60%	£42,288,127	£46,476,140	£43,458,363	£42,995,379	£47,172,010	£44,155,614
30%	60%	£35,896,449	£40,933,571	£37,300,732	£36,745,152	£41,782,272	£38,149,433
35%	60%	£29,466,884	£35,381,413	£31,132,008	£30,473,231	£36,371,565	£32,133,252
40%	60%	£23,010,663	£29,825,255	£24,913,662	£24,160,772	£30,960,858	£26,063,771
45%	60%	£16,494,849	£24,233,697	£18,670,737	£17,809,884	£25,527,571	£19,985,773
50%	60%	£9,925,745	£18,630,725	£12,380,683	£11,410,793	£20,068,363	£13,841,834

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281
10%	70%	£-154,598,188	£-152,670,829	£-154,060,868	£-154,389,426	£-152,462,089	£-153,852,105
15%	70%	£-160,952,199	£-158,071,162	£-160,198,217	£-160,649,057	£-157,758,020	£-159,843,075
20%	70%	£-167,332,202	£-163,471,494	£-166,251,587	£-166,968,688	£-163,053,372	£-165,834,044
25%	70%	£-173,750,307	£-168,871,826	£-172,385,033	£-173,219,888	£-168,349,552	£-171,654,594
30%	70%	£-180,168,411	£-174,291,707	£-178,530,082	£-179,531,885	£-173,655,243	£-177,893,556
35%	70%	£-186,627,428	£-179,730,434	£-184,684,783	£-185,672,669	£-178,987,820	£-183,932,517
40%	70%	£-193,110,508	£-185,169,097	£-190,850,343	£-192,247,926	£-184,320,396	£-190,027,760
45%	70%	£-199,664,451	£-190,607,824	£-197,034,457	£-198,670,858	£-193,132,335	£-196,132,335
50%	70%	£-206,258,000	£-196,122,078	£-203,395,655	£-205,144,215	£-198,043,950	£-202,298,752
100%	70%	£-274,595,748	£-253,351,793	£-268,673,218	£-272,294,716	£-251,050,761	£-266,972,186
0%	80%	£-154,650,190	£-152,447,495	£-154,036,108	£-154,511,016	£-152,308,320	£-153,896,934
15%	80%	£-161,040,203	£-157,736,159	£-160,119,079	£-160,831,441	£-157,527,398	£-159,910,318
20%	80%	£-167,437,998	£-163,024,824	£-166,202,051	£-167,155,907	£-162,746,478	£-165,923,702
25%	80%	£-173,826,316	£-168,313,145	£-172,385,033	£-173,219,888	£-168,349,552	£-171,654,594
30%	80%	£-180,214,639	£-173,601,466	£-178,530,082	£-179,531,885	£-173,655,243	£-177,893,556
35%	80%	£-186,602,962	£-178,889,787	£-184,684,783	£-185,672,669	£-178,987,820	£-183,932,517
40%	80%	£-193,010,285	£-184,178,108	£-190,850,343	£-192,247,926	£-184,320,396	£-190,027,760
45%	80%	£-199,418,608	£-189,466,429	£-197,034,457	£-198,670,858	£-193,132,335	£-196,132,335
50%	80%	£-205,826,931	£-194,754,750	£-203,395,655	£-205,144,215	£-198,043,950	£-202,298,752
10%	60%	£-154,548,185	£-152,894,164	£-154,085,625	£-154,267,838	£-152,615,816	£-153,807,278
15%	60%	£-160,984,196	£-158,408,184	£-160,193,354	£-160,486,673	£-157,988,642	£-159,775,831
20%	60%	£-167,420,207	£-163,922,203	£-166,301,083	£-166,695,510	£-163,391,467	£-165,744,387
25%	60%	£-173,856,218	£-169,436,183	£-172,447,940	£-172,840,924	£-168,734,293	£-171,740,688
30%	60%	£-180,292,229	£-174,949,163	£-178,592,087	£-179,161,151	£-174,124,031	£-177,756,870
35%	60%	£-186,728,240	£-180,462,143	£-184,744,235	£-185,433,072	£-179,534,737	£-183,773,050
40%	60%	£-193,164,251	£-185,975,123	£-190,895,380	£-191,745,530	£-184,945,445	£-189,842,531
50%	60%	£-199,600,262	£-191,488,103	£-197,046,520	£-198,496,510	£-195,837,940	£-202,064,469

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-93,987,940	£-93,987,940	£-93,987,940	£-93,987,940	£-93,987,940	£-93,987,940
10%	70%	£-108,705,847	£-104,778,488	£-108,168,520	£-108,497,085	£-104,569,727	£-105,959,764
15%	70%	£-113,089,857	£-110,178,820	£-112,263,875	£-112,756,716	£-109,865,678	£-111,950,733
20%	70%	£-118,473,867	£-115,579,152	£-116,458,765	£-117,010,924	£-115,161,346	£-117,941,983
25%	70%	£-125,857,965	£-120,979,485	£-124,492,691	£-125,327,527	£-120,457,582	£-123,962,252
30%	70%	£-132,272,069	£-126,389,828	£-130,637,740	£-131,639,543	£-125,762,901	£-130,001,214
35%	70%	£-138,735,086	£-131,800,171	£-136,792,442	£-137,980,327	£-131,095,478	£-136,040,176
40%	70%	£-145,218,167	£-137,216,756	£-142,988,001	£-144,395,584	£-136,428,054	£-142,135,419
45%	70%	£-151,701,248	£-142,632,116	£-149,226,258	£-150,795,616	£-141,711,710	£-148,209,368
50%	70%	£-158,184,329	£-148,047,476	£-155,503,314	£-157,251,873	£-147,151,508	£-154,407,451
100%	70%	£-226,703,407	£-205,459,452	£-220,780,876	£-224,402,375	£-203,158,420	£-218,479,844
0%	80%	£-106,757,849	£-104,555,153	£-106,143,767	£-106,618,674	£-104,415,979	£-106,004,593
15%	80%	£-113,147,861	£-109,943,818	£-112,226,738	£-112,939,099	£-109,836,057	£-112,017,977
20%	80%	£-119,546,873	£-115,332,482	£-119,309,709	£-119,282,685	£-116,854,194	£-118,031,381
25%	80%	£-125,940,885	£-120,721,146	£-124,492,691	£-125,327,527	£-120,457,582	£-123,962,252
30%	80%	£-132,376,089	£-126,111,810	£-130,637,740	£-131,639,543	£-125,762,901	£-130,001,214
35%	80%	£-138,811,100	£-131,501,474	£-136,792,442	£-137,980,327	£-131,095,478	£-136,040,176
40%	80%	£-145,251,111	£-136,892,138	£-142,988,001	£-144,395,584	£-136,428,054	£-142,135,419
45%	80%	£-151,734,122	£-142,282,802	£-149,226,258	£-150,795,616	£-141,711,710	£-148,209,368
50%	80%	£-158,217,133	£-147,673,466	£-155,503,314	£-157,251,873	£-147,151,508	£-154,407,451
100%	80%	£-226,703,407	£-205,459,452	£-220,780,876	£-224,402,375	£-203,158,420	£-218,479,844
0%	60%	£-106,757,849	£-104,555,153	£-106,143,767	£-106,618,674	£-104,415,979	£-106,004,593
15%	60%	£-113,147,861	£-109,943,818	£-112,226,738	£-112,939,099	£-109,836,057	£-112,017,977
20%	60%	£-119,546,873	£-115,332,482	£-119,309,709	£-119,282,685	£-116,854,194	£-118,031,381
25%	60%	£-125,940,885	£-120,721,146	£-124,492,691	£-125,327,527	£-120,457,582	£-123,962,252
30%	60%	£-132,376,089	£-126,111,810	£-130,637,740	£-131,639,543	£-125,762,901	£-130,001,214
35%	60%	£-138,811,100	£-131,501,474	£-136,792,442	£-137,980,327	£-131,095,478	£-136,040,176
40%	60%	£-145,251,111	£-136,892,138	£-142,988,001	£-144,395,584	£-136,428,054	£-142,135,419
45%	60%	£-151,734,122	£-142,282,802	£-149,226,258	£-150,795,616	£-141,711,710	£-148,209,368
50%	60%	£-158,217,133	£-147,673,466	£-155,503,314	£-157,251,873	£-147,151,508	£-154,407,451
100%	60%	£-226,703,407	£-205,459,452	£-220,780,876	£-224,402,375	£-203,158,420	£-218,479,844
0%	60%	£-106,757,849	£-104,555,153	£-106,143,767	£-106,618,674	£-104,415,979	£-106,004,593
15%	60%	£-113,147,861	£-109,943,818	£-112,226,738	£-112,939,099	£-109,836,057	£-112,017,977
20%	60%	£-119,546,873	£-115,332,482	£-119,309,709	£-119,282,685	£-116,854,194	£-118,031,381
25%	60%	£-125,940,885	£-120,721,146	£-124,492,691	£-125,327,527	£-12	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£47,088,152	£47,088,152	£47,088,152	£47,088,152	£47,088,152	£47,088,152
10%	70%	£34,370,245	£36,297,624	£34,967,587	£34,570,897	£36,596,365	£35,116,328
15%	70%	£28,006,235	£30,887,271	£28,812,216	£28,319,376	£31,210,413	£29,125,350
20%	70%	£21,836,231	£25,496,940	£22,716,866	£22,059,746	£25,914,461	£23,134,389
25%	70%	£15,218,127	£20,096,607	£16,583,400	£15,748,565	£20,618,510	£17,113,840
30%	70%	£8,800,023	£14,676,663	£10,438,351	£9,436,549	£15,313,190	£11,074,877
35%	70%	£2,341,005	£9,238,000	£4,263,650	£3,095,765	£9,980,613	£5,035,916
40%	70%	£4,142,075	£3,799,336	£1,921,910	£3,279,405	£4,849,037	£1,059,327
45%	70%	£-10,688,701	£-1,866,023	£-8,150,164	£-9,702,424	£-695,618	£-7,163,888
50%	70%	£-17,289,567	£-7,153,644	£-14,427,222	£-16,175,781	£-6,075,416	£-13,331,359
100%	70%	£-85,627,315	£-64,383,360	£-79,704,785	£-83,398,283	£-82,062,328	£-77,403,753
10%	80%	£34,318,243	£36,520,939	£34,932,325	£34,457,417	£36,660,113	£35,071,499
15%	80%	£27,828,231	£31,232,274	£28,849,354	£28,136,992	£31,441,035	£29,958,115
20%	80%	£21,530,525	£25,943,609	£22,766,383	£21,813,426	£25,221,958	£23,044,731
40%	80%	£-4,356,943	£4,707,285	£-1,819,611	£-3,781,888	£5,273,087	£-1,244,556
45%	80%	£-10,934,381	£-627,874	£-8,033,196	£-10,276,863	£18,642	£-7,375,679
50%	80%	£-17,567,009	£-6,000,145	£-14,297,258	£-16,824,485	£-5,281,326	£-13,566,682
10%	60%	£34,422,248	£36,074,289	£34,892,809	£34,700,595	£36,352,617	£35,161,157
15%	60%	£28,394,237	£30,592,270	£29,775,980	£29,501,750	£30,978,791	£29,192,885
20%	60%	£21,741,936	£25,050,270	£22,667,350	£22,302,924	£25,606,966	£23,224,046
25%	60%	£15,350,258	£19,538,271	£16,520,493	£16,057,509	£20,234,141	£17,227,744
30%	60%	£8,958,580	£13,995,701	£10,362,862	£9,807,282	£14,844,403	£11,211,564
35%	60%	£2,529,015	£8,443,544	£4,194,139	£3,535,361	£9,433,696	£5,195,383
40%	60%	£3,927,207	£2,291,385	£2,024,208	£2,777,097	£4,322,993	£374,098
50%	60%	£-17,012,124	£-8,307,144	£-14,587,187	£-15,527,077	£-6,869,507	£-13,086,038

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£58,528,159	£58,528,159	£58,528,159	£58,528,159	£58,528,159	£58,528,159
10%	70%	£45,310,252	£47,737,910	£46,347,574	£46,019,013	£47,946,371	£46,556,335
15%	70%	£38,446,241	£42,337,278	£40,252,223	£39,758,382	£42,850,420	£40,855,359
20%	70%	£33,076,237	£36,936,946	£34,156,873	£33,499,752	£37,354,458	£34,574,936
25%	70%	£26,658,133	£31,536,614	£28,023,407	£27,188,572	£32,058,517	£28,553,846
30%	70%	£20,240,029	£26,116,870	£21,878,358	£20,876,555	£26,753,197	£22,514,884
35%	70%	£13,791,012	£20,679,006	£15,723,657	£14,535,771	£21,420,620	£18,475,923
40%	70%	£7,337,831	£15,239,167	£9,518,967	£8,169,514	£16,088,791	£12,192,885
45%	70%	£751,306	£9,773,983	£3,289,842	£1,737,582	£10,744,389	£4,276,119
50%	70%	£-5,849,561	£4,286,362	£-2,987,216	£-4,735,775	£5,364,590	£-1,891,352
100%	70%	£-74,187,308	£-52,943,354	£-68,264,779	£-71,866,277	£-64,642,322	£-65,963,748
10%	80%	£45,758,250	£47,960,945	£46,372,331	£45,897,424	£48,100,119	£46,511,505
15%	80%	£39,368,207	£42,672,280	£40,289,361	£39,576,999	£42,891,041	£40,498,121
20%	80%	£32,970,532	£37,383,616	£34,268,389	£33,253,443	£37,661,964	£34,484,737
40%	80%	£7,083,064	£16,147,292	£9,620,396	£7,658,118	£16,713,093	£10,195,451
45%	80%	£505,626	£10,812,133	£3,406,810	£1,163,144	£11,458,648	£4,064,328
50%	80%	£-6,127,002	£5,439,862	£-2,857,251	£-5,384,479	£6,158,680	£-2,126,676
10%	60%	£45,862,254	£47,514,276	£46,322,815	£46,140,602	£47,792,624	£46,601,164
15%	60%	£39,424,244	£42,022,278	£40,215,086	£39,941,767	£42,419,798	£40,632,899
20%	60%	£33,181,943	£36,490,277	£34,107,357	£33,742,930	£37,046,972	£34,684,053
25%	60%	£26,790,264	£30,978,277	£27,960,500	£27,497,516	£31,674,147	£28,667,751
30%	60%	£20,398,586	£25,435,708	£21,802,669	£21,247,289	£26,284,409	£22,651,570
35%	60%	£13,969,021	£19,883,550	£16,634,145	£14,975,368	£20,873,702	£16,635,389
40%	60%	£7,112,806	£14,331,392	£9,415,789	£8,662,910	£15,462,995	£10,595,905
50%	60%	£-5,572,118	£3,132,862	£-3,117,180	£-4,087,070	£4,570,500	£-1,656,029

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£63,577,963	£63,577,963	£63,577,963	£63,577,963	£63,577,963	£63,577,963
10%	70%	£50,860,055	£52,787,414	£51,397,378	£51,068,817	£52,996,175	£51,608,138
15%	70%	£44,496,045	£47,387,952	£45,302,027	£44,809,196	£47,700,224	£46,515,169
20%	70%	£38,126,041	£41,988,750	£39,266,677	£38,549,556	£42,854,276	£39,624,199
25%	70%	£31,707,937	£36,586,417	£33,073,211	£32,238,375	£37,108,320	£33,603,650
30%	70%	£25,289,833	£31,186,474	£26,928,162	£25,926,359	£31,803,001	£27,564,688
35%	70%	£18,830,816	£25,727,810	£20,773,460	£19,585,575	£26,470,424	£21,525,726
40%	70%	£12,347,735	£20,289,146	£14,567,901	£13,210,318	£21,137,848	£15,430,483
45%	70%	£5,801,095	£14,823,787	£8,339,646	£6,787,385	£15,794,192	£11,525,323
50%	70%	£-799,757	£9,336,186	£2,062,588	£314,029	£10,414,394	£3,158,451
100%	70%	£-69,137,505	£-47,893,550	£-63,214,874	£-66,836,473	£-45,692,516	£-60,913,042
10%	80%	£50,808,053	£53,010,749	£51,422,135	£50,947,228	£53,149,923	£51,561,309
15%	80%	£44,418,041	£47,722,084	£45,339,164	£44,626,803	£47,930,845	£46,547,925
20%	80%	£38,020,336	£42,433,420	£39,252,193	£38,303,297	£42,711,769	£39,534,541
40%	80%	£12,132,867	£21,197,096	£14,670,200	£12,707,922	£21,762,597	£15,245,255
45%	80%	£5,555,430	£15,861,937	£8,456,614	£6,212,947	£16,508,452	£9,114,132
50%	80%	£-1,077,199	£10,489,666	£2,192,553	£-334,675	£11,208,484	£2,923,128
10%	60%	£50,912,058	£52,564,079	£51,372,619	£51,190,406	£52,842,428	£51,650,967
15%	60%	£44,574,048	£47,052,080	£45,264,890	£44,991,570	£47,469,602	£46,582,412
20%	60%	£38,231,741	£41,540,980	£39,157,161	£38,792,734	£42,096,716	£39,719,857
25%	60%	£31,840,068	£36,028,081	£33,010,304	£32,547,320	£36,723,951	£33,717,554
30%	60%	£25,448,390	£30,485,512	£26,852,672	£26,299,093	£31,334,213	£27,701,374
35%	60%	£19,018,825	£24,933,354	£20,683,949	£20,025,171	£25,923,506	£21,685,193
40%	60%	£12,562,604	£19,381,196	£14,465,603	£13,712,713	£20,512,798	£15,615,712
50%	60%	£-522,314	£8,182,686	£1,932,624	£982,734	£9,620,304	£3,393,775

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£46,366,178	£46,366,178	£46,366,178	£46,366,178	£46,366,178	£46,366,178
10%	70%	£33,648,271	£35,575,830	£34,185,593	£33,857,033	£35,784,391	£34,394,354
15%	70%	£27,284,261	£30,175,297	£28,090,242	£27,597,402	£30,488,439	£28,403,385
20%	70%	£20,914,257	£24,774,866	£21,994,892	£21,337,772	£25,192,487	£22,412,415
25%	70%	£14,496,153	£19,374,633	£15,861,426	£15,026,591	£19,896,536	£16,391,866
30%	70%	£8,076,049	£13,964,889	£9,716,377	£8,714,575	£14,591,216	£10,352,903
35%	70%	£1,619,031	£8,516,026	£3,561,676	£2,373,791	£9,258,639	£4,313,942
40%	70%	£-4,364,049	£3,077,362	£-2,643,884	£-4,001,467	£3,926,063	£-1,781,301
45%	70%	£-11,410,675	£-2,387,997	£-9,872,138	£-10,424,398	£-1,417,592	£-7,895,862
50%	70%	£-18,011,541	£-7,875,618	£-15,149,196	£-16,897,765	£-6,797,390	£-14,053,333
100%	70%	£-86,348,289	£-65,105,334	£-80,426,759	£-84,048,257	£-82,804,302	£-78,125,727
10%	80%	£33,596,269	£35,798,965	£34,210,351	£33,735,443	£35,938,139	£34,349,525
15%	80%	£27,206,257	£30,510,300	£28,127,380	£27,415,018	£30,719,061	£28,336,141
20%	80%	£20,808,551	£25,221,635	£22,044,409	£21,091,452	£25,499,984	£22,322,757
40%	80%	£5,078,917	£3,985,311	£-2,541,595	£-4,503,862	£4,551,113	£-1,866,530
45%	80%	£-11,656,355	£-1,349,848	£-8,755,170	£-10,998,837	£-703,333	£-8,097,653
50%	80%	£-18,288,983	£-6,722,119	£-15,019,232	£-17,546,459	£-6,003,300	£-14,288,656
10%	60%	£33,700,274	£35,352,295	£34,180,635	£33,978,621	£35,630,643	£34,439,183
15%	60%	£27,362,263	£29,840,296	£28,053,105	£27,779,796	£30,257,817	£28,470,628
20%	60%	£21,019,963	£24,328,296	£21,945,376	£21,580,950	£24,884,992	£22,502,072
25%	60%	£14,628,294	£18,816,297	£15,798,519	£15,335,535	£19,512,167	£16,505,770
30%	60%	£8,236,606	£13,273,727	£9,640,888	£9,085,308	£14,122,429	£10,489,590
35%	60%	£1,807,041	£7,721,570	£3,472,165	£2,813,387	£8,711,722	£4,473,409
40%	60%	£-4,849,181	£2,189,412	£-2,746,182	£-3,499,071	£3,301,014	£-1,596,072

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£68,708,673	£68,708,673	£68,708,673	£68,708,673	£68,708,673	£68,708,673
10%	70%	£55,990,766	£57,919,125	£56,528,089	£56,199,528	£58,126,886	£56,736,849
15%	70%	£49,626,756	£52,517,793	£50,432,738	£49,939,897	£52,930,935	£50,745,983
20%	70%	£43,256,752	£47,117,461	£44,337,388	£43,680,267	£47,534,983	£44,754,910
25%	70%	£36,838,648	£41,717,128	£38,203,922	£37,369,086	£42,230,031	£38,734,361
30%	70%	£30,420,544	£36,297,185	£32,088,873	£31,057,070	£36,933,712	£32,685,399
35%	70%	£23,961,527	£30,858,521	£25,904,171	£24,716,296	£31,601,135	£26,656,437
40%	70%	£17,478,446	£25,419,857	£19,698,612	£18,341,029	£26,268,559	£20,361,194
45%	70%	£10,931,820	£19,954,488	£13,470,357	£11,918,097	£20,924,903	£14,456,634
50%	70%	£4,330,954	£14,466,877	£7,193,299	£5,444,740	£15,545,105	£8,289,162
100%	70%	£-64,006,794	£-62,762,839	£-58,064,263	£-61,705,762	£-60,461,807	£-55,783,231
10%	80%	£55,938,764	£58,141,460	£56,552,846	£56,077,939	£58,280,634	£56,692,020
15%	80%	£49,548,752	£52,852,795	£50,469,875	£49,757,514	£53,061,556	£50,676,636
20%	80%	£43,151,046	£47,564,131	£44,386,904	£43,453,948	£47,842,479	£44,665,252
25%	80%	£36,763,578	£42,267,807	£38,800,911	£37,838,633	£42,693,608	£39,375,966
30%	80%	£30,376,141	£36,972,648	£32,692,325	£31,743,658	£36,543,163	£33,484,843
35%	80%	£23,989,512	£31,680,377	£26,523,264	£25,636,036	£30,399,195	£27,583,839
40%	80%	£17,602,769	£26,388,790	£20,403,330	£19,521,117	£24,153,139	£21,681,678
45%	80%	£11,216,759	£21,092,791	£14,284,601	£13,402,281	£17,909,312	£15,781,123
50%	80%	£4,830,458	£15,800,791	£8,167,872	£7,283,445	£11,662,487	£9,844,567
25%	60%	£36,970,779	£41,158,792	£38,141,015	£37,678,031	£41,854,862	£38,848,265
30%	60%	£30,579,101	£35,816,222	£31,983,383	£31,427,804	£36,464,924	£32,832,085
35%	60%	£24,149,536	£30,064,065	£25,814,660	£25,155,882	£31,054,217	£28,815,904
40%	60%	£17,693,315	£24,511,907	£19,596,313	£18,843,424	£25,643,509	£23,746,423
50%	60%	£4,609,397	£13,213,377	£7,063,334	£6,093,445	£14,751,015	£9,524,485

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£70,245,546	£70,245,546	£70,245,546	£70,245,546	£70,245,546	£70,245,546
10%	70%	£57,527,639	£59,454,997	£58,064,961	£57,736,400	£59,663,758	£58,273,722
15%	70%	£51,163,826	£54,054,866	£51,969,610	£51,478,789	£54,367,807	£52,282,752
20%	70%	£44,793,824	£48,654,333	£45,874,280	£45,217,138	£49,071,855	£46,291,783
25%	70%	£38,375,520	£43,254,001	£39,740,794	£38,905,959	£43,775,904	£40,271,233
30%	70%	£31,957,416	£37,834,057	£33,595,745	£32,593,942	£38,470,584	£34,232,271
35%	70%	£25,498,399	£32,395,393	£27,441,044	£26,253,158	£33,138,007	£28,193,310
40%	70%	£19,015,318	£26,956,730	£21,235,484	£19,877,991	£27,805,431	£22,088,067
45%	70%	£12,468,693	£21,491,370	£15,007,229	£13,454,969	£22,461,776	£15,993,506
50%	70%	£5,867,826	£16,003,749	£8,730,171	£6,981,612	£17,081,977	£9,826,035
100%	70%	£-62,469,321	£-61,225,967	£-56,547,391	£-60,168,889	£-58,924,935	£-54,246,359
10%	80%	£57,475,637	£59,678,332	£58,089,718	£57,614,811	£59,817,506	£58,228,893
15%	80%	£51,085,624	£54,289,687	£52,006,748	£51,294,396	£54,598,428	£52,215,509
20%	80%	£44,687,919	£48,901,003	£45,923,776	£44,970,830	£49,378,351	£46,202,125
25%	80%	£38,289,451	£43,512,679	£41,337,783	£40,375,505	£44,163,480	£41,912,838
30%	80%	£31,892,013	£38,124,529	£35,743,197	£34,880,531	£39,176,035	£36,781,715
35%	80%	£25,498,385	£32,736,249	£29,650,136	£28,732,908	£34,076,067	£31,590,711
40%	80%	£19,103,641	£27,348,063	£23,561,202	£22,657,989	£28,881,011	£26,318,551
45%	80%	£12,715,631	£21,960,893	£17,472,473	£16,589,154	£23,693,185	£21,049,996
50%	80%	£4,839,330	£13,207,854	£6,824,744	£5,460,317	£14,764,360	£9,381,440
25%	60%	£38,507,651	£42,695,664	£39,677,887	£39,214,903	£43,391,534	£40,385,138
30%	60%	£32,115,973	£37,153,095	£33,520,256	£32,964,676	£38,001,796	£34,368,957
35%	60%	£25,686,408	£31,600,937	£27,351,532	£26,692,755	£32,591,089	£28,352,777
40%	60%	£19,230,187	£26,048,779	£21,133,186	£20,380,297	£27,180,382	£22,283,295
50%	60%	£6,145,269	£14,850,250	£8,600,207	£7,830,317	£16,287,887	£10,061,356

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Med

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,233,340	£30,233,340	£30,233,340	£30,233,340	£30,233,340	£30,233,340
10%	70%	£21,532,898	£23,686,500	£22,227,138	£21,762,361	£23,915,961	£22,456,601
15%	70%	£17,156,432	£20,386,834	£18,197,792	£17,500,626	£20,731,027	£18,541,986
20%	70%	£12,753,208	£17,087,169	£14,164,397	£13,219,639	£17,546,093	£14,627,371
25%	70%	£8,319,883	£13,787,503	£10,083,871	£8,902,922	£14,361,158	£10,666,908
30%	70%	£3,846,956	£10,453,030	£5,998,360	£4,558,044	£11,152,675	£6,702,989
35%	70%	-£62,172	£7,114,119	£1,858,455	£178,087	£7,930,370	£2,688,058
40%	70%	-£5,234,217	£3,748,500	-£2,318,763	-£4,270,593	£4,696,617	-£1,355,139
45%	70%	-£9,806,263	£362,338	-£6,526,377	-£8,722,185	£1,428,971	-£5,442,300
50%	70%	-£14,378,308	-£3,073,278	-£10,733,990	-£13,173,778	-£1,868,747	-£9,529,459
100%	70%	-£60,098,763	-£37,488,702	-£52,810,127	-£57,689,701	-£35,079,641	-£50,401,066
10%	80%	£21,461,086	£23,922,344	£22,254,503	£21,614,061	£24,075,320	£22,407,478
15%	80%	£17,048,714	£20,740,601	£18,238,840	£17,278,176	£20,970,064	£18,468,302
20%	80%	£12,607,234	£17,558,858	£14,220,022	£12,918,189	£17,864,808	£14,529,126
25%	80%	£8,137,417	£14,377,116	£10,153,402	£8,526,109	£14,759,553	£10,542,093
30%	80%	£3,624,415	£11,172,137	£6,083,162	£4,098,473	£11,638,567	£6,553,211
35%	80%	-£926,050	£7,953,075	£1,957,391	-£363,936	£8,497,244	£2,510,460
40%	80%	-£5,635,792	£4,722,990	-£2,203,845	-£4,893,376	£5,355,068	-£1,561,428
45%	80%	-£10,145,535	£1,458,640	-£6,397,094	-£9,422,817	£2,169,728	-£5,674,375
50%	80%	-£14,755,277	-£1,835,243	-£10,590,342	-£13,952,257	-£1,032,222	-£9,787,322
10%	60%	£21,604,711	£23,450,654	£22,199,774	£21,910,660	£23,756,604	£22,505,723
15%	60%	£17,264,151	£20,033,067	£18,156,746	£17,723,075	£20,491,991	£18,615,670
20%	60%	£12,899,182	£16,616,478	£14,108,773	£13,521,089	£17,221,378	£14,725,616
25%	60%	£8,502,351	£13,192,886	£10,014,339	£9,279,735	£13,962,765	£10,791,723
30%	60%	£4,069,497	£9,733,923	£5,913,559	£5,017,616	£10,666,784	£6,852,767
35%	60%	-£398,294	£6,275,159	£1,759,519	£714,253	£7,363,497	£2,865,657
40%	60%	-£4,932,643	£2,774,009	-£2,433,681	-£3,647,809	£4,038,167	-£1,148,849
45%	60%	-£9,466,991	-£745,968	-£6,655,660	-£8,021,554	£688,213	-£5,210,223
50%	60%	-£14,001,340	-£4,311,314	-£10,677,639	-£12,985,299	-£2,705,273	-£9,271,597

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£185,672,963	-£185,672,963	-£185,672,963	-£185,672,963	-£185,672,963	-£185,672,963
10%	70%	-£194,373,405	-£192,219,803	-£193,679,164	-£194,143,942	-£191,990,341	-£193,449,702
15%	70%	-£198,749,871	-£195,619,469	-£197,708,511	-£198,405,677	-£195,175,276	-£197,364,317
20%	70%	-£208,153,094	-£198,819,134	-£201,741,806	-£202,686,664	-£198,360,210	-£201,278,333
25%	70%	-£207,586,419	-£202,118,800	-£206,822,432	-£207,003,381	-£201,545,144	-£205,239,395
30%	70%	-£212,059,346	-£205,453,273	-£209,907,943	-£211,348,258	-£204,753,627	-£209,203,314
35%	70%	-£216,568,474	-£208,792,185	-£214,047,847	-£215,728,216	-£207,975,932	-£213,218,244
40%	70%	-£221,140,520	-£212,157,803	-£218,225,066	-£220,176,896	-£211,209,685	-£217,261,442
45%	70%	-£225,745,965	-£215,565,965	-£222,432,600	-£224,626,488	-£217,477,320	-£221,348,073
50%	70%	-£230,284,611	-£218,979,581	-£226,640,293	-£229,080,081	-£217,775,090	-£225,435,762
100%	70%	-£276,005,066	-£253,395,005	-£268,716,429	-£273,596,004	-£250,885,544	-£266,307,368
10%	80%	-£194,445,217	-£191,983,959	-£193,651,800	-£194,292,242	-£191,830,983	-£193,498,825
15%	80%	-£198,857,588	-£195,165,701	-£197,667,463	-£198,628,127	-£194,936,239	-£197,438,000
20%	80%	-£203,299,069	-£198,347,445	-£201,686,281	-£202,998,114	-£198,041,494	-£201,377,177
25%	80%	-£211,442,093	-£201,153,313	-£205,130,147	-£206,794,678	-£201,651,285	-£207,483,731
30%	80%	-£226,051,837	-£214,447,653	-£222,303,396	-£225,329,119	-£213,736,575	-£221,580,677
35%	80%	-£230,661,580	-£217,741,545	-£226,496,645	-£229,859,558	-£216,938,525	-£225,693,625
40%	80%	-£234,271,592	-£221,035,648	-£230,706,529	-£233,995,642	-£219,149,699	-£229,400,580
45%	80%	-£238,882,152	-£224,329,751	-£234,916,617	-£238,133,228	-£221,414,312	-£233,209,633
50%	80%	-£243,492,712	-£227,623,854	-£239,127,700	-£243,265,214	-£223,878,925	-£237,160,686
10%	60%	-£207,403,992	-£202,713,616	-£205,891,963	-£206,636,868	-£201,943,538	-£205,114,589
15%	60%	-£211,636,806	-£206,172,380	-£209,992,744	-£210,886,687	-£205,239,519	-£209,053,536
20%	60%	-£216,304,597	-£209,631,144	-£214,146,783	-£215,192,049	-£208,542,806	-£213,040,646
25%	60%	-£220,838,946	-£213,132,294	-£218,339,984	-£219,594,112	-£211,868,136	-£217,055,151
30%	60%	-£225,307,643	-£220,247,617	-£226,789,942	-£228,301,602	-£218,611,575	-£225,177,900

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£137,780,621	-£137,780,621	-£137,780,621	-£137,780,621	-£137,780,621	-£137,780,621
10%	70%	-£146,481,063	-£144,327,462	-£145,786,823	-£146,251,601	-£144,098,000	-£145,557,360
15%	70%	-£150,897,529	-£147,987,127	-£149,816,169	-£150,513,335	-£147,282,334	-£149,471,975
20%	70%	-£155,290,793	-£150,980,793	-£153,849,564	-£154,794,223	-£150,467,868	-£153,386,520
25%	70%	-£159,694,078	-£154,226,458	-£157,930,090	-£159,111,039	-£153,652,903	-£157,347,053
30%	70%	-£164,167,005	-£157,560,931	-£162,015,601	-£163,455,917	-£156,861,286	-£161,310,972
35%	70%	-£168,678,133	-£160,899,844	-£166,155,506	-£167,635,874	-£160,083,991	-£165,325,903
40%	70%	-£173,248,178	-£164,265,461	-£170,332,724	-£172,284,354	-£163,317,344	-£169,369,100
45%	70%	-£177,820,224	-£167,651,624	-£174,540,338	-£176,736,146	-£166,051,990	-£173,456,261
50%	70%	-£182,392,269	-£171,027,280	-£178,747,951	-£181,187,799	-£168,882,709	-£177,543,420
100%	70%	-£228,112,724	-£205,502,663	-£220,824,088	-£225,703,662	-£203,093,602	-£218,415,027
10%	80%	-£146,552,875	-£144,091,617	-£145,759,458	-£146,399,990	-£143,938,642	-£145,606,463
15%	80%	-£150,965,247	-£147,273,360	-£149,775,121	-£150,735,795	-£147,049,897	-£149,549,659
20%	80%	-£155,408,727	-£150,465,103	-£153,793,698	-£155,095,773	-£150,149,153	-£153,468,635
25%	80%	-£159,849,794	-£153,656,793	-£157,849,564	-£159,207,937	-£153,261,285	-£157,386,520
30%	80%	-£164,290,861	-£156,848,531	-£160,905,415	-£162,320,000	-£155,372,419	-£161,307,653
35%	80%	-£168,742,928	-£160,040,274	-£164,957,268	-£166,432,073	-£157,483,553	-£165,328,786
40%	80%	-£173,195,005	-£163,232,017	-£169,009,121	-£170,143,146	-£159,594,687	-£169,349,910
45%	80%	-£177,647,082	-£166,423,760	-£173,060,974	-£174,254,219	-£161,705,821	-£173,361,033
50%	80%	-£182,099,159	-£169,615,503	-£177,112,826	-£178,365,292	-£163,816,955	-£177,372,156
10%	60%	-£146,409,250	-£144,563,307	-£145,814,188	-£146,103,301	-£144,257,357	-£145,508,238
15%	60%	-£150,749,810	-£147,980,894	-£149,857,216	-£150,290,888	-£147,521,970	-£149,989,291
20%	60%	-£155,114,879	-£151,398,453	-£153,905,169	-£154,492,673	-£150,786,956	-£152,898,345
25%	60%	-£159,511,610	-£154,821,275	-£157,999,622	-£159,734,227	-£154,051,196	-£157,222,238
30%	60%	-£163,944,464	-£158,280,038	-£162,100,402	-£162,996,348	-£157,347,177	-£161,161,195
35%	60%	-£168,412,258	-£161,738,802	-£166,254,442	-£167,299,708	-£160,650,464	-£165,148,304
40%	60%	-£172,846,604	-£165,239,952	-£170,447,842	-£171,681,771	-£163,975,795	-£169,162,810
50%	60%	-£177,280,950	-£168,741,102	-£174,600,900	-£176,064,844	-£167,298,120	-£173,175,928

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£46,585,632	-£46,585,632	-£46,585,632	-£46,585,632	-£46,585,632	-£46,585,632
10%	70%	-£55,296,074	-£53,132,472	-£54,591,833	-£55,056,611	-£52,903,010	-£54,362,371
15%	70%	-£59,662,540	-£56,492,137	-£58,021,179	-£59,218,346	-£56,067,945	-£58,276,986
20%	70%	-£64,065,763	-£59,731,803	-£62,654,574	-£63,599,333	-£59,272,878	-£62,191,606
25%	70%	-£68,499,088	-£63,031,469				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£3,295,471	£3,295,471	£3,295,471	£3,295,471	£3,295,471	£3,295,471
10%	70%	£5,404,971	£3,251,370	£4,710,731	£5,175,909	£3,921,908	£4,481,268
15%	70%	£9,781,437	£6,551,035	£8,740,077	£9,437,244	£6,206,842	£8,385,835
20%	70%	£14,184,661	£9,850,701	£12,773,472	£13,718,231	£9,391,777	£12,310,498
25%	70%	£18,617,986	£13,150,366	£16,853,999	£18,034,948	£12,576,711	£16,270,961
30%	70%	£23,090,913	£16,484,840	£20,939,509	£22,379,825	£15,785,194	£20,234,881
35%	70%	£27,600,041	£19,823,752	£25,079,414	£26,759,783	£19,007,499	£24,249,811
40%	70%	£32,172,987	£23,169,370	£29,256,632	£31,208,463	£22,241,252	£28,293,038
45%	70%	£36,744,132	£26,575,532	£33,464,246	£35,660,054	£25,508,898	£32,380,169
50%	70%	£41,316,177	£30,011,148	£37,671,860	£40,111,647	£28,806,617	£36,467,329
100%	70%	£87,036,833	£64,426,572	£79,747,996	£84,627,070	£62,017,510	£77,338,935
10%	80%	£5,476,783	£3,015,526	£4,683,366	£5,323,809	£2,862,550	£4,530,392
15%	80%	£9,889,155	£6,197,268	£8,699,030	£9,859,694	£5,367,805	£8,469,567
20%	80%	£14,330,635	£9,379,011	£12,717,847	£14,019,681	£8,073,061	£12,408,743
40%	80%	£32,473,662	£22,214,880	£29,141,714	£31,831,245	£21,582,801	£28,499,297
45%	80%	£37,083,404	£25,479,229	£33,334,963	£36,360,686	£24,768,141	£32,612,244
50%	80%	£41,693,146	£28,773,112	£37,528,212	£40,890,128	£27,970,092	£36,725,192
10%	60%	£5,333,159	£3,487,215	£4,738,096	£5,027,209	£3,181,266	£4,432,146
15%	60%	£9,673,719	£6,804,803	£8,781,124	£9,214,794	£6,445,879	£8,322,002
20%	60%	£14,038,688	£10,322,391	£12,829,097	£13,416,781	£9,710,491	£12,212,253
25%	60%	£18,435,518	£13,745,183	£16,923,530	£17,658,135	£12,975,104	£16,146,146
30%	60%	£22,868,372	£17,203,947	£21,024,311	£21,920,254	£16,271,085	£20,085,103
35%	60%	£27,336,164	£20,662,710	£25,178,350	£26,223,616	£19,574,372	£24,072,212
40%	60%	£31,870,512	£24,163,861	£29,371,551	£30,585,679	£22,899,703	£28,086,716
50%	60%	£36,438,298	£27,249,184	£33,636,808	£35,933,168	£26,843,142	£32,098,467

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£14,735,477	£14,735,477	£14,735,477	£14,735,477	£14,735,477	£14,735,477
10%	70%	£6,035,035	£9,188,637	£6,729,275	£6,264,488	£9,416,986	£6,859,738
15%	70%	£11,688,868	£16,898,871	£12,893,329	£12,092,783	£15,233,184	£13,044,123
20%	70%	£17,244,654	£1,589,306	£1,333,466	£2,278,224	£2,048,230	£870,492
25%	70%	£22,777,980	£1,710,360	£5,413,992	£6,594,941	£1,136,705	£4,830,955
30%	70%	£28,300,907	£5,044,833	£9,499,503	£10,939,819	£4,345,188	£8,794,874
35%	70%	£33,823,834	£8,383,745	£13,639,407	£15,319,776	£7,567,492	£12,809,805
40%	70%	£39,346,761	£11,749,363	£17,779,626	£19,716,628	£10,801,246	£16,824,002
45%	70%	£44,869,688	£15,135,525	£22,024,240	£24,220,048	£14,068,892	£20,940,162
50%	70%	£50,392,615	£18,571,141	£26,231,853	£28,671,641	£17,366,610	£25,027,322
100%	70%	£75,596,626	£52,986,565	£68,307,990	£73,167,964	£50,577,504	£65,898,928
10%	80%	£5,363,223	£8,424,481	£6,756,640	£6,116,188	£8,577,457	£6,909,615
15%	80%	£11,520,851	£15,242,738	£12,740,077	£11,785,313	£15,472,201	£12,710,498
20%	80%	£17,680,629	£22,060,985	£17,277,841	£16,360,945	£21,966,945	£18,538,737
40%	80%	£41,033,655	£10,774,873	£17,701,708	£20,391,239	£10,142,795	£17,059,291
45%	80%	£45,643,398	£14,039,223	£21,894,957	£24,920,680	£13,328,135	£21,172,238
50%	80%	£50,253,140	£17,333,106	£26,088,205	£29,450,120	£16,530,085	£25,285,185
10%	60%	£6,106,948	£7,952,791	£6,701,911	£6,412,797	£8,288,741	£7,007,860
15%	60%	£11,768,288	£14,535,204	£12,658,883	£12,225,212	£14,994,125	£13,117,807
20%	60%	£17,429,681	£11,117,615	£11,389,090	£11,976,774	£11,729,515	£17,772,247
25%	60%	£23,091,074	£2,305,177	£5,483,523	£6,218,128	£1,635,098	£4,706,140
30%	60%	£28,752,467	£5,763,940	£9,584,304	£10,480,247	£4,831,079	£8,645,096
35%	60%	£34,413,860	£9,222,704	£13,738,344	£14,783,610	£8,134,366	£12,632,206
40%	60%	£40,075,253	£12,723,854	£17,931,544	£19,145,672	£11,459,696	£16,546,712
50%	60%	£45,736,646	£16,209,177	£22,125,747	£23,497,162	£15,203,135	£20,459,460

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£19,785,281	£19,785,281	£19,785,281	£19,785,281	£19,785,281	£19,785,281
10%	70%	£11,084,839	£13,238,441	£11,779,079	£11,314,301	£13,467,902	£12,008,542
15%	70%	£16,708,373	£9,938,775	£7,749,733	£7,952,567	£10,282,968	£9,993,327
20%	70%	£22,332,148	£6,639,109	£3,716,338	£2,771,579	£1,088,334	£4,178,312
25%	70%	£27,956,023	£3,339,444	£3,641,188	£1,545,137	£3,913,059	£216,849
30%	70%	£33,579,898	£4,971	£4,449,699	£5,890,015	£704,616	£3,745,070
35%	70%	£39,203,773	£8,333,942	£8,589,604	£10,269,972	£2,517,689	£7,760,001
40%	70%	£44,827,648	£11,696,336	£12,769,822	£14,718,652	£5,751,442	£11,803,198
45%	70%	£50,451,523	£15,058,726	£16,974,436	£19,170,244	£9,019,088	£15,890,359
50%	70%	£56,075,398	£18,421,119	£21,182,049	£23,621,837	£12,316,807	£19,977,518
100%	70%	£70,546,822	£47,836,761	£63,298,186	£68,137,760	£45,527,700	£60,849,125
10%	80%	£11,013,027	£13,474,285	£11,806,444	£11,166,002	£13,627,260	£11,959,419
15%	80%	£16,600,655	£10,292,542	£7,790,781	£6,830,117	£10,522,005	£9,020,243
20%	80%	£22,188,283	£7,110,759	£3,771,963	£2,820,129	£7,166,745	£5,313,367
40%	80%	£45,983,852	£5,725,063	£12,651,904	£15,341,435	£5,092,991	£12,009,487
45%	80%	£50,593,594	£8,989,419	£16,845,153	£19,870,876	£8,278,331	£16,122,434
50%	80%	£55,203,336	£12,283,302	£21,038,402	£24,400,316	£11,480,281	£20,235,381
10%	60%	£11,156,652	£13,002,595	£11,751,714	£11,462,601	£13,308,545	£12,057,664
15%	60%	£16,816,992	£9,985,008	£7,708,696	£7,275,016	£10,943,932	£9,167,611
20%	60%	£22,487,332	£6,867,419	£3,660,713	£2,073,030	£8,779,319	£4,712,557
40%	60%	£46,282,901	£5,447,136	£12,651,904	£15,341,435	£5,092,991	£12,009,487
45%	60%	£50,893,643	£8,707,490	£16,845,153	£19,870,876	£8,278,331	£16,122,434
50%	60%	£55,503,385	£12,007,379	£21,038,402	£24,400,316	£11,480,281	£20,235,381
10%	60%	£11,156,652	£13,002,595	£11,751,714	£11,462,601	£13,308,545	£12,057,664
15%	60%	£16,816,992	£9,985,008	£7,708,696	£7,275,016	£10,943,932	£9,167,611
20%	60%	£22,487,332	£6,867,419	£3,660,713	£2,073,030	£8,779,319	£4,712,557
40%	60%	£46,079,523	£5,447,136	£12,651,904	£15,341,435	£5,092,991	£12,009,487
45%	60%	£50,689,265	£8,707,490	£16,845,153	£19,870,876	£8,278,331	£16,122,434
50%	60%	£55,299,007	£12,007,379	£21,038,402	£24,400,316	£11,480,281	£20,235,381
10%	60%	£11,156,652	£13,002,595	£11,751,714	£11,462,601	£13,308,545	£12,057,664
15%	60%	£16,816,992	£9,985,008	£7,708,696	£7,275,016	£10,943,932	£9,167,611
20%	60%	£22,487,332	£6,867,419	£3,660,713	£2,073,030	£8,779,319	£4,712,557
40%	60%	£45,682,901	£5,447,136	£12,651,904	£15,341,435	£5,092,991	£12,009,487
45%	60%	£50,292,643	£8,707,490	£16,845,153	£19,870,876	£8,278,331	£16,122,434
50%	60%	£54,902,385	£12,007,379	£21,038,402	£24,400,316	£11,480,281	£20,235,381
10%	60%	£11,156,652	£13,002,595	£11,751,714	£11,462,601	£13,308,545	£12,057,664
15%	60%	£16,816,992	£9,985,008	£7,708,696	£7,275,016	£10,943,932	£9,167,611
20%	60%	£22,487,332	£6,867,419	£3,660,713	£2,073,030	£8,779,319	£4,712,557
40%	60%	£45,682,901	£5,447,136	£12,651,904	£15,341,435	£5,092,991	£12,009,487
45%	60%	£50,292,643	£8,707,490	£16,845,153	£19,870,876	£8,278,331	£16,122,434
50%	60%	£54,902,385	£12,007,379	£21,038,402	£24,400,316	£11,480,281	£20,235,381

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£2,573,496	£2,573,496	£2,573,496	£2,573,496	£2,573,496	£2,573,496
10%	70%	£6,126,846	£3,973,344	£5,432,705	£5,897,483	£3,743,882	£5,203,243
15%	70%	£10,503,411	£7,273,009	£9,462,951	£10,158,218	£6,928,817	£9,117,867
20%	70%	£14,879,976	£10,572,674	£13,493,446	£14,440,205	£10,113,671	£13,032,472
25%	70%	£19,256,541	£13,872,341	£17,575,973	£18,756,922	£13,298,685	£16,992,935
30%	70%	£23,633,106	£17,167,008	£21,658,500	£23,101,799	£16,507,168	£20,953,855
35%	70%	£28,009,671	£20,461,675	£25,741,027	£27,481,757	£19,729,473	£24,914,775
40%	70%	£32,386,236	£23,756,342	£29,823,554	£31,930,437	£22,963,226	£28,875,695
45%	70%	£36,762,801	£27,051,009	£33,906,081	£36,380,298	£26,200,872	£32,836,615
50%	70%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£24,915,992	£24,915,992	£24,915,992	£24,915,992	£24,915,992	£24,915,992
10%	70%	£16,216,550	£18,269,151	£16,308,790	£16,445,012	£16,598,613	£17,139,253
15%	70%	£11,839,084	£15,069,486	£12,860,444	£12,183,278	£15,413,679	£13,224,638
20%	70%	£7,435,860	£11,769,820	£8,847,049	£7,902,290	£12,228,745	£9,310,023
25%	70%	£3,002,535	£8,470,155	£4,766,523	£3,585,574	£9,043,810	£5,349,560
30%	70%	£-1,470,392	£5,135,682	£681,012	£-759,304	£5,835,327	£1,385,641
35%	70%	£-5,979,520	£1,796,769	£-3,458,893	£-5,139,261	£2,613,022	£-2,629,290
40%	70%	£-10,351,565	£-1,568,948	£-7,636,111	£-9,587,941	£-620,731	£-6,672,487
45%	70%	£-15,123,611	£-4,955,011	£-11,543,725	£-14,039,533	£-3,888,377	£-10,759,648
50%	70%	£-19,695,656	£-8,390,627	£-16,051,338	£-18,491,126	£-7,186,096	£-14,846,607
100%	70%	£-65,416,111	£-42,606,050	£-58,127,475	£-63,007,049	£-40,386,869	£-55,718,414
10%	80%	£16,143,738	£18,604,996	£16,937,155	£16,296,713	£16,757,971	£17,090,130
15%	80%	£11,731,368	£15,423,253	£12,921,492	£11,960,828	£15,852,716	£13,150,354
20%	80%	£7,289,886	£12,241,510	£8,902,674	£7,693,840	£12,547,460	£9,211,778
25%	80%	£-10,853,141	£-594,358	£-7,521,193	£-10,210,724	£37,720	£-6,878,776
30%	80%	£-15,462,883	£-3,858,708	£-11,714,442	£-14,740,165	£-3,147,620	£-10,991,723
35%	80%	£-20,072,625	£-7,152,591	£-15,907,691	£-19,269,605	£-6,349,570	£-15,104,670
40%	60%	£16,287,363	£18,133,306	£16,882,425	£16,593,312	£18,439,256	£17,188,375
45%	60%	£11,946,803	£14,715,719	£12,839,597	£12,405,727	£15,174,643	£13,298,322
50%	60%	£7,581,834	£11,298,130	£8,791,424	£8,205,740	£11,910,030	£9,498,268
25%	60%	£3,185,003	£7,875,338	£4,696,991	£3,962,386	£8,645,417	£5,474,375
30%	60%	£-1,247,851	£4,416,575	£596,211	£-299,733	£5,349,436	£1,535,418
35%	60%	£-5,715,642	£957,811	£-3,557,829	£-4,603,095	£2,046,149	£-2,451,691
40%	60%	£-10,249,991	£-2,543,339	£-7,751,029	£-8,965,158	£-1,279,182	£-6,466,197
50%	60%	£-19,318,698	£-9,628,662	£-16,194,987	£-17,712,647	£-9,022,621	£-14,588,945

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£26,452,864	£26,452,864	£26,452,864	£26,452,864	£26,452,864	£26,452,864
10%	70%	£17,752,422	£19,906,024	£18,446,662	£17,981,895	£20,138,485	£18,676,125
15%	70%	£13,375,956	£16,608,358	£14,417,516	£13,720,150	£16,950,551	£14,781,510
20%	70%	£8,972,733	£13,306,693	£10,383,921	£9,439,163	£13,765,617	£10,846,895
25%	70%	£4,539,408	£10,007,027	£6,303,395	£5,122,446	£10,580,683	£6,886,432
30%	70%	£66,480	£6,672,554	£2,217,884	£177,566	£7,372,200	£2,922,513
35%	70%	£-4,442,648	£3,333,642	£-1,922,020	£-3,602,389	£4,149,895	£-1,062,418
40%	70%	£-9,014,893	£-371,976	£-6,089,239	£-8,051,069	£915,141	£-5,135,615
45%	70%	£-13,586,738	£-3,418,135	£-10,306,853	£-12,502,661	£-2,351,505	£-9,222,775
50%	70%	£-18,158,784	£-6,853,754	£-14,514,466	£-16,854,254	£-5,649,223	£-13,309,935
100%	70%	£-63,873,239	£-41,269,178	£-56,590,602	£-61,470,177	£-38,860,117	£-54,181,541
10%	80%	£17,680,610	£20,141,868	£18,474,027	£17,833,585	£20,294,844	£18,627,002
15%	80%	£13,268,238	£16,960,126	£14,458,264	£13,497,700	£17,189,588	£14,687,827
20%	80%	£8,826,758	£13,778,382	£10,439,546	£9,137,713	£14,984,333	£10,749,650
25%	80%	£-9,316,265	£942,514	£-5,984,321	£-8,673,852	£1,574,892	£-5,341,904
30%	80%	£-13,926,011	£-2,321,836	£-10,177,569	£-13,203,293	£-1,610,748	£-9,454,850
35%	80%	£-18,535,753	£-5,615,719	£-14,370,818	£-17,732,733	£-4,812,698	£-13,567,798
40%	60%	£17,824,235	£19,670,179	£18,419,298	£18,130,184	£19,976,128	£18,725,247
45%	60%	£13,463,675	£16,252,591	£14,376,270	£13,942,599	£16,711,515	£14,835,194
50%	60%	£9,118,706	£12,835,002	£10,338,297	£9,740,613	£13,446,902	£10,845,140
25%	60%	£4,721,875	£9,412,211	£6,233,864	£5,499,259	£10,182,289	£7,011,247
30%	60%	£289,021	£5,953,447	£2,133,083	£1,237,140	£6,886,308	£3,072,291
35%	60%	£-4,176,770	£2,494,683	£-2,020,957	£-3,066,222	£3,583,021	£-914,819
40%	60%	£-8,713,119	£-1,006,467	£-6,214,157	£-7,428,285	£257,891	£-4,929,325
50%	60%	£-17,781,816	£-8,091,790	£-14,658,115	£-16,179,775	£-8,485,748	£-13,052,073

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610
10%	70%	-£20,570,071	-£17,913,260	-£19,640,483	-£20,331,324	-£17,674,515	-£19,401,737
15%	70%	-£22,987,800	-£19,002,585	-£21,593,419	-£22,629,682	-£18,644,467	-£21,235,301
20%	70%	-£25,405,530	-£20,091,910	-£23,546,355	-£24,928,039	-£19,614,420	-£23,068,864
25%	70%	-£27,823,260	-£21,181,235	-£25,499,291	-£27,226,396	-£20,584,372	-£24,902,428
30%	70%	-£30,240,990	-£22,270,561	-£27,452,227	-£29,524,753	-£21,554,324	-£26,735,991
35%	70%	-£32,658,719	-£23,359,886	-£29,405,163	-£31,823,109	-£22,524,277	-£28,569,553
40%	70%	-£35,076,449	-£24,449,211	-£31,358,100	-£34,121,467	-£23,494,229	-£30,403,117
45%	70%	-£37,494,178	-£25,538,536	-£33,311,035	-£36,419,823	-£24,464,181	-£32,236,680
50%	70%	-£39,911,908	-£26,627,861	-£35,263,972	-£38,718,181	-£25,434,134	-£34,070,244
100%	70%	-£64,088,206	-£37,821,111	-£54,793,332	-£61,701,751	-£35,133,656	-£52,405,876
10%	80%	-£20,700,927	-£17,864,573	-£19,638,542	-£20,541,764	-£17,508,409	-£19,479,378
15%	80%	-£23,118,085	-£18,629,554	-£21,590,507	-£22,945,340	-£18,300,809	-£21,351,761
20%	80%	-£25,535,243	-£19,594,536	-£23,542,472	-£25,348,916	-£19,276,209	-£23,224,145
25%	80%	-£27,952,401	-£20,559,517	-£25,494,438	-£27,752,493	-£20,161,608	-£25,096,529
30%	80%	-£30,369,560	-£21,524,498	-£27,446,403	-£30,156,069	-£21,047,008	-£26,968,912
35%	80%	-£32,786,718	-£22,489,480	-£29,398,368	-£32,559,645	-£21,932,407	-£28,841,295
40%	80%	-£35,203,877	-£23,454,461	-£31,350,334	-£34,963,221	-£22,817,807	-£30,713,679
45%	80%	-£37,621,035	-£24,419,442	-£33,302,299	-£37,366,797	-£23,703,206	-£32,586,062
50%	80%	-£40,038,193	-£25,384,424	-£35,254,264	-£39,770,374	-£24,588,606	-£34,458,446
10%	60%	-£20,438,214	-£18,161,948	-£19,642,424	-£20,120,886	-£17,843,621	-£19,324,097
15%	60%	-£22,791,515	-£19,375,617	-£21,596,331	-£22,314,023	-£18,898,126	-£21,118,840
20%	60%	-£25,143,816	-£20,589,286	-£23,549,237	-£24,507,161	-£19,952,631	-£22,913,583
25%	60%	-£27,496,118	-£21,802,955	-£25,502,144	-£26,700,300	-£21,007,136	-£24,708,327
30%	60%	-£29,848,419	-£23,016,624	-£27,455,051	-£28,893,437	-£22,061,641	-£26,503,069
35%	60%	-£32,200,720	-£24,230,292	-£29,407,958	-£31,086,575	-£23,116,146	-£28,297,812
40%	60%	-£34,553,022	-£25,443,961	-£31,360,864	-£33,279,712	-£24,170,651	-£30,092,556
45%	60%	-£36,905,323	-£26,657,630	-£33,313,771	-£35,472,850	-£25,225,156	-£31,887,298
50%	60%	-£39,257,625	-£27,871,298	-£35,276,678	-£37,665,988	-£26,279,661	-£33,682,042

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913
10%	70%	-£236,476,373	-£233,819,563	-£235,546,785	-£236,237,627	-£233,580,818	-£235,308,040
15%	70%	-£239,894,102	-£234,908,888	-£237,489,722	-£238,535,984	-£234,550,770	-£237,141,604
20%	70%	-£241,311,833	-£235,998,213	-£239,430,657	-£240,834,342	-£235,520,722	-£238,975,166
25%	70%	-£243,729,563	-£237,087,538	-£241,405,594	-£243,132,698	-£236,490,675	-£240,808,730
30%	70%	-£246,147,292	-£238,176,864	-£243,358,529	-£245,431,056	-£237,460,627	-£242,642,293
35%	70%	-£248,565,022	-£239,266,189	-£245,311,466	-£247,729,412	-£238,430,579	-£244,475,856
40%	70%	-£250,982,752	-£240,355,514	-£247,264,402	-£250,027,769	-£239,400,532	-£246,309,420
45%	70%	-£253,400,481	-£241,444,839	-£249,217,338	-£252,326,126	-£240,370,484	-£248,142,983
50%	70%	-£255,818,211	-£242,534,164	-£251,170,274	-£254,624,483	-£241,340,436	-£249,976,547
100%	70%	-£279,995,508	-£253,427,414	-£270,699,635	-£277,508,054	-£251,039,558	-£268,312,179
10%	80%	-£236,607,230	-£233,570,876	-£235,544,644	-£236,448,067	-£233,411,712	-£235,385,661
15%	80%	-£239,090,388	-£234,535,857	-£237,496,809	-£238,851,843	-£234,297,112	-£237,258,064
20%	80%	-£241,573,546	-£235,500,838	-£239,448,774	-£241,255,219	-£235,182,511	-£239,130,447
25%	80%	-£244,056,704	-£236,465,819	-£241,402,739	-£243,657,576	-£236,152,459	-£241,002,811
30%	80%	-£246,539,862	-£237,430,800	-£243,354,704	-£246,060,933	-£237,122,407	-£242,875,175
35%	80%	-£249,023,020	-£238,395,781	-£245,306,669	-£248,464,290	-£238,092,355	-£244,747,539
40%	80%	-£251,506,178	-£239,360,762	-£247,258,634	-£250,867,647	-£239,062,307	-£246,619,903
45%	80%	-£253,989,337	-£240,325,743	-£249,210,600	-£253,273,100	-£239,992,259	-£248,492,265
50%	80%	-£256,472,495	-£241,290,724	-£251,162,565	-£255,676,557	-£240,922,211	-£250,364,749
10%	60%	-£236,345,517	-£234,068,250	-£235,548,727	-£236,027,188	-£233,749,923	-£235,230,400
15%	60%	-£238,828,776	-£235,157,575	-£237,500,634	-£238,220,326	-£234,804,428	-£237,025,142
20%	60%	-£241,312,035	-£236,246,900	-£239,452,540	-£240,413,464	-£235,859,534	-£238,819,386
25%	60%	-£243,795,294	-£237,336,225	-£241,404,447	-£242,606,602	-£236,914,639	-£240,612,629
30%	60%	-£246,278,553	-£238,425,550	-£243,355,370	-£244,799,740	-£237,967,944	-£242,405,372
35%	60%	-£248,761,812	-£239,514,875	-£245,306,291	-£246,992,877	-£239,022,449	-£244,204,115
40%	60%	-£251,245,071	-£240,604,200	-£247,257,212	-£249,186,015	-£240,076,954	-£246,006,858
50%	60%	-£253,728,330	-£241,693,525	-£249,208,133	-£251,379,150	-£241,127,459	-£247,809,601

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572
10%	70%	-£188,584,032	-£185,927,222	-£187,654,444	-£188,345,285	-£185,688,476	-£187,415,698
15%	70%	-£191,001,761	-£187,016,547	-£189,607,380	-£190,643,643	-£186,658,429	-£189,249,252
20%	70%	-£193,419,490	-£188,105,870	-£191,560,316	-£192,981,000	-£187,628,381	-£191,080,805
25%	70%	-£195,837,219	-£189,195,193	-£193,513,252	-£195,240,357	-£188,598,333	-£192,912,359
30%	70%	-£198,254,948	-£190,284,516	-£195,466,188	-£197,538,714	-£189,568,285	-£194,743,912
35%	70%	-£200,672,677	-£191,373,839	-£197,419,124	-£199,837,071	-£190,538,237	-£196,575,465
40%	70%	-£203,090,406	-£192,463,162	-£199,372,061	-£202,135,428	-£191,508,190	-£198,407,018
45%	70%	-£205,508,135	-£193,552,485	-£201,324,996	-£204,433,784	-£192,478,142	-£200,238,571
50%	70%	-£207,925,864	-£194,641,808	-£203,277,932	-£206,732,142	-£193,448,094	-£202,069,124
100%	70%	-£232,103,167	-£205,535,073	-£222,807,293	-£229,715,712	-£203,147,617	-£220,419,838
10%	80%	-£188,714,889	-£185,678,534	-£187,652,503	-£188,555,725	-£185,519,371	-£187,439,339
15%	80%	-£191,198,047	-£186,767,857	-£189,604,468	-£190,999,301	-£186,404,770	-£189,305,722
20%	80%	-£193,681,205	-£187,857,180	-£191,556,433	-£193,392,877	-£187,290,170	-£191,176,106
25%	80%	-£196,164,363	-£188,946,503	-£193,507,496	-£195,785,453	-£188,175,621	-£193,047,659
30%	80%	-£198,647,521	-£190,035,826	-£195,458,659	-£198,178,028	-£189,060,072	-£194,919,212
35%	80%	-£201,130,679	-£191,125,149	-£197,409,822	-£200,570,404	-£189,942,523	-£196,790,765
40%	80%	-£203,613,837	-£192,214,472	-£199,360,985	-£202,962,779	-£190,824,974	-£198,662,318
45%	80%	-£206,097,000	-£193,303,795	-£201,312,148	-£205,355,152	-£191,707,425	-£200,533,871
50%	80%	-£208,580,158	-£194,393,118	-£203,263,311	-£207,747,525	-£192,590,876	-£202,405,424
10%	60%	-£188,453,175	-£186,175,903	-£187,656,386	-£188,134,847	-£185,857,582	-£187,338,058
15%	60%	-£190,936,434	-£187,265,226	-£189,607,319	-£190,327,984	-£186,912,087	-£189,132,801
20%	60%	-£193,419,693	-£188,354,549	-£191,558,252	-£192,521,122	-£187,966,592	-£190,927,544
25%	60%	-£195,902,952	-£189,443,872	-£193,509,115	-£194,714,261	-£189,021,097	-£192,722,288
30%	60%	-£198,386,211	-£190,533,195	-£195,459,978	-£196,907,408	-£190,076,602	-£194,517,030
35%	60%	-£200,869,470	-£191,622,518	-£197,410,841	-£199,100,536	-£191,130,107	-£196,311,774
40%	60%	-£203,352,729	-£192,711,841	-£199,361,964	-£201,293,674	-£192,181,612	-£198,106,517
50%	60%	-£205,835,988	-£193,801,164	-£201,313,097	-£203,486,812	-£193,232,623	-£200,000,000

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582
10%	70%	-£97,389,042	-£94,732,232	-£96,459,454	-£97,150,296	-£94,493,487	-£96,220,709
15%	70%	-£99,806,771	-£95,821,557	-£98,412,381	-£99,449,853	-£95,463,439	-£98,054,273
20%	70%	-£102,224,500	-£96,910,882	-£100,365,326	-£101,747,011	-£96,433,391	-£99,887,836
25%	70%	-£104,642,229	-£98,000,207	-£102,318,271	-£104,045,367	-£97,403,344	-£101,721,399
30%	70%	-£107,059,958	-£99,089,532	-£104,271,198	-£106,343,725	-£98,373,296	-£103,554,962
35%	70%	-£109,477,687	-£100,178,857	-£106,224,135	-£108,642,081	-£99,343,248	-£105,388,525
40%	70%	-£111,895,416	-£101,268,182	-£108,177,071	-£110,940,438	-£10	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480
10%	70%	-£47,807,940	-£44,851,130	-£46,578,352	-£47,268,184	-£44,012,384	-£46,338,607
15%	70%	-£49,825,669	-£45,940,455	-£48,531,288	-£49,567,551	-£45,592,337	-£48,173,170
20%	70%	-£52,343,399	-£47,029,780	-£50,484,224	-£51,865,909	-£46,552,289	-£50,096,733
25%	70%	-£54,761,129	-£48,119,105	-£52,437,161	-£54,164,265	-£47,522,241	-£51,840,297
30%	70%	-£57,178,859	-£49,208,431	-£54,390,096	-£56,462,622	-£48,492,194	-£53,673,860
35%	70%	-£59,596,589	-£50,297,756	-£56,343,033	-£58,760,979	-£49,463,146	-£55,507,423
40%	70%	-£62,014,319	-£51,387,081	-£58,295,969	-£61,059,336	-£50,433,098	-£57,340,987
45%	70%	-£64,432,048	-£52,476,406	-£60,248,905	-£63,357,693	-£51,402,051	-£59,174,549
50%	70%	-£66,849,778	-£53,565,731	-£62,201,841	-£65,660,050	-£52,372,003	-£61,008,113
100%	70%	-£91,027,075	-£64,458,981	-£81,731,202	-£88,639,620	-£62,071,525	-£79,343,746
10%	80%	-£47,638,797	-£44,602,442	-£46,576,411	-£47,479,833	-£44,443,279	-£46,417,247
15%	80%	-£50,121,955	-£45,967,424	-£48,528,376	-£49,883,210	-£45,328,678	-£48,289,631
20%	80%	-£52,605,113	-£47,332,405	-£50,480,341	-£52,286,786	-£46,214,078	-£50,162,014
25%	80%	-£55,088,271	-£48,697,386	-£52,432,306	-£54,685,362	-£47,100,478	-£52,035,397
30%	80%	-£57,571,429	-£50,062,367	-£54,384,271	-£57,084,937	-£47,986,878	-£53,908,780
35%	80%	-£60,054,587	-£51,427,348	-£56,336,236	-£59,579,506	-£48,873,278	-£55,782,163
40%	80%	-£62,537,745	-£52,792,329	-£58,288,201	-£61,974,075	-£49,759,676	-£57,655,546
45%	80%	-£65,020,903	-£54,157,310	-£60,240,166	-£64,368,644	-£50,645,076	-£59,528,929
50%	80%	-£67,504,061	-£55,522,291	-£62,192,131	-£66,760,213	-£51,530,476	-£61,402,312
10%	60%	-£47,377,083	-£45,099,817	-£46,580,294	-£47,058,755	-£44,791,490	-£46,261,967
15%	60%	-£49,728,385	-£46,313,486	-£48,534,201	-£49,251,893	-£45,835,995	-£48,095,739
20%	60%	-£52,081,686	-£47,527,156	-£50,488,107	-£51,445,030	-£46,880,500	-£49,851,453
25%	60%	-£54,433,987	-£48,740,824	-£52,442,014	-£53,638,169	-£47,925,005	-£51,646,196
30%	60%	-£56,786,288	-£49,954,493	-£54,395,921	-£55,831,307	-£48,969,510	-£53,440,938
35%	60%	-£59,138,589	-£51,168,162	-£56,349,828	-£58,024,444	-£50,004,016	-£55,235,682
40%	60%	-£61,490,890	-£52,381,831	-£58,303,734	-£60,217,582	-£51,048,521	-£57,030,425
50%	60%	-£66,195,494	-£54,809,168	-£62,211,548	-£64,603,867	-£53,217,531	-£60,819,911

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473
10%	70%	-£38,067,934	-£33,411,123	-£35,138,345	-£35,829,187	-£33,173,378	-£34,899,600
15%	70%	-£38,489,659	-£34,500,448	-£37,091,281	-£37,782,540	-£34,142,330	-£36,734,164
20%	70%	-£40,903,393	-£35,589,773	-£39,044,216	-£40,425,902	-£35,112,283	-£38,568,727
25%	70%	-£43,321,123	-£36,679,098	-£40,997,151	-£42,724,258	-£36,082,235	-£40,400,291
30%	70%	-£45,738,853	-£37,768,424	-£42,950,086	-£45,022,616	-£37,052,187	-£42,233,853
35%	70%	-£48,156,583	-£38,857,749	-£44,903,021	-£47,320,972	-£38,022,140	-£44,067,416
40%	70%	-£50,574,313	-£39,947,074	-£46,855,956	-£49,619,328	-£39,022,092	-£45,901,979
45%	70%	-£52,992,043	-£41,036,399	-£48,808,891	-£51,917,686	-£39,962,044	-£47,734,543
50%	70%	-£55,409,773	-£42,125,724	-£50,761,826	-£54,216,044	-£40,931,996	-£49,568,107
100%	70%	-£79,587,069	-£53,018,974	-£70,291,195	-£77,199,614	-£50,631,519	-£67,903,739
10%	80%	-£36,199,790	-£33,162,436	-£35,136,405	-£36,039,827	-£33,003,272	-£34,977,241
15%	80%	-£38,618,048	-£34,127,417	-£37,090,370	-£38,443,203	-£33,888,672	-£36,849,824
20%	80%	-£41,036,306	-£35,092,398	-£39,040,335	-£40,846,779	-£34,774,071	-£38,722,407
25%	80%	-£43,454,564	-£36,062,379	-£40,992,300	-£43,240,355	-£35,659,523	-£40,595,990
30%	80%	-£45,872,822	-£37,032,360	-£42,944,265	-£45,634,931	-£36,544,975	-£42,469,553
35%	80%	-£48,291,080	-£38,002,341	-£44,896,230	-£48,029,507	-£37,430,427	-£44,343,116
40%	80%	-£50,709,338	-£38,972,322	-£46,848,195	-£50,424,083	-£38,315,879	-£46,216,679
45%	80%	-£53,127,596	-£39,942,303	-£48,800,160	-£52,818,659	-£39,201,331	-£48,091,242
50%	80%	-£55,545,854	-£40,912,284	-£50,752,125	-£55,213,231	-£40,086,783	-£49,965,805
10%	60%	-£35,937,077	-£33,659,811	-£35,140,287	-£35,616,749	-£33,341,484	-£34,821,960
15%	60%	-£38,298,378	-£34,673,479	-£37,094,194	-£37,911,868	-£34,395,389	-£36,616,703
20%	60%	-£40,649,679	-£35,687,148	-£39,048,100	-£40,005,024	-£35,450,494	-£38,411,446
25%	60%	-£42,999,980	-£36,700,818	-£41,002,007	-£42,198,162	-£36,504,999	-£40,206,189
30%	60%	-£45,349,281	-£37,714,487	-£42,955,914	-£44,391,300	-£37,559,504	-£42,000,932
35%	60%	-£47,699,583	-£38,728,156	-£44,909,821	-£46,584,438	-£38,614,009	-£43,795,675
40%	60%	-£50,049,884	-£39,741,825	-£46,863,727	-£48,777,575	-£39,668,514	-£45,590,419
50%	60%	-£54,755,488	-£43,369,161	-£50,771,541	-£53,163,861	-£44,777,524	-£49,179,956

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670
10%	70%	-£31,018,130	-£28,361,320	-£30,088,542	-£30,779,383	-£28,122,574	-£29,849,796
15%	70%	-£33,435,859	-£29,450,645	-£32,041,478	-£33,077,741	-£29,092,526	-£31,683,360
20%	70%	-£35,853,589	-£30,539,970	-£33,994,414	-£35,376,098	-£30,062,479	-£33,516,923
25%	70%	-£38,271,319	-£31,629,295	-£35,947,350	-£37,674,455	-£31,032,431	-£35,350,487
30%	70%	-£40,689,048	-£32,718,621	-£37,900,286	-£39,972,812	-£32,002,383	-£37,184,050
35%	70%	-£43,106,778	-£33,807,946	-£39,853,222	-£42,271,168	-£32,972,336	-£39,017,612
40%	70%	-£45,524,508	-£34,897,271	-£41,806,159	-£44,569,526	-£33,942,288	-£40,851,176
45%	70%	-£47,942,238	-£35,986,596	-£43,759,094	-£46,861,882	-£34,912,240	-£42,684,739
50%	70%	-£50,359,968	-£37,075,921	-£45,712,031	-£49,154,238	-£35,882,193	-£44,518,303
100%	70%	-£74,537,265	-£47,969,171	-£65,241,391	-£72,149,810	-£45,581,715	-£62,853,936
10%	80%	-£31,148,987	-£28,112,632	-£30,086,601	-£30,989,823	-£27,953,469	-£29,827,437
15%	80%	-£33,632,145	-£29,077,613	-£32,038,566	-£33,393,399	-£28,838,668	-£31,799,820
20%	80%	-£36,049,396	-£30,042,594	-£33,990,531	-£35,798,975	-£29,724,268	-£33,722,204
25%	80%	-£38,466,647	-£31,007,575	-£35,942,596	-£38,194,551	-£30,609,160	-£35,645,767
30%	80%	-£40,883,898	-£31,972,556	-£37,894,661	-£40,589,127	-£31,494,052	-£37,568,330
35%	80%	-£43,299,149	-£32,937,537	-£39,846,726	-£42,983,703	-£32,378,943	-£39,490,893
40%	80%	-£45,714,400	-£33,902,518	-£41,798,791	-£45,378,279	-£33,263,834	-£41,413,456
45%	80%	-£48,129,651	-£34,867,500	-£43,750,856	-£47,772,855	-£34,148,725	-£43,336,019
50%	80%	-£50,544,902	-£35,832,481	-£45,702,921	-£50,167,431	-£35,033,665	-£45,258,582
10%	60%	-£30,887,273	-£28,610,077	-£30,090,484	-£30,968,945	-£28,291,680	-£29,772,156
15%	60%	-£33,293,574	-£29,575,058	-£32,044,391	-£32,762,082	-£29,346,185	-£31,566,899
20%	60%	-£35,699,875	-£30,539,970	-£33,998,297	-£34,955,220	-£30,400,690	-£33,361,442
25%	60%	-£38,106,176	-£31,504,881	-£35,942,204	-£37,148,359	-£31,455,195	-£35,156,386
30%	60%	-£40,512,477	-£32,469,792	-£37,896,111	-£39,341,496	-£32,509,700	-£36,951,128
35%	60%	-£42,918,778	-£33,434,703	-£39,848,018	-£41,534,634	-£33,564,205	-£38,745,871
40%	60%	-£45,325,079	-£34,399,614	-£41,799,925	-£43,727,772	-£34,618,710	-£40,540,615
50%	60%	-£49,765,683	-£38,319,367	-£46,721,738	-£48,114,047	-£38,727,721	-£44,130,101

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454
10%	70%	-£48,229,914	-£45,573,104	-£47,300,326	-£47,991,168	-£45,334,359	-£47,061,581
15%	70%	-£50,647,643	-£46,662,429	-£49,253,263	-£50,280,525	-£46,304,311	-£48,895,144
20%	70%	-£53,065,373	-£47,751,754	-£51,205,199	-£52,569,882	-£47,274,263	-£50,728,707
25%	70%	-£55,483,103	-£48,841,079	-£53,157,135	-£54,859,239	-£48,244,215	-£52,562,271
30%	70%	-£57,900,833	-£49,930,405	-£55,109,071	-£57,148,596	-£49,214,168	-£54,395,834
35%	70%	-£60,318,563	-£51,019,730	-£57,060,997	-£59,437,953	-£50,184,120	-£56,229,397
40%	70%	-£62,736,293	-£52,109,055	-£59,012,933	-£61,727,310	-£51,154,072	-£58,062,961
45%	70%	-£65,154,023	-£53,198,380	-£60,964,869	-£64,016,667	-£52,124,025	-£59,897,524
50%	70%	-£67,571,753	-£54,287,705	-£62,916,805	-£66,306,024	-£53,093,977	-£61,732,087
100%	70%	-£91,749,049	-£65,180,955	-£82,453,176	-£89,361,594	-£62,793,499	-£80,065,720
10%	80%	-£48,360,771	-£45,324,417	-£47,288,385	-£48,201,607	-£45,165,253	-£47,139,221
15%	80%	-£50,843,929	-£46,389,398	-£49,240,320	-£50,605,184	-£46,050,652	-£49,011,605
20%	80%	-£53,327,087	-£47,454,379	-£51,192,255	-£52,996,760	-£46,935,052	-£50,883,888
25%	80%	-£55,810,245	-£48,5				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959
10%	70%	-£25,887,419	-£23,230,609	-£24,957,831	-£25,648,672	-£22,891,863	-£24,719,085
15%	70%	-£28,305,148	-£24,310,934	-£26,910,767	-£27,947,030	-£23,961,816	-£26,852,649
20%	70%	-£30,722,878	-£25,409,259	-£28,863,703	-£30,245,387	-£24,931,768	-£28,386,212
25%	70%	-£33,140,608	-£26,486,584	-£30,816,639	-£32,543,744	-£25,901,720	-£30,219,776
30%	70%	-£35,558,337	-£27,587,910	-£32,769,575	-£34,842,101	-£26,871,672	-£32,053,339
35%	70%	-£37,976,067	-£28,677,235	-£34,722,511	-£37,140,458	-£27,841,625	-£33,886,902
40%	70%	-£40,393,798	-£29,766,560	-£36,675,448	-£39,438,815	-£28,811,577	-£35,720,465
45%	70%	-£42,811,527	-£30,855,885	-£38,628,383	-£41,737,171	-£29,781,529	-£37,554,028
50%	70%	-£45,229,257	-£31,945,210	-£40,581,320	-£44,035,529	-£30,751,482	-£39,387,592
100%	70%	-£69,406,554	-£42,838,460	-£60,110,680	-£67,019,089	-£40,461,004	-£57,723,225
10%	80%	-£26,018,276	-£22,981,621	-£24,955,890	-£25,859,112	-£22,622,758	-£24,796,726
15%	80%	-£28,501,434	-£23,946,903	-£26,907,855	-£28,262,688	-£23,705,157	-£26,669,109
20%	80%	-£30,984,592	-£24,911,884	-£28,859,820	-£30,666,264	-£24,593,557	-£28,541,493
25%	80%	-£33,467,750	-£25,877,865	-£30,811,785	-£33,070,840	-£25,481,957	-£30,413,877
30%	80%	-£35,950,908	-£26,843,846	-£32,763,740	-£35,475,416	-£26,370,357	-£32,286,261
35%	80%	-£38,434,066	-£27,809,827	-£34,715,695	-£37,879,992	-£27,258,757	-£34,158,645
40%	80%	-£40,917,224	-£28,775,808	-£36,667,944	-£40,284,568	-£28,147,157	-£36,031,029
45%	80%	-£43,400,382	-£29,741,789	-£38,620,193	-£42,689,144	-£29,035,557	-£37,903,413
50%	80%	-£45,883,540	-£30,707,770	-£40,572,442	-£45,093,720	-£29,923,957	-£39,775,797
10%	60%	-£25,756,562	-£23,479,296	-£24,959,773	-£25,438,234	-£23,160,969	-£24,641,445
15%	60%	-£28,168,863	-£24,444,867	-£26,911,880	-£27,947,030	-£24,215,474	-£26,436,188
20%	60%	-£30,581,164	-£25,410,438	-£28,863,987	-£30,438,587	-£25,269,979	-£28,230,931
25%	60%	-£32,993,465	-£26,376,009	-£30,816,094	-£32,939,144	-£26,324,484	-£30,025,675
30%	60%	-£35,405,766	-£27,341,580	-£32,768,201	-£35,439,701	-£27,379,989	-£31,820,417
35%	60%	-£37,818,067	-£28,307,151	-£34,720,307	-£37,940,258	-£28,434,494	-£33,615,161
40%	60%	-£40,230,368	-£29,272,722	-£36,672,414	-£40,440,815	-£29,489,000	-£35,409,904
50%	60%	-£44,674,973	-£33,188,646	-£40,591,027	-£44,983,336	-£31,597,010	-£39,899,390

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086
10%	70%	-£24,350,547	-£21,693,736	-£23,420,958	-£24,111,800	-£21,454,991	-£23,182,213
15%	70%	-£26,768,276	-£22,783,061	-£25,373,895	-£26,410,158	-£22,424,943	-£25,015,777
20%	70%	-£29,186,006	-£23,872,386	-£27,326,832	-£28,708,515	-£23,394,896	-£26,849,340
25%	70%	-£31,603,736	-£24,961,711	-£29,279,767	-£31,006,871	-£24,364,848	-£28,682,904
30%	70%	-£34,021,465	-£26,051,037	-£31,232,703	-£33,305,229	-£25,334,800	-£30,516,468
35%	70%	-£36,439,195	-£27,140,362	-£33,185,639	-£35,603,585	-£26,304,752	-£32,350,029
40%	70%	-£38,856,925	-£28,229,687	-£35,138,576	-£37,901,943	-£27,274,705	-£34,183,593
45%	70%	-£41,274,654	-£29,319,012	-£37,091,511	-£40,200,299	-£28,244,657	-£36,017,156
50%	70%	-£43,692,384	-£30,408,337	-£39,044,448	-£42,498,657	-£29,214,609	-£37,850,720
100%	70%	-£67,869,681	-£41,301,587	-£58,573,808	-£65,482,227	-£39,914,132	-£56,186,352
10%	80%	-£24,481,403	-£21,445,049	-£23,419,017	-£24,322,240	-£21,285,885	-£23,259,854
15%	80%	-£26,964,561	-£22,410,030	-£25,370,983	-£26,725,816	-£22,171,285	-£25,132,237
20%	80%	-£29,447,719	-£23,375,012	-£27,322,948	-£29,129,392	-£23,056,684	-£27,004,620
25%	80%	-£31,930,877	-£24,340,000	-£29,274,913	-£31,531,968	-£23,941,084	-£28,877,003
30%	80%	-£34,414,035	-£25,305,000	-£31,226,878	-£33,934,544	-£24,825,484	-£30,749,386
35%	80%	-£36,897,193	-£26,270,000	-£33,178,843	-£36,337,120	-£25,709,884	-£32,621,769
40%	80%	-£39,380,351	-£27,235,000	-£35,130,808	-£38,739,696	-£26,594,284	-£34,494,152
45%	80%	-£41,863,509	-£28,200,000	-£37,082,773	-£41,142,272	-£27,478,684	-£36,366,536
50%	80%	-£44,346,667	-£29,165,000	-£39,034,740	-£43,544,848	-£28,363,084	-£38,238,920
10%	60%	-£24,219,690	-£21,942,424	-£23,422,900	-£23,901,362	-£21,624,097	-£23,104,573
15%	60%	-£26,702,848	-£22,907,405	-£25,374,865	-£26,304,937	-£22,509,100	-£25,017,026
20%	60%	-£29,186,006	-£23,872,386	-£27,326,832	-£28,708,515	-£23,394,896	-£26,849,340
25%	60%	-£31,669,164	-£24,837,367	-£29,278,797	-£31,111,090	-£24,279,299	-£28,681,654
30%	60%	-£34,152,322	-£25,802,348	-£31,230,762	-£33,513,665	-£25,163,702	-£30,513,968
35%	60%	-£36,635,480	-£26,767,329	-£33,182,727	-£35,916,240	-£26,048,105	-£32,346,282
40%	60%	-£39,118,638	-£27,732,310	-£35,134,692	-£38,318,815	-£26,932,508	-£34,178,596
45%	60%	-£41,601,796	-£28,697,291	-£37,086,657	-£40,721,390	-£27,816,911	-£36,010,910
50%	60%	-£44,084,954	-£29,662,272	-£39,038,622	-£43,123,965	-£28,701,314	-£37,843,224

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,209,430	£4,209,430	£4,209,430	£4,209,430	£4,209,430	£4,209,430
10%	70%	£10,110,115	£7,533,036	£9,210,940	£9,868,128	£7,291,049	£8,965,953
15%	70%	£13,060,457	£9,194,838	£11,711,695	£12,697,477	£8,831,859	£11,348,716
20%	70%	£16,010,800	£10,856,641	£14,212,450	£15,256,827	£10,372,669	£13,728,477
25%	70%	£18,961,142	£12,518,445	£16,713,205	£18,356,176	£11,913,479	£16,108,240
30%	70%	£21,911,484	£14,180,248	£19,213,961	£21,185,525	£13,454,288	£18,488,001
35%	70%	£24,861,827	£15,842,051	£21,714,716	£24,014,874	£14,995,099	£20,867,763
40%	70%	£27,812,169	£17,503,854	£24,215,471	£26,844,224	£16,535,909	£23,247,525
45%	70%	£30,762,513	£19,165,657	£26,716,226	£29,673,573	£18,076,718	£25,627,287
50%	70%	£33,712,855	£20,827,460	£29,216,981	£32,502,922	£19,617,528	£28,007,048
100%	70%	£63,216,280	£37,445,491	£54,224,533	£60,796,415	£35,025,626	£51,804,668
0%	80%	£10,232,102	£7,286,869	£9,204,474	£10,070,778	£7,125,545	£8,943,149
15%	80%	£13,243,439	£8,825,588	£11,701,996	£13,001,452	£8,583,602	£11,460,009
20%	80%	£16,254,774	£10,364,309	£14,199,518	£15,932,126	£10,041,660	£13,876,870
25%	80%	£19,266,111	£11,903,028	£16,697,040	£18,862,800	£11,499,717	£16,293,730
30%	80%	£22,277,447	£13,441,747	£19,194,562	£21,793,474	£12,957,775	£18,710,589
35%	80%	£25,288,783	£14,980,468	£21,692,084	£24,724,148	£14,415,832	£21,127,449
40%	80%	£28,300,119	£16,519,187	£24,189,607	£27,654,822	£15,873,890	£23,544,309
45%	80%	£31,311,455	£18,057,906	£26,687,128	£30,585,496	£17,331,947	£25,961,169
50%	80%	£34,322,792	£19,596,627	£29,184,650	£33,516,170	£18,790,005	£28,378,029
10%	60%	£9,988,127	£7,779,203	£9,217,406	£9,665,479	£7,456,554	£8,894,758
15%	60%	£12,877,476	£9,594,089	£11,721,395	£12,393,503	£9,080,116	£11,237,421
20%	60%	£15,766,825	£11,418,975	£14,225,382	£15,121,528	£10,703,670	£13,580,085
25%	60%	£18,656,173	£13,243,861	£16,729,371	£17,849,552	£12,327,240	£15,922,749
30%	60%	£21,545,522	£15,078,748	£19,233,358	£20,577,576	£13,950,802	£18,265,413
35%	60%	£24,434,871	£16,903,634	£21,737,347	£23,305,601	£15,574,365	£20,608,077
40%	60%	£27,324,220	£18,728,521	£24,241,336	£26,033,625	£17,197,926	£22,950,741
45%	60%	£30,213,569	£20,553,407	£26,745,323	£28,761,650	£18,821,489	£25,293,405
50%	60%	£33,102,917	£22,378,294	£29,249,312	£31,489,674	£20,445,051	£27,636,069

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£220,115,733	£220,115,733	£220,115,733	£220,115,733	£220,115,733	£220,115,733
10%	70%	£226,018,417	£223,439,339	£225,117,243	£225,774,431	£223,197,352	£224,875,256
15%	70%	£232,969,760	£225,101,141	£227,817,998	£228,693,780	£224,738,161	£227,255,018
20%	70%	£239,921,103	£226,762,944	£230,518,752	£231,433,130	£225,278,972	£229,634,780
25%	70%	£246,872,446	£228,424,747	£233,219,505	£234,282,479	£227,819,782	£232,014,542
30%	70%	£253,823,789	£230,086,550	£235,920,258	£237,091,828	£229,360,591	£234,394,304
35%	70%	£260,775,132	£231,748,353	£238,621,011	£239,921,177	£230,901,401	£236,774,065
40%	70%	£267,726,475	£233,410,157	£241,321,764	£242,750,526	£232,442,211	£239,153,828
45%	70%	£274,677,818	£235,071,960	£244,022,517	£245,579,875	£234,983,021	£241,533,590
50%	70%	£281,629,161	£236,733,763	£246,723,270	£248,409,225	£237,523,831	£243,913,351
100%	70%	£279,122,583	£253,351,793	£270,130,836	£276,702,717	£250,931,529	£267,710,970
0%	80%	£226,138,405	£223,193,171	£225,110,776	£225,977,081	£223,031,847	£224,949,452
15%	80%	£229,149,741	£224,731,892	£227,808,299	£228,907,754	£224,489,005	£227,368,312
20%	80%	£232,161,077	£226,270,611	£230,505,821	£231,838,428	£225,947,963	£229,759,172
25%	80%	£235,172,413	£227,809,332	£233,205,343	£234,769,101	£228,235,543	£232,149,811
30%	80%	£238,183,749	£229,348,053	£235,904,865	£237,699,774	£230,523,123	£234,541,451
35%	80%	£241,195,085	£230,886,774	£238,606,387	£240,630,447	£232,810,705	£236,933,091
40%	80%	£244,206,421	£232,425,495	£241,307,909	£243,561,120	£235,098,287	£239,324,731
45%	80%	£247,217,757	£233,964,216	£244,009,431	£246,491,793	£237,386,250	£241,667,421
50%	80%	£250,229,093	£235,502,937	£246,702,953	£249,422,473	£239,674,823	£244,049,061
10%	60%	£225,894,430	£223,685,505	£225,123,709	£225,571,782	£223,362,857	£224,801,060
15%	60%	£228,793,778	£225,470,391	£227,827,697	£229,299,805	£224,986,419	£227,143,724
20%	60%	£231,693,126	£227,255,278	£230,531,895	£231,027,831	£226,608,980	£229,485,388
25%	60%	£234,592,474	£229,040,164	£233,236,093	£233,756,855	£228,235,543	£231,829,052
30%	60%	£237,491,821	£229,825,051	£235,935,291	£236,483,879	£229,857,105	£234,171,716
35%	60%	£240,391,168	£231,609,937	£238,634,466	£239,211,904	£231,480,667	£236,514,380
40%	60%	£243,290,515	£233,394,824	£241,336,654	£241,939,928	£233,104,229	£238,857,043
50%	60%	£246,189,862	£235,179,711	£244,038,842	£244,668,952	£234,726,801	£241,199,707

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£172,223,391	£172,223,391	£172,223,391	£172,223,391	£172,223,391	£172,223,391
10%	70%	£178,124,076	£175,546,997	£177,224,901	£177,882,089	£175,305,011	£176,982,914
15%	70%	£184,024,761	£177,208,800	£179,725,956	£180,711,439	£176,845,930	£179,392,677
20%	70%	£189,925,446	£178,870,603	£182,227,011	£183,540,788	£178,396,849	£181,742,438
25%	70%	£195,826,131	£180,532,406	£184,728,166	£186,370,138	£179,927,440	£184,122,201
30%	70%	£201,726,816	£182,194,209	£187,229,321	£189,199,486	£181,468,249	£186,501,962
35%	70%	£207,627,501	£183,856,012	£189,730,476	£192,028,836	£183,009,060	£188,881,724
40%	70%	£213,528,186	£185,517,815	£192,231,631	£194,858,185	£184,548,870	£191,261,486
45%	70%	£219,428,871	£187,179,618	£194,732,786	£197,687,535	£186,087,679	£193,641,248
50%	70%	£225,329,556	£188,841,421	£197,233,941	£200,516,883	£187,631,489	£196,021,010
100%	70%	£231,230,241	£205,459,452	£222,238,444	£228,810,376	£203,039,588	£219,818,629
0%	80%	£178,246,083	£175,300,830	£177,218,435	£178,084,739	£175,139,506	£177,057,111
15%	80%	£181,257,420	£176,839,550	£179,715,957	£181,015,413	£176,597,583	£179,473,970
20%	80%	£184,268,757	£178,378,270	£182,217,012	£183,946,887	£178,055,521	£181,895,831
25%	80%	£187,279,094	£179,916,990	£184,722,067	£185,878,361	£179,513,463	£184,317,692
30%	80%	£190,289,431	£181,455,710	£187,223,222	£187,809,835	£180,971,405	£186,739,553
35%	80%	£193,299,768	£182,994,430	£189,724,377	£190,741,309	£182,529,347	£189,161,414
40%	80%	£196,309,105	£184,533,150	£192,225,532	£193,672,783	£184,087,289	£191,583,275
45%	80%	£199,319,442	£186,071,870	£194,726,687	£196,604,257	£185,645,231	£194,005,136
50%	80%	£202,329,779	£187,610,590	£197,227,842	£199,535,731	£187,192,183	£196,426,997
10%	60%	£172,002,099	£175,793,164	£177,231,367	£177,679,440	£175,470,515	£176,808,719
15%	60%	£180,891,437	£177,578,050	£179,735,356	£180,407,464	£177,094,077	£179,251,382
20%	60%	£189,780,775	£179,362,937	£182,236,345	£183,135,489	£178,717,639	£181,694,047
25%	60%	£198,670,113	£181,147,823	£184,737,332	£185,863,513	£180,341,201	£184,116,710
30%	60%	£207,559,451	£182,932,709	£187,238,319	£188,591,537	£181,964,763	£186,539,374
35%	60%	£216,448,789	£184,717,595	£189,739,306	£191,319,562	£183,588,326	£188,962,039
40%	60%	£225,338,127	£186,502,482	£192,240,293	£194,047,586	£185,211,887	£191,384,702
50%	60%	£234,227,465	£188,287,368	£194,741,280	£196,775,610	£186,835,449	£193,801,365

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£81,028,402	£81,028,402	£81,028,402	£81,028,402	£81,028,402	£81,028,402
10%	70%	£86,929,086	£84,352,008	£85,029,911	£86,697,099	£84,110,021	£85,787,925
15%	70%	£92,829,771	£86,013,810	£87,530,966	£89,516,449	£85,659,930	£88,167,687
20%	70%	£98,730,455	£87,675,613	£90,032,021	£92,345,798	£87,191,840	£90,547,449
25%	70%	£104,631,140	£89,337,416	£92,533,076	£95,175,146	£88,723,451	£92,927,211
30%	70%	£110,531,825	£90,999,219	£95,034,131	£98,004,496	£90,273,260	£95,306,973
35%	70%	£116,432,510	£92,661,022	£97,535,186	£100,833,846	£91,814,070	£97,686,734
40%	70%	£122,333,195	£94,322,825	£100,036,241	£103,663,195	£93,354,880	£100,066,495
45%	7						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299
10%	70%	-£37,047,984	-£34,470,936	-£36,148,908	-£36,956,987	-£34,228,919	-£35,936,822
15%	70%	-£39,958,327	-£36,132,708	-£38,549,595	-£39,635,347	-£35,769,728	-£38,296,585
20%	70%	-£42,948,669	-£37,794,514	-£41,150,319	-£42,464,696	-£37,310,538	-£40,696,347
25%	70%	-£45,899,011	-£39,456,314	-£43,651,075	-£45,294,046	-£38,851,348	-£43,046,109
30%	70%	-£48,849,354	-£41,118,117	-£46,151,830	-£48,123,394	-£40,392,158	-£45,425,871
35%	70%	-£51,799,696	-£42,779,920	-£48,652,585	-£50,952,744	-£41,932,968	-£47,805,632
40%	70%	-£54,750,039	-£44,441,723	-£51,153,340	-£53,782,093	-£43,473,778	-£50,185,395
45%	70%	-£57,700,382	-£46,103,527	-£53,654,095	-£56,611,443	-£45,014,587	-£52,565,156
50%	70%	-£60,650,724	-£47,765,330	-£56,154,851	-£59,440,791	-£46,555,398	-£54,944,918
100%	70%	-£90,154,149	-£64,383,360	-£81,162,402	-£87,734,284	-£61,963,496	-£78,742,537
10%	80%	-£37,169,971	-£34,224,738	-£36,142,343	-£37,008,647	-£34,063,414	-£35,981,019
15%	80%	-£40,181,308	-£35,763,459	-£38,639,865	-£39,939,321	-£35,521,472	-£38,997,878
20%	80%	-£43,192,644	-£37,302,178	-£41,137,388	-£42,869,995	-£36,979,530	-£40,814,739
40%	80%	-£55,237,989	-£43,457,057	-£51,127,476	-£54,592,691	-£42,811,760	-£50,482,178
45%	80%	-£58,249,324	-£44,995,776	-£53,624,997	-£57,523,366	-£44,269,816	-£52,899,039
50%	80%	-£61,260,661	-£46,534,496	-£56,122,520	-£60,454,040	-£45,727,874	-£55,315,899
10%	60%	-£36,926,997	-£34,717,072	-£36,155,276	-£36,603,348	-£34,394,424	-£35,832,627
15%	60%	-£39,815,345	-£36,301,797	-£38,659,254	-£39,531,372	-£36,017,285	-£38,175,280
20%	60%	-£42,704,694	-£38,286,845	-£41,163,252	-£42,059,398	-£37,641,547	-£40,517,955
25%	60%	-£45,594,043	-£40,071,731	-£43,667,240	-£44,787,422	-£39,265,110	-£42,860,618
30%	60%	-£48,483,392	-£41,856,618	-£46,171,228	-£47,515,446	-£40,888,671	-£45,203,283
35%	60%	-£51,372,740	-£43,641,504	-£48,675,216	-£50,243,471	-£42,512,234	-£47,545,947
40%	60%	-£54,262,089	-£45,426,390	-£51,179,205	-£52,971,495	-£44,135,796	-£49,889,610
50%	60%	-£57,151,437	-£47,211,276	-£53,683,183	-£55,700,519	-£45,762,920	-£52,232,273

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293
10%	70%	-£25,607,978	-£20,630,869	-£24,708,803	-£25,365,991	-£22,798,912	-£24,466,816
15%	70%	-£28,558,320	-£22,092,701	-£27,209,558	-£28,195,340	-£24,329,722	-£26,846,578
20%	70%	-£31,508,662	-£23,554,504	-£29,710,313	-£31,024,690	-£25,870,532	-£29,226,340
25%	70%	-£34,459,004	-£25,016,308	-£32,211,068	-£33,854,039	-£27,411,342	-£31,606,103
30%	70%	-£37,409,347	-£26,478,111	-£34,711,824	-£36,683,388	-£28,952,151	-£33,985,864
35%	70%	-£40,359,690	-£27,939,914	-£37,212,579	-£39,512,737	-£30,492,961	-£36,365,626
40%	70%	-£43,310,033	-£29,401,717	-£39,713,333	-£42,342,087	-£32,033,772	-£38,745,388
45%	70%	-£46,260,375	-£30,863,520	-£42,214,088	-£45,171,436	-£33,574,581	-£41,125,150
50%	70%	-£49,210,718	-£32,325,323	-£44,714,844	-£48,000,785	-£35,115,391	-£43,504,911
100%	70%	-£78,714,143	-£52,943,354	-£69,722,396	-£76,294,278	-£50,523,489	-£67,302,531
10%	80%	-£25,729,965	-£22,784,732	-£24,702,337	-£25,568,641	-£22,623,407	-£24,541,012
15%	80%	-£28,741,302	-£24,323,452	-£27,199,859	-£28,490,315	-£24,081,465	-£26,957,872
20%	80%	-£31,752,637	-£25,862,171	-£29,697,381	-£31,423,989	-£25,539,523	-£29,374,733
40%	80%	-£43,797,982	-£32,017,050	-£39,687,469	-£43,152,684	-£31,371,753	-£39,042,172
45%	80%	-£46,809,318	-£33,556,769	-£42,184,991	-£46,083,359	-£32,829,810	-£41,459,032
50%	80%	-£49,820,654	-£35,094,490	-£44,682,513	-£49,014,033	-£34,287,868	-£43,875,892
10%	60%	-£25,485,990	-£23,277,066	-£24,715,269	-£25,163,342	-£22,954,417	-£24,392,621
15%	60%	-£28,375,339	-£25,081,851	-£27,219,258	-£27,891,366	-£24,577,979	-£26,735,284
20%	60%	-£31,264,688	-£26,846,838	-£29,723,245	-£30,619,391	-£26,201,541	-£29,077,948
25%	60%	-£34,154,036	-£28,611,724	-£32,227,234	-£33,347,415	-£27,825,103	-£31,420,612
30%	60%	-£37,043,385	-£30,416,611	-£34,731,221	-£36,075,439	-£29,448,665	-£33,763,276
35%	60%	-£39,932,734	-£32,201,497	-£37,235,210	-£38,803,464	-£31,072,228	-£36,105,940
40%	60%	-£42,822,083	-£33,986,384	-£39,739,198	-£41,531,488	-£32,695,789	-£38,448,604
50%	60%	-£45,711,432	-£35,771,270	-£42,243,186	-£44,260,512	-£34,328,341	-£40,791,268

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489
10%	70%	-£20,558,174	-£17,981,095	-£19,658,999	-£20,316,187	-£17,739,108	-£19,417,012
15%	70%	-£23,508,516	-£19,642,897	-£22,159,754	-£23,145,537	-£19,279,918	-£21,796,775
20%	70%	-£26,458,858	-£21,304,701	-£24,660,509	-£25,976,886	-£20,820,728	-£24,176,538
25%	70%	-£29,409,201	-£22,966,504	-£27,161,264	-£28,804,236	-£22,361,538	-£26,556,299
30%	70%	-£32,359,543	-£24,628,307	-£29,662,020	-£31,633,584	-£23,902,347	-£28,936,060
35%	70%	-£35,309,886	-£26,290,110	-£32,162,775	-£34,462,933	-£25,443,158	-£31,315,822
40%	70%	-£38,260,228	-£27,951,913	-£34,663,530	-£37,292,283	-£26,983,968	-£33,695,584
45%	70%	-£41,210,571	-£29,613,716	-£37,164,285	-£40,121,632	-£28,524,777	-£36,075,346
50%	70%	-£44,160,914	-£31,275,519	-£39,665,041	-£42,950,981	-£30,065,587	-£38,455,107
100%	70%	-£73,664,339	-£47,893,550	-£64,672,592	-£71,244,474	-£45,473,686	-£62,252,727
10%	80%	-£20,680,161	-£17,734,928	-£19,652,533	-£20,518,837	-£17,573,604	-£19,491,208
15%	80%	-£23,691,498	-£19,273,648	-£22,150,055	-£23,448,511	-£19,031,661	-£21,908,068
20%	80%	-£26,702,835	-£20,812,367	-£24,647,777	-£26,380,185	-£20,489,719	-£24,324,929
40%	80%	-£38,748,179	-£26,967,246	-£34,637,666	-£38,102,881	-£26,321,949	-£33,992,368
45%	80%	-£41,759,514	-£28,505,966	-£37,135,187	-£41,033,556	-£27,780,006	-£36,409,228
50%	80%	-£44,770,851	-£30,044,686	-£39,632,709	-£43,964,230	-£29,238,064	-£38,826,088
10%	60%	-£20,436,187	-£18,227,262	-£19,665,465	-£20,113,538	-£17,904,613	-£19,342,817
15%	60%	-£23,325,535	-£20,012,148	-£22,169,454	-£22,841,562	-£19,528,175	-£21,885,489
20%	60%	-£26,214,882	-£21,797,035	-£24,673,441	-£25,669,587	-£21,151,737	-£24,088,144
25%	60%	-£29,104,230	-£23,581,920	-£27,177,430	-£28,497,611	-£22,775,299	-£26,370,808
40%	60%	-£39,148,574	-£29,366,807	-£35,162,317	-£37,992,494	-£28,560,161	-£34,865,661
45%	60%	-£42,092,918	-£31,151,693	-£37,666,306	-£40,820,418	-£30,144,723	-£37,350,514
50%	60%	-£45,037,262	-£32,936,580	-£40,140,290	-£43,648,342	-£31,729,285	-£39,835,367

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273
10%	70%	-£37,769,958	-£35,192,880	-£36,870,783	-£37,527,971	-£34,950,893	-£36,828,796
15%	70%	-£40,720,301	-£36,854,682	-£39,371,539	-£40,357,321	-£36,491,702	-£39,008,559
20%	70%	-£43,670,643	-£38,516,485	-£41,872,293	-£43,186,670	-£38,032,512	-£41,388,321
25%	70%	-£46,620,985	-£40,178,288	-£44,373,047	-£46,016,020	-£39,573,323	-£43,768,083
30%	70%	-£49,571,328	-£41,840,091	-£46,873,804	-£48,845,368	-£41,114,132	-£46,147,845
35%	70%	-£52,521,670	-£43,501,894	-£49,374,560	-£51,674,718	-£42,654,942	-£48,527,606
40%	70%	-£55,472,013	-£45,163,697	-£51,875,314	-£54,504,067	-£44,195,752	-£50,907,369
45%	70%	-£58,422,356	-£46,825,501	-£54,376,068	-£57,333,417	-£45,736,561	-£53,287,130
50%	70%	-£61,372,698	-£48,487,304	-£56,876,822	-£60,162,765	-£47,277,372	-£55,666,892
100%	70%	-£90,876,123	-£65,105,334	-£81,884,376	-£88,456,258	-£62,685,470	-£79,464,511
10%	80%	-£37,891,946	-£34,946,712	-£36,964,317	-£37,730,621	-£34,785,388	-£36,702,993
15%	80%	-£40,803,282	-£36,485,433	-£39,361,830	-£40,661,295	-£36,243,446	-£39,119,853
20%	80%	-£43,714,618	-£38,024,152	-£41,859,362	-£43,591,969	-£37,701,504	-£41,536,713
40%	80%	-£55,759,963	-£44,179,031	-£51,849,450	-£55,314,665	-£43,533,734	-£51,204,152
45%	80%	-£58,710,306	-£45,717,750	-£54,346,971	-£58,245,340	-£44,991,790	-£53,621,013
50%	80%	-£61,660,649	-£47,256,470	-£56,844,494	-£61,176,014	-£46,449,848	-£56,037,873
10%	60%	-£37,647,971	-£35,439,042	-£38,677,250	-£37,325,322	-£35,116,398	-£36,554,601
15%	60%	-£40,559,319	-£37,223,962	-£40,381,238	-£40,653,347	-£36,739,959	-£38,997,264
20%	60%	-£43,470,668	-£39,008,819	-£42,185,226	-£43,781,372	-£38,363,521	-£41,239,929
25%	60%	-£46,382,016	-£40,793,705	-£44,389,214	-£45,509,396	-£39,987,084	-£43,582,592
30%	60%	-£49,293,364	-£42,578,592	-£46,593,202	-£48,237,420	-£41,610,645	-£45,925,252
35%	60%	-£52,204,712	-£44,363,478	-£48,797,190	-£50,965,445	-£43,234,208	-£48,267,921
40%	60%	-£55,116,060	-£46,148,364	-£51,001,179	-£53,693,469	-£44,857,770	-£50,610,584
50%	60%	-£58,027,408	-£47,9				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778
10%	70%	-£15,427,463	-£12,850,384	-£14,528,288	-£15,185,476	-£12,608,398	-£14,286,301
15%	70%	-£18,377,805	-£14,512,187	-£17,039,943	-£18,014,808	-£14,149,207	-£16,856,054
20%	70%	-£21,328,148	-£16,173,990	-£19,529,798	-£20,844,175	-£15,690,017	-£19,045,825
25%	70%	-£24,278,490	-£17,835,793	-£22,030,553	-£23,673,525	-£17,230,827	-£21,425,588
30%	70%	-£27,228,833	-£19,497,596	-£24,531,309	-£26,502,873	-£18,771,636	-£23,805,349
35%	70%	-£30,179,175	-£21,159,399	-£27,032,064	-£29,332,223	-£20,312,447	-£26,185,111
40%	70%	-£33,129,517	-£22,821,202	-£29,532,819	-£32,161,572	-£21,853,257	-£28,564,873
45%	70%	-£36,079,861	-£24,483,005	-£32,033,574	-£34,990,922	-£23,394,066	-£30,944,635
50%	70%	-£39,030,203	-£26,144,808	-£34,534,330	-£37,820,270	-£24,934,876	-£33,324,396
100%	70%	-£68,533,628	-£42,762,839	-£59,541,881	-£66,113,763	-£40,342,975	-£57,122,016
10%	80%	-£15,549,450	-£12,604,217	-£14,521,822	-£15,388,126	-£12,442,893	-£14,360,498
15%	80%	-£18,560,787	-£14,142,937	-£17,019,344	-£18,318,800	-£13,960,560	-£16,777,357
20%	80%	-£21,572,122	-£15,681,657	-£19,516,866	-£21,249,474	-£15,359,008	-£19,194,216
40%	80%	-£33,617,468	-£21,836,535	-£29,506,955	-£32,072,170	-£21,191,238	-£28,861,657
45%	80%	-£36,628,803	-£23,375,255	-£32,004,476	-£35,902,845	-£22,649,295	-£31,278,518
50%	80%	-£39,640,140	-£24,913,975	-£34,501,988	-£38,833,519	-£24,107,353	-£33,695,377
10%	60%	-£15,305,476	-£13,096,551	-£14,534,754	-£14,982,827	-£12,773,902	-£14,212,106
15%	60%	-£18,194,824	-£14,881,437	-£17,038,743	-£17,710,851	-£14,397,464	-£16,554,769
20%	60%	-£21,084,173	-£16,666,324	-£19,542,730	-£20,438,876	-£16,021,026	-£18,897,434
25%	60%	-£23,973,521	-£18,451,209	-£22,046,719	-£23,166,900	-£17,644,588	-£21,240,097
30%	60%	-£26,862,871	-£20,236,096	-£24,550,707	-£25,894,924	-£19,268,150	-£23,582,761
35%	60%	-£29,752,219	-£22,020,982	-£27,054,695	-£28,622,949	-£20,891,713	-£25,925,426
40%	60%	-£32,641,568	-£23,805,869	-£29,558,684	-£31,350,973	-£22,515,274	-£28,268,089
50%	60%	-£35,530,916	-£25,590,756	-£32,062,672	-£34,069,997	-£24,138,599	-£30,610,752

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906
10%	70%	-£13,890,591	-£11,313,512	-£12,991,416	-£13,648,604	-£11,071,525	-£12,749,429
15%	70%	-£16,840,933	-£12,975,314	-£15,492,171	-£16,477,953	-£12,612,334	-£15,128,191
20%	70%	-£19,791,275	-£14,637,117	-£17,982,926	-£19,307,303	-£14,153,145	-£17,508,953
25%	70%	-£22,741,618	-£16,298,920	-£20,493,681	-£22,136,652	-£15,693,955	-£19,888,716
30%	70%	-£25,691,960	-£17,960,724	-£22,994,437	-£24,966,001	-£17,234,764	-£22,268,477
35%	70%	-£28,642,303	-£19,622,527	-£25,495,192	-£27,796,350	-£18,775,574	-£24,648,239
40%	70%	-£31,592,645	-£21,284,330	-£27,995,946	-£30,624,700	-£20,316,385	-£27,028,001
45%	70%	-£34,542,988	-£22,946,133	-£30,496,702	-£33,454,049	-£21,857,194	-£29,407,763
50%	70%	-£37,493,331	-£24,607,936	-£32,997,457	-£36,283,398	-£23,398,004	-£31,787,524
100%	70%	-£66,996,756	-£41,225,967	-£58,005,009	-£64,576,891	-£38,806,102	-£55,585,144
10%	80%	-£14,012,578	-£11,067,345	-£12,984,949	-£13,851,254	-£10,906,020	-£12,823,625
15%	80%	-£17,023,914	-£12,606,065	-£15,482,472	-£16,781,928	-£12,364,078	-£15,240,485
20%	80%	-£20,035,250	-£14,144,784	-£17,979,994	-£19,712,602	-£13,822,136	-£17,657,346
40%	80%	-£32,080,595	-£20,299,663	-£27,970,082	-£31,435,297	-£19,654,366	-£27,324,785
45%	80%	-£35,091,931	-£21,838,382	-£30,467,604	-£34,365,972	-£21,112,423	-£29,741,645
50%	80%	-£38,103,267	-£23,377,103	-£32,965,126	-£37,296,646	-£22,570,481	-£32,158,505
10%	60%	-£13,768,603	-£11,559,679	-£12,997,882	-£13,445,955	-£11,237,030	-£12,675,234
15%	60%	-£16,657,952	-£13,344,564	-£15,501,871	-£16,173,979	-£12,860,592	-£15,017,897
20%	60%	-£19,547,301	-£15,129,451	-£18,005,858	-£18,902,004	-£14,484,153	-£17,360,561
25%	60%	-£22,436,649	-£16,914,337	-£20,509,847	-£21,630,028	-£16,107,716	-£19,703,225
30%	60%	-£25,325,998	-£18,699,224	-£23,013,834	-£24,358,052	-£17,731,278	-£22,045,889
35%	60%	-£28,215,347	-£20,484,110	-£25,517,823	-£27,086,077	-£19,354,840	-£24,388,553
40%	60%	-£31,104,696	-£22,268,997	-£28,021,811	-£29,814,101	-£20,978,402	-£26,731,217
50%	60%	-£33,994,045	-£24,053,884	-£30,525,799	-£32,542,125	-£22,600,964	-£29,073,881

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Med

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702
10%	70%	-£16,108,247	-£13,462,302	-£15,179,660	-£15,179,660	-£15,951,525	-£15,021,937
15%	70%	-£18,767,521	-£14,797,102	-£17,373,139	-£18,530,935	-£14,560,517	-£17,136,555
20%	70%	-£21,425,794	-£16,131,902	-£19,566,619	-£21,110,347	-£15,816,455	-£19,251,173
25%	70%	-£24,084,067	-£17,466,702	-£21,760,098	-£23,689,759	-£17,072,394	-£21,365,790
30%	70%	-£26,742,340	-£18,801,502	-£23,953,577	-£26,269,170	-£18,328,332	-£23,480,408
35%	70%	-£29,400,613	-£20,136,302	-£26,147,056	-£28,848,581	-£19,584,270	-£25,595,025
40%	70%	-£32,058,886	-£21,471,102	-£28,340,536	-£31,427,992	-£20,840,209	-£27,709,643
45%	70%	-£34,717,159	-£22,805,902	-£30,534,015	-£34,007,404	-£22,096,147	-£29,824,261
50%	70%	-£37,375,432	-£24,140,702	-£32,727,494	-£36,586,815	-£23,352,086	-£31,938,878
100%	70%	-£63,958,161	-£37,488,702	-£54,662,287	-£62,380,928	-£35,911,469	-£53,085,054
10%	80%	-£16,238,776	-£13,214,694	-£15,177,980	-£16,134,627	-£13,109,546	-£15,072,241
15%	80%	-£18,963,312	-£14,425,691	-£17,369,734	-£18,805,590	-£14,267,968	-£17,212,011
20%	80%	-£21,686,850	-£15,636,688	-£19,562,079	-£21,476,552	-£15,426,390	-£19,351,781
25%	80%	-£24,410,387	-£16,847,684	-£21,754,423	-£24,147,514	-£16,584,812	-£21,491,551
30%	80%	-£27,133,924	-£18,058,681	-£23,946,767	-£26,818,477	-£17,743,234	-£23,631,320
35%	80%	-£29,857,461	-£19,269,677	-£26,139,112	-£29,489,440	-£18,901,656	-£25,771,090
40%	80%	-£32,580,997	-£20,480,674	-£28,331,455	-£32,160,402	-£20,060,078	-£27,910,860
45%	80%	-£35,304,535	-£21,691,670	-£30,523,799	-£34,831,365	-£21,218,500	-£30,050,630
50%	80%	-£38,028,072	-£22,902,667	-£32,716,143	-£37,502,328	-£22,376,923	-£32,190,399
10%	60%	-£15,978,720	-£13,709,909	-£15,181,930	-£15,768,423	-£13,499,612	-£14,971,633
15%	60%	-£18,717,729	-£15,188,513	-£17,376,545	-£18,256,262	-£14,853,066	-£17,061,098
20%	60%	-£21,457,737	-£16,677,160	-£19,571,160	-£20,744,142	-£16,206,520	-£19,150,564
25%	60%	-£24,197,745	-£18,165,707	-£21,765,774	-£23,232,002	-£17,559,756	-£21,240,029
30%	60%	-£26,937,753	-£19,654,323	-£23,960,388	-£25,719,862	-£18,913,430	-£23,329,495
35%	60%	-£29,677,761	-£21,142,939	-£26,154,999	-£28,207,723	-£20,266,885	-£25,418,960
40%	60%	-£32,417,769	-£22,631,555	-£28,349,613	-£30,696,582	-£21,620,339	-£27,508,426
45%	60%	-£35,157,777	-£24,120,171	-£30,544,231	-£33,185,443	-£22,973,795	-£29,597,892
50%	60%	-£37,897,785	-£25,608,787	-£32,738,845	-£35,674,303	-£24,327,249	-£31,687,357

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004
10%	70%	-£232,015,590	-£229,368,605	-£231,085,963	-£231,857,827	-£229,210,881	-£230,928,239
15%	70%	-£234,673,824	-£230,703,405	-£233,279,442	-£234,437,238	-£230,466,920	-£233,042,857
20%	70%	-£237,332,057	-£232,038,205	-£235,472,021	-£237,016,650	-£231,722,768	-£235,157,475
25%	70%	-£239,990,291	-£233,373,005	-£237,665,401	-£239,596,061	-£232,978,597	-£237,272,092
30%	70%	-£242,648,524	-£234,707,804	-£239,859,880	-£242,175,473	-£234,234,635	-£239,386,710
35%	70%	-£245,306,757	-£236,042,604	-£242,053,359	-£244,754,883	-£235,490,573	-£241,501,327
40%	70%	-£247,964,990	-£237,377,405	-£244,246,838	-£247,334,295	-£236,746,512	-£243,616,945
45%	70%	-£250,623,223	-£238,712,205	-£246,440,317	-£249,913,707	-£238,002,450	-£245,732,562
50%	70%	-£253,281,456	-£240,047,005	-£248,633,797	-£252,493,119	-£239,258,388	-£247,848,180
100%	70%	-£279,864,464	-£253,395,005	-£270,568,590	-£278,287,231	-£251,817,772	-£268,991,357
10%	80%	-£232,146,079	-£229,120,997	-£231,083,693	-£232,040,930	-£229,015,949	-£230,978,544
15%	80%	-£234,804,292	-£230,455,797	-£233,276,037	-£234,711,892	-£230,274,270	-£233,118,314
20%	80%	-£237,462,505	-£231,790,597	-£235,468,581	-£237,382,895	-£231,532,693	-£235,259,083
25%	80%	-£240,120,718	-£233,125,397	-£237,663,125	-£240,053,756	-£232,789,116	-£237,401,852
30%	80%	-£242,778,931	-£234,460,197	-£239,857,669	-£242,724,617	-£234,045,539	-£239,544,621
35%	80%	-£245,437,144	-£235,794,997	-£242,052,213	-£245,395,478	-£235,301,362	-£241,687,390
40%	80%	-£248,095,357	-£237,129,797	-£244,246,757	-£248,066,329	-£236,557,185	-£243,830,159
45%	80%	-£250,753,570	-£238,464,597	-£246,441,301	-£250,737,180	-£237,813,008	-£245,972,928
50%	80%	-£253,411,783	-£239,799,397	-£248,635,845	-£253,408,031	-£239,068,831	-£248,115,697
10%	60%	-£231,885,022	-£229,616,211	-£231,088,233	-£231,674,725	-£229,405,914	-£230,877,938
15%	60%	-£234,543,235	-£231,001,011	-£233,282,848	-£234,162,585	-£230,759,389	-£232,967,401
20%	60%	-£237,201,448	-£232,335,811	-£235,477,462	-£236,650,445	-£232,112,823	-£235,059,866
25%	60%	-£239,859,661	-£233,670,611	-£237,672,077	-£240,139,305	-£233,468,279	-£237,154,331
30%	60%	-£242,517,874	-£235,005,411	-£239,866,691	-£242,626,165	-£234,819,733	-£239,259,798
35%	60%	-£245,176,087	-£236,340,211	-£242,061,305	-£245,114,025	-£236,173,187	-£241,365,263
40%	60%	-£247,834,299	-£237,675,011	-£244,255,919	-£247,602,885	-£237,526,642	-£243,470,728
50%	60%	-£250,492,512	-£239,009,811	-£246,450,533	-£250,091,686	-£238,880,100	-£245,576,193

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663
10%	70%	-£184,123,208	-£181,476,263	-£183,193,621	-£183,985,486	-£181,316,540	-£183,035,898
15%	70%	-£189,439,753	-£182,811,063	-£185,387,101	-£186,544,897	-£182,674,479	-£185,150,516
20%	70%	-£194,756,298	-£184,145,863	-£187,578,676	-£189,104,308	-£184,324,890	-£187,265,134
25%	70%	-£200,072,843	-£185,480,663	-£189,774,059	-£191,703,720	-£185,086,355	-£189,379,751
30%	70%	-£205,389,388	-£186,815,463	-£191,969,442	-£194,283,131	-£186,342,293	-£191,494,368
35%	70%	-£210,705,933	-£188,150,263	-£194,164,825	-£196,862,542	-£187,598,231	-£193,608,985
40%	70%	-£216,022,478	-£189,485,063	-£196,359,208	-£199,441,953	-£188,854,170	-£195,723,602
45%	70%	-£221,339,023	-£190,819,863	-£198,553,591	-£202,021,365	-£190,110,008	-£197,838,219
50%	70%	-£226,655,568	-£192,154,663	-£200,747,974	-£204,600,777	-£191,366,047	-£199,952,836
100%	70%	-£231,972,113	-£205,502,663	-£222,676,248	-£230,394,890	-£203,925,430	-£221,099,015
10%	80%	-£184,253,737	-£181,228,656	-£183,191,351	-£184,148,588	-£181,123,508	-£183,086,202
15%	80%	-£189,570,282	-£182,563,456	-£185,385,696	-£186,819,561	-£182,291,929	-£185,229,972
20%	80%	-£194,886,827	-£183,898,256	-£187,579,906	-£189,490,534	-£183,463,351	-£187,365,742
25%	80%	-£200,203,372	-£185,233,056	-£189,774,106	-£192,161,507	-£184,634,774	-£189,501,515
30%	80%	-£205,519,917	-£186,567,856	-£191,968,306	-£194,832,480	-£185,806,197	-£191,637,282
35%	80%	-£210,836,462	-£187,902,656	-£194,162,506	-£197,503,453	-£187,077,620	-£193,772,899
40%	80%	-£216,153,007	-£189,237,456	-£196,356,706	-£200,174,426	-£188,348,043	-£195,908,516
45%	80%	-£221,469,552	-£190,572,256	-£198,550,906	-£202,845,399	-£189,618,466	-£198,039,133
50%	80%	-£226,786,097	-£191,907,056	-£200,745,106	-£205,516,372	-£190,888,889	-£200,204,361
10%	60%	-£183,992,691	-£181,723,870	-£183,195,891	-£183,782,384	-£181,513,673	-£182,855,994
15%	60%	-£189,309,236	-£183,058,670	-£185,390,507	-£186,270,243	-£182,887,027	-£185,075,060
20%	60%	-£194,625,781	-£184,393,470	-£187,585,123	-£188,758,104	-£184,022,462	-£187,194,525
25%	60%	-£199,942,326	-£185,728,270	-£189,779,739	-£191,245,963	-£185,173,507	-£189,309,990
30%	60%	-£205,258,871	-£187,063,070	-£191,974,355	-£193,733,824	-£186,327,392	-£191,424,456
35%	60%	-£210,574,416	-£188,397,870	-£194,168,970	-£196,221,684	-£187,480,846	-£193,539,922
40%	60%	-£215,890,961	-£189,732,670	-£196,363,586	-£198,709,543	-£188,633,300	-£195,655,387
50%	60%	-£221,207,506	-£191,067,470	-£198,557,199	-£201,198,402	-£189,786,754	-£197,770,852

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673
10%	70%	-£92,928,218	-£90,281,273	-£91,998,632	-£92,770,496	-£90,123,550	-£91,840,308
15%	70%	-£98,244,763	-£91,615,873	-£93,992,111	-£95,349,987	-£91,379,499	-£92,901,526
20%	70%	-£103,561,308	-£92,950,473	-£95,985,590	-£97,929,310	-£92,635,427	-£93,962,744
25%	70%	-£108,877,853	-£94,285,073	-£97,979,070	-£100,508,730	-£93,891,366	-£95,013,962
30%	70%	-£114,194,398	-£95,619,673	-£100,000,000	-£103,088,142	-£95,147,304	-£96,065,180
35%	70%	-£119,510,943	-£96,954,273	-£102,000,000	-£105,667,552	-£96,403,242	-£97,116,398
40%	70%	-£124,827,488	-£98,288,873	-£104,000,000	-£108,246,962	-£97,659,181	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£37,730,571	£37,730,571	£37,730,571	£37,730,571	£37,730,571	£37,730,571
10%	70%	£43,047,117	£40,400,171	£42,117,538	£42,688,384	£40,242,448	£41,859,836
15%	70%	£45,705,351	£41,734,972	£44,311,009	£45,468,805	£41,498,387	£44,074,424
20%	70%	£48,363,663	£43,069,772	£46,504,488	£48,048,216	£42,754,325	£46,189,042
25%	70%	£51,021,936	£44,404,572	£48,697,967	£50,627,628	£44,010,264	£48,303,659
30%	70%	£53,680,209	£45,739,371	£50,891,447	£53,207,040	£45,266,202	£50,418,277
35%	70%	£56,338,482	£47,074,171	£53,084,926	£55,786,450	£46,522,139	£52,532,894
40%	70%	£58,996,755	£48,408,971	£55,278,405	£58,365,862	£47,778,078	£54,647,512
45%	70%	£61,655,028	£49,743,772	£57,471,884	£60,945,273	£49,034,016	£56,762,130
50%	70%	£64,313,301	£51,078,572	£59,665,364	£63,524,685	£50,289,955	£58,876,747
100%	70%	£90,886,031	£64,426,572	£81,600,156	£89,318,798	£62,849,338	£80,022,923
10%	80%	£43,177,645	£40,152,564	£42,115,280	£43,072,496	£40,047,418	£42,010,111
15%	80%	£45,801,182	£41,363,581	£44,307,604	£45,743,460	£41,205,337	£44,149,880
20%	80%	£48,424,719	£42,574,558	£46,499,948	£48,414,422	£42,364,260	£46,289,850
40%	80%	£59,518,867	£47,418,543	£55,269,324	£59,098,272	£46,997,947	£54,848,729
45%	80%	£62,242,404	£48,629,539	£57,461,669	£61,769,235	£48,156,370	£56,988,499
50%	80%	£64,965,941	£49,840,536	£59,654,013	£64,440,197	£49,314,792	£59,128,269
10%	60%	£42,915,589	£40,847,778	£42,119,900	£42,706,292	£40,437,481	£41,909,503
15%	60%	£45,539,598	£42,108,392	£44,314,415	£45,194,161	£41,730,935	£43,998,958
20%	60%	£48,162,607	£43,364,986	£46,509,029	£47,682,012	£43,144,390	£46,088,433
25%	60%	£50,785,616	£44,623,589	£48,703,843	£50,169,871	£44,497,845	£48,177,888
30%	60%	£53,408,625	£45,882,193	£50,898,258	£52,657,732	£45,851,300	£50,267,365
35%	60%	£56,031,634	£47,140,796	£53,092,645	£55,145,592	£47,204,754	£52,356,830
40%	60%	£58,654,643	£48,399,400	£55,287,032	£57,633,452	£48,559,209	£54,446,295
50%	60%	£61,277,652	£49,658,004	£57,481,419	£60,122,312	£50,012,119	£56,535,760

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£26,290,565	£26,290,565	£26,290,565	£26,290,565	£26,290,565	£26,290,565
10%	70%	£31,607,110	£28,960,165	£30,677,523	£31,449,388	£28,802,441	£30,519,860
15%	70%	£34,265,344	£30,294,966	£32,871,002	£34,028,798	£30,058,380	£32,634,418
20%	70%	£36,923,657	£31,629,765	£35,064,482	£36,608,210	£31,314,318	£34,749,036
25%	70%	£39,581,930	£32,964,565	£37,257,961	£39,187,621	£32,570,257	£36,863,653
30%	70%	£42,240,203	£34,299,365	£39,451,440	£41,767,033	£33,826,195	£38,978,271
35%	70%	£44,898,476	£35,634,165	£41,644,919	£44,346,444	£35,082,133	£41,092,888
40%	70%	£47,556,749	£36,968,966	£43,838,398	£46,925,855	£36,338,072	£43,207,506
45%	70%	£50,215,022	£38,303,765	£46,031,878	£49,505,267	£37,594,010	£45,322,124
50%	70%	£52,873,295	£39,638,565	£48,225,357	£52,084,678	£38,849,949	£47,436,741
100%	70%	£79,446,024	£52,986,565	£70,160,150	£77,878,791	£51,409,332	£68,582,917
10%	80%	£31,737,639	£28,712,557	£30,675,253	£31,632,490	£28,607,409	£30,570,104
15%	80%	£34,361,175	£29,923,554	£32,867,597	£34,303,453	£29,765,631	£32,709,874
20%	80%	£37,019,712	£31,134,551	£35,059,942	£37,384,415	£30,924,253	£34,849,644
40%	80%	£48,078,860	£35,978,537	£43,829,318	£47,658,265	£35,557,941	£43,408,723
45%	80%	£50,802,398	£37,189,533	£46,021,862	£50,329,228	£36,718,363	£45,548,493
50%	80%	£53,525,935	£38,400,529	£48,214,006	£53,000,191	£37,874,785	£47,688,262
10%	60%	£31,476,582	£29,207,771	£30,679,793	£31,266,285	£28,997,474	£30,469,496
15%	60%	£34,099,592	£30,466,376	£32,874,408	£33,754,145	£30,350,329	£32,588,961
20%	60%	£36,723,129	£31,724,971	£35,069,023	£36,242,005	£31,704,383	£34,648,427
25%	60%	£39,346,666	£32,983,564	£37,263,637	£38,729,865	£33,057,839	£36,737,892
30%	60%	£41,970,203	£34,242,157	£39,458,251	£41,217,725	£34,411,293	£38,827,358
35%	60%	£44,593,740	£35,499,750	£41,652,865	£43,705,586	£35,764,748	£40,916,823
40%	60%	£47,217,277	£36,758,343	£43,847,480	£46,193,445	£37,118,202	£43,006,288
50%	60%	£49,840,814	£38,016,936	£46,041,094	£48,681,304	£38,471,656	£45,095,753

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£21,240,761	£21,240,761	£21,240,761	£21,240,761	£21,240,761	£21,240,761
10%	70%	£26,557,306	£23,910,361	£25,627,719	£26,399,584	£23,752,638	£25,469,996
15%	70%	£29,215,589	£25,245,161	£27,821,198	£29,979,394	£25,008,576	£27,596,614
20%	70%	£31,873,872	£26,579,961	£30,014,678	£32,559,204	£26,258,514	£29,722,232
25%	70%	£34,532,155	£27,914,762	£32,208,157	£34,137,818	£27,520,453	£31,813,849
30%	70%	£37,190,438	£29,249,561	£34,401,636	£36,717,229	£28,776,391	£33,928,467
35%	70%	£39,848,721	£30,584,361	£36,595,116	£39,296,640	£30,032,329	£36,043,084
40%	70%	£42,507,004	£31,919,161	£38,788,595	£41,876,051	£31,288,268	£38,157,702
45%	70%	£45,165,287	£33,253,961	£40,982,074	£44,455,463	£32,544,206	£40,272,320
50%	70%	£47,823,570	£34,588,761	£43,175,553	£47,034,875	£33,800,145	£42,386,937
100%	70%	£74,406,221	£47,936,761	£65,110,346	£72,828,987	£46,359,528	£63,533,113
10%	80%	£26,687,835	£23,662,753	£25,625,449	£26,582,686	£23,557,605	£25,520,300
15%	80%	£29,311,371	£24,873,750	£27,817,794	£29,253,649	£24,716,027	£27,660,070
20%	80%	£31,934,907	£26,084,747	£30,010,138	£31,924,612	£25,874,440	£29,799,840
40%	80%	£43,029,057	£30,928,733	£38,779,514	£42,608,482	£30,508,137	£38,368,919
45%	80%	£45,752,594	£32,139,729	£40,971,858	£45,279,424	£31,666,559	£40,498,689
50%	80%	£48,476,131	£33,350,726	£43,164,202	£47,950,387	£32,824,982	£42,638,459
10%	60%	£26,426,779	£24,157,968	£25,629,989	£26,216,482	£23,947,671	£25,419,692
15%	60%	£29,019,788	£25,368,965	£27,824,604	£29,704,341	£25,301,125	£27,509,157
20%	60%	£31,612,797	£26,579,961	£30,019,219	£31,192,202	£26,654,960	£29,698,623
25%	60%	£34,205,806	£27,790,957	£32,213,833	£33,680,061	£28,008,035	£31,888,088
30%	60%	£36,798,814	£29,001,952	£34,408,447	£36,167,921	£29,361,489	£33,777,554
35%	60%	£39,391,823	£30,212,948	£36,603,061	£38,655,782	£30,714,944	£35,867,019
40%	60%	£41,984,832	£31,423,943	£38,797,676	£41,143,641	£32,068,398	£37,956,485
50%	60%	£44,577,841	£32,634,938	£40,992,290	£43,632,500	£33,421,852	£40,045,950

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£38,452,545	£38,452,545	£38,452,545	£38,452,545	£38,452,545	£38,452,545
10%	70%	£43,769,091	£41,122,145	£42,839,590	£43,611,368	£40,964,422	£42,881,780
15%	70%	£46,427,365	£42,456,945	£45,032,983	£46,190,779	£42,220,361	£44,796,398
20%	70%	£49,085,639	£43,791,746	£47,226,462	£48,770,189	£43,478,299	£46,811,016
25%	70%	£51,743,913	£45,126,546	£49,419,941	£51,349,602	£44,732,238	£48,925,633
30%	70%	£54,402,187	£46,461,345	£51,613,421	£53,929,014	£45,988,176	£51,040,251
35%	70%	£57,060,461	£47,796,145	£53,806,900	£56,508,424	£47,244,114	£53,254,868
40%	70%	£59,718,735	£49,130,945	£56,000,379	£59,087,836	£48,500,052	£55,369,486
45%	70%	£62,377,009	£50,465,746	£58,193,858	£61,667,247	£49,755,990	£57,484,104
50%	70%	£65,035,283	£51,800,546	£60,387,338	£64,246,659	£51,011,928	£59,598,721
100%	70%	£91,618,006	£65,148,546	£82,322,130	£90,040,772	£63,571,313	£80,744,897
10%	80%	£43,899,620	£40,874,538	£42,837,234	£43,794,471	£40,769,390	£42,732,085
15%	80%	£46,623,156	£42,085,535	£45,029,578	£46,465,433	£41,927,811	£44,871,854
20%	80%	£49,346,693	£43,296,532	£47,221,922	£49,136,396	£43,088,234	£47,011,624
40%	80%	£60,240,841	£48,140,517	£55,991,298	£59,820,246	£47,719,921	£55,570,703
45%	80%	£62,964,378	£49,351,513	£58,183,643	£62,491,208	£48,878,344	£57,710,473
50%	80%	£65,687,915	£50,562,510	£60,375,987	£65,162,171	£50,036,766	£59,850,243
10%	60%	£34,638,583	£31,369,752	£34,841,774	£34,428,268	£31,159,455	£34,631,477
15%	60%	£37,362,119	£32,579,749	£37,034,253	£37,015,732	£32,370,444	£37,062,051
20%	60%	£40,085,655	£33,789,746	£39,226,728	£39,607,206	£33,581,420	£39,172,625
25%	60%	£42,809,191	£35,000,743	£41,419,203	£42,198,679	£34,792,395	£41,283,200
30%	60%	£45,532,727	£36,211,740	£43,611,678	£44,790,152	£35,993,370	£43,393,774
35%	60%	£48,256,263	£37,422,737	£45,804,153	£47,381,625	£37,194,345	£45,504,348
40%	60%	£50,979,799	£38,6				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050
10%	70%	-£21,426,595	-£18,779,850	-£20,497,008	-£21,268,873	-£18,821,927	-£20,339,285
15%	70%	-£24,084,869	-£20,114,450	-£22,690,498	-£23,848,284	-£19,877,866	-£22,453,903
20%	70%	-£26,743,142	-£21,449,250	-£24,883,967	-£26,427,695	-£21,133,803	-£24,568,521
25%	70%	-£29,401,415	-£22,784,051	-£27,077,446	-£29,007,107	-£22,389,742	-£26,683,138
30%	70%	-£32,059,688	-£24,118,850	-£29,270,925	-£31,586,518	-£23,645,680	-£28,797,756
35%	70%	-£34,717,961	-£25,453,650	-£31,464,405	-£34,165,929	-£24,901,618	-£30,912,373
40%	70%	-£37,376,234	-£26,788,450	-£33,657,884	-£36,745,340	-£26,157,557	-£33,026,991
45%	70%	-£40,034,506	-£28,123,250	-£35,851,363	-£39,324,752	-£27,413,495	-£35,141,609
50%	70%	-£42,692,780	-£29,458,051	-£38,044,842	-£41,904,164	-£28,669,434	-£37,256,226
100%	70%	-£69,275,510	-£42,806,050	-£59,979,636	-£67,698,277	-£41,228,817	-£58,402,402
10%	80%	-£21,557,124	-£18,532,043	-£20,494,738	-£21,451,975	-£18,426,895	-£20,389,589
15%	80%	-£24,280,660	-£19,743,038	-£22,697,083	-£24,122,338	-£19,585,316	-£22,529,359
20%	80%	-£27,004,198	-£20,954,036	-£24,879,427	-£26,793,801	-£20,743,738	-£24,669,129
25%	80%	-£29,727,736	-£22,165,034	-£27,071,770	-£29,385,264	-£21,904,160	-£26,808,900
30%	80%	-£32,451,274	-£23,376,032	-£29,263,719	-£31,976,727	-£23,064,592	-£28,948,671
35%	80%	-£35,174,812	-£24,587,030	-£31,455,668	-£34,568,190	-£24,225,024	-£31,088,442
40%	80%	-£37,898,350	-£25,798,028	-£33,648,607	-£37,159,653	-£25,385,456	-£33,228,213
45%	80%	-£40,621,888	-£27,009,026	-£35,841,547	-£40,751,116	-£26,544,888	-£35,367,984
50%	80%	-£43,345,426	-£28,220,024	-£38,034,486	-£44,342,579	-£27,705,320	-£37,507,755
10%	60%	-£21,296,088	-£19,027,257	-£20,499,278	-£21,085,771	-£18,816,960	-£20,288,981
15%	60%	-£23,889,077	-£20,485,861	-£22,693,894	-£23,573,630	-£20,170,414	-£22,378,446
20%	60%	-£26,482,066	-£21,944,465	-£24,888,508	-£26,061,491	-£21,523,869	-£24,467,912
25%	60%	-£29,075,055	-£23,403,068	-£27,083,122	-£28,549,350	-£22,877,324	-£26,557,377
30%	60%	-£31,668,044	-£24,861,672	-£29,277,736	-£31,037,210	-£24,230,778	-£28,646,843
35%	60%	-£34,261,033	-£26,320,275	-£31,472,351	-£33,525,071	-£25,584,233	-£30,736,308
40%	60%	-£36,854,022	-£27,778,878	-£33,666,965	-£36,012,930	-£26,937,687	-£32,825,774
50%	60%	-£42,040,159	-£30,696,086	-£38,066,183	-£40,988,661	-£29,644,597	-£37,094,706

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177
10%	70%	-£19,889,723	-£17,242,778	-£18,960,136	-£19,732,001	-£17,085,054	-£18,802,413
15%	70%	-£22,547,997	-£18,577,578	-£21,153,615	-£22,311,411	-£18,340,993	-£20,917,031
20%	70%	-£25,206,270	-£19,912,378	-£23,347,095	-£24,890,823	-£19,596,931	-£23,031,649
25%	70%	-£27,864,543	-£21,247,178	-£25,540,574	-£27,470,234	-£20,852,870	-£25,146,266
30%	70%	-£30,522,816	-£22,581,978	-£27,734,053	-£30,049,646	-£22,108,808	-£27,260,884
35%	70%	-£33,181,088	-£23,916,778	-£29,927,532	-£32,629,057	-£23,364,746	-£29,375,501
40%	70%	-£35,839,361	-£25,251,578	-£32,121,012	-£35,208,468	-£24,620,685	-£31,490,119
45%	70%	-£38,497,634	-£26,586,378	-£34,314,491	-£37,787,880	-£25,876,623	-£33,604,737
50%	70%	-£41,155,906	-£27,921,178	-£36,507,970	-£40,367,291	-£27,132,562	-£35,719,354
100%	70%	-£67,738,377	-£41,269,178	-£58,442,763	-£66,161,404	-£39,691,945	-£56,865,530
10%	80%	-£20,020,252	-£16,995,170	-£18,957,866	-£19,915,103	-£16,890,022	-£18,852,717
15%	80%	-£22,743,788	-£18,206,167	-£21,150,210	-£22,586,066	-£18,048,444	-£20,992,487
20%	80%	-£25,467,325	-£19,417,164	-£23,342,555	-£25,257,028	-£19,206,866	-£23,132,257
25%	80%	-£28,190,861	-£20,628,162	-£25,534,900	-£27,927,990	-£20,365,288	-£25,272,027
30%	80%	-£30,914,397	-£21,839,160	-£27,727,345	-£30,608,952	-£21,523,710	-£27,411,797
35%	80%	-£33,637,933	-£23,050,158	-£29,921,790	-£33,291,904	-£22,681,132	-£29,551,567
40%	80%	-£36,361,469	-£24,261,156	-£32,116,235	-£35,974,856	-£23,838,554	-£31,691,336
45%	80%	-£39,085,005	-£25,472,154	-£34,310,680	-£38,667,808	-£24,996,976	-£33,831,106
50%	80%	-£41,808,541	-£26,683,152	-£36,505,125	-£41,360,760	-£26,155,398	-£35,970,875
10%	60%	-£19,759,195	-£17,490,384	-£18,962,406	-£19,548,898	-£17,280,087	-£18,752,109
15%	60%	-£22,352,205	-£18,948,889	-£21,157,021	-£22,036,758	-£18,633,542	-£20,841,574
20%	60%	-£24,945,215	-£20,407,392	-£23,351,635	-£24,524,618	-£19,888,986	-£22,931,039
25%	60%	-£27,538,225	-£21,866,196	-£25,546,250	-£27,012,478	-£21,140,452	-£25,020,505
30%	60%	-£30,131,235	-£23,324,799	-£27,740,864	-£29,500,338	-£22,693,906	-£27,109,971
35%	60%	-£32,724,245	-£24,783,403	-£29,935,478	-£31,988,199	-£24,047,361	-£29,199,436
40%	60%	-£35,317,255	-£26,242,006	-£32,130,092	-£34,476,058	-£25,400,815	-£31,288,901
50%	60%	-£40,503,267	-£29,159,214	-£36,519,321	-£39,451,779	-£28,107,725	-£35,467,833

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974
10%	70%	-£22,155,929	-£19,623,566	-£21,182,011	-£22,156,454	-£19,644,091	-£21,202,537
15%	70%	-£24,515,906	-£20,747,362	-£23,085,030	-£24,546,694	-£20,778,150	-£23,115,818
20%	70%	-£26,895,883	-£21,871,157	-£24,988,048	-£26,936,935	-£21,912,209	-£25,029,099
25%	70%	-£29,275,860	-£22,994,953	-£26,891,067	-£29,327,174	-£23,046,267	-£26,942,360
30%	70%	-£31,655,837	-£24,118,748	-£28,794,085	-£31,717,414	-£24,180,326	-£28,855,661
35%	70%	-£34,035,815	-£25,242,545	-£30,697,103	-£34,107,654	-£25,314,385	-£30,768,943
40%	70%	-£36,415,792	-£26,366,341	-£32,600,122	-£36,497,895	-£26,448,444	-£32,682,225
45%	70%	-£38,795,769	-£27,490,136	-£34,503,140	-£38,888,135	-£27,582,501	-£34,595,506
50%	70%	-£41,175,747	-£28,613,932	-£36,406,159	-£41,278,375	-£28,716,560	-£36,508,787
100%	70%	-£64,975,519	-£39,851,890	-£55,436,243	-£65,180,775	-£40,057,146	-£55,641,600
10%	80%	-£22,267,615	-£19,396,343	-£21,177,423	-£22,281,298	-£19,410,027	-£21,191,108
15%	80%	-£24,713,436	-£20,406,528	-£23,078,148	-£24,733,961	-£20,427,053	-£23,098,674
20%	80%	-£27,159,256	-£21,416,713	-£24,978,874	-£27,186,624	-£21,444,080	-£25,006,241
25%	80%	-£29,605,077	-£22,426,897	-£26,879,598	-£29,639,286	-£22,461,106	-£26,913,808
30%	80%	-£32,050,897	-£23,437,082	-£28,780,323	-£32,091,949	-£23,478,133	-£28,821,374
35%	80%	-£34,496,718	-£24,447,266	-£30,681,047	-£34,544,611	-£24,495,159	-£30,728,941
40%	80%	-£36,942,538	-£25,457,451	-£32,581,773	-£36,997,273	-£25,512,186	-£32,636,508
45%	80%	-£39,388,359	-£26,467,636	-£34,482,497	-£39,449,936	-£26,529,213	-£34,544,074
50%	80%	-£41,834,179	-£27,477,821	-£36,383,222	-£41,902,598	-£27,546,239	-£36,451,640
10%	60%	-£22,004,242	-£19,850,788	-£21,186,598	-£22,031,609	-£19,878,156	-£21,213,966
15%	60%	-£24,318,376	-£21,088,195	-£23,091,910	-£24,359,427	-£21,129,247	-£23,132,962
20%	60%	-£26,632,509	-£22,325,603	-£24,997,223	-£26,680,245	-£22,360,337	-£25,051,958
25%	60%	-£28,946,644	-£23,563,009	-£26,902,535	-£28,915,083	-£23,631,427	-£26,970,953
30%	60%	-£31,260,778	-£24,800,416	-£28,807,846	-£31,342,881	-£24,882,518	-£28,899,949
35%	60%	-£33,574,912	-£26,037,823	-£30,713,159	-£33,670,698	-£26,133,609	-£30,808,946
40%	60%	-£35,889,046	-£27,275,230	-£32,618,471	-£35,998,516	-£27,384,700	-£32,727,941
45%	60%	-£38,203,179	-£28,512,637	-£34,523,783	-£38,326,334	-£28,635,791	-£34,646,937
50%	60%	-£40,517,313	-£29,750,044	-£36,429,096	-£40,654,151	-£29,886,882	-£36,565,933

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277
10%	70%	-£28,042,231	-£23,529,868	-£23,708,314	-£28,062,757	-£23,550,394	-£23,708,399
15%	70%	-£30,422,208	-£24,653,665	-£25,591,352	-£30,452,999	-£24,684,453	-£25,592,120
20%	70%	-£32,802,185	-£25,777,462	-£27,484,391	-£32,843,237	-£25,818,512	-£27,485,402
25%	70%	-£35,182,163	-£26,901,259	-£29,377,429	-£35,233,477	-£26,952,571	-£29,387,653
30%	70%	-£37,562,140	-£28,025,056	-£31,270,468	-£37,623,717	-£28,086,630	-£31,289,904
35%	70%	-£39,942,118	-£29,148,853	-£33,163,507	-£39,993,957	-£29,220,689	-£33,192,155
40%	70%	-£42,322,095	-£30,272,650	-£35,056,546	-£42,384,197	-£30,354,748	-£35,094,406
45%	70%	-£44,702,073	-£31,396,447	-£36,949,585	-£44,774,437	-£31,488,807	-£36,996,657
50%	70%	-£47,082,050	-£32,520,244	-£38,842,624	-£47,164,677	-£32,622,866	-£38,898,908
100%	70%	-£80,881,822	-£55,758,193	-£77,134,646	-£81,087,078	-£55,993,448	-£77,147,902
10%	80%	-£28,173,918	-£25,302,646	-£27,083,726	-£28,187,601	-£25,316,330	-£27,097,410
15%	80%	-£30,619,738	-£26,537,053	-£29,074,765	-£30,630,244	-£26,549,389	-£29,089,961
20%	80%	-£33,065,559	-£27,771,460	-£31,065,804	-£33,080,888	-£27,782,448	-£31,092,512
25%	80%	-£35,511,379	-£29,005,867	-£33,056,843	-£35,471,128	-£29,015,507	-£33,095,063
30%	80%	-£37,957,200	-£30,240,274	-£35,047,882	-£37,861,368	-£30,248,566	-£35,097,614
35%	80%	-£40,403,020	-£31,474,681	-£37,038,921	-£40,251,608	-£31,481,625	-£37,100,165
40%	80%	-£42,848,841	-£32,709,088	-£39,030,960	-£42,641,848	-£32,714,684	-£39,102,716
45%	80%	-£45,294,661	-£33,943,495	-£41,022,999	-£45,032,088	-£33,947,743	-£41,105,267
50%	80%	-£47,740,482	-£35,177,902	-£43,015,038	-£47,422,328	-£35,180,802	-£43,107,818
10%	60%	-£23,710,545	-£23,757,091	-£23,702,901	-£23,737,912	-£23,784,459	-£23,720,268
15%	60%	-£26,090,518	-£24,991,498	-£25,693,940	-£26,128,152	-£25,018,517	-£25,695,319
20%	60%	-£28,470,491	-£26,225,905	-£27,684,979	-£28,518,394	-£26,251,576	-£27,697,370
25%	60%	-£30,850,464	-£27,460,312	-£29,676,018	-£30,908,636	-£27,484,635	-£29,702,421
30%	60%	-£33,230,437	-£28,694,719	-£31,667,057	-£33,298,878	-£28,717,694	-£31,707,472
35%	60%	-£35,610,410	-£29,929,126	-£33,658,096	-£35,689,120	-£29,950,753	-£33,712,523
40%	60%	-£37,990,383	-£31,163,533	-£35,649,135	-£38,079,362	-£31,183,812	-£35,717,574
45%	60%	-£40,370,356	-£32,397,940	-£37,640,174	-£40,469,604	-£32,416,871	-£37,722,625
50%	60%	-£42,750,329	-£33,632,347	-£39,631,213	-£42,859,846	-£33,649,930	-£39,727,676

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935
10%	70%	-£190,149,890	-£187,637,527	-£189,195,972	-£190,170,415	-£187,658,052	-£189,216,498
15%	70%	-£192,529,867	-£188,761,323	-£191,089,991	-£192,590,855	-£188,792,111	-£191,129,779
20%	70%	-£194,909,844	-£189,885,119	-£192,984,010	-£194,970,299	-£189,822,170	-£193,043,060
25%	70%	-£197,289,821	-£191,008,916	-£194,879,029	-£197,341,136	-£191,060,228	-£194,956,341
30%	70%	-£199,669,798	-£192,132,712	-£196,774,048	-£199,701,973	-£192,194,287	-£196,869,622
35%	70%	-£202,049,775	-£193,256,509	-£198,669,067	-£202,062,810	-£193,328,346	-£198,782,903
40%	70%	-£204,429,752	-£194,380,305	-£200,564,086	-£204,423,647	-£194,462,405	-£200,696,184
45%	70%	-£206,809,729	-£195,504,101	-£202,459,105	-£206,784,484	-£195,596,464	-£202,609,465
50%	70%	-£209,189,706	-£196,627,897	-£204,354,124	-£209,145,321	-£196,730,523	-£204,522,746
100%	70%	-£322,989,480	-£207,865,851	-£223,450,305	-£323,194,736	-£208,071,108	-£223,655,561
10%	80%	-£190,281,576	-£187,410,304	-£189,191,385	-£190,295,260	-£187,423,988	-£189,205,069
15%	80%	-£192,727,397	-£188,420,489	-£191,092,109	-£192,747,922	-£188,441,014	-£191,112,636
20%	80%	-£195,173,217	-£189,430,674	-£192,992,829	-£195,200,965	-£189,459,041	-£193,025,202
25%	80%	-£197,619,038	-£190,440,859	-£194,893,549	-£197,615,408	-£190,477,068	-£194,937,768
30%	80%	-£200,064,859	-£191,451,044	-£196,794,269	-£200,019,244	-£191,505,095	-£196,850,334
35%	80%	-£202,510,680	-£192,461,229	-£198,694,989	-£202,423,080	-£192,533,122	-£198,762,900
40%	80%	-£204,956,501	-£193,471,414	-£200,595,704	-£204,826,916	-£193,561,149	-£200,675,466
45%	80%	-£207,402,322	-£194,481,599	-£202,496,424	-£207,230,751	-£194,589,174	-£202,588,032
50%	80%	-£209,848,143	-£195,491,784	-£204,397,143	-£209,634,586	-£195,620,200	-£204,495,601
10%	60%	-£190,018,203	-£187,864,790	-£189,200,559	-£190,045,571	-£187,892,117	-£189,227,827
15%	60%	-£192,432,337	-£188,102,156	-£191,105,872	-£192,473,389	-£188,143,208	-£191,146,923
20%	60%	-£194,846,471	-£189,339,564	-£193,011,194	-£194,874,206	-£189,384,299	-£193,065,919
25%	60%	-£197,260,605	-£190,576,971	-£194,916,496	-£197,289,022	-£190,425,390	-£194,984,915
30%	60%	-£199,674,739	-£191,814,378	-£196,821,796	-£199,693,839	-£191,466,481	-£196,903,911
35%	60%	-£202,088,873	-£193,051,784	-£198,727,100	-£202,107,655	-£192,507,572	-£198,822,907
40%	60%	-£204,503,007	-£194,289,191	-£200,632,432	-£204,521,471	-£193,548,663	-£200,741,903
50%	60%	-£206,917,141	-£195,526,598	-£202,537,736	-£206,936,287	-£194,589,754	-£202,656,899

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946
10%	70%	-£98,954,900	-£96,442,537	-£96,000,983	-£98,975,426	-£96,463,083	-£96,021,508
15%	70%	-£101,334,854	-£97,566,333	-£97,904,001	-£101,355,865	-£97,597,182	-£97,924,789
20%	70%	-£103,714,808	-£98,690,129	-£99,807,020	-£103,736,304	-£98,721,180	-£99,846,071
25%	70%	-£106,094,762	-£99,813,925	-£101,710,038	-£106,116,146	-£99,845,238	-£101,761,352
30%	70%	-£108,474,716	-£100,937,720	-£103,613,057	-£108,496,588	-£100,969,297	-£103,676,633
35%	70%	-£110,854,670	-£102,061,516	-£105,516,075	-£110,877,029	-£102,093,356	-£105,591,914
40%	70%	-£113,234,624	-£103,185,312	-£107,419,094	-£113,257,470	-£103,217,415	-£107,507,195
45%	70%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844
10%	70%	-£49,073,798	-£46,591,435	-£48,119,981	-£49,094,323	-£46,591,361	-£48,140,486
15%	70%	-£51,453,775	-£47,685,231	-£50,022,899	-£51,454,563	-£47,716,019	-£50,053,657
20%	70%	-£53,833,752	-£48,809,026	-£51,925,916	-£53,874,804	-£48,850,078	-£51,966,968
25%	70%	-£56,213,729	-£49,932,823	-£53,828,936	-£56,265,044	-£49,984,136	-£53,880,250
30%	70%	-£58,593,706	-£51,056,619	-£55,731,954	-£58,656,284	-£51,118,195	-£55,793,531
35%	70%	-£60,973,683	-£52,180,414	-£57,634,973	-£60,946,524	-£52,252,254	-£57,706,813
40%	70%	-£63,353,660	-£53,304,210	-£59,537,991	-£63,336,764	-£53,386,313	-£59,620,094
45%	70%	-£65,733,637	-£54,428,005	-£61,441,010	-£65,726,004	-£54,520,371	-£61,533,375
50%	70%	-£68,113,614	-£55,551,802	-£63,344,028	-£68,116,244	-£55,654,430	-£63,446,656
100%	70%	-£91,913,388	-£66,789,760	-£82,374,213	-£92,118,645	-£66,995,016	-£82,579,469
10%	80%	-£49,205,485	-£46,334,212	-£48,115,293	-£49,219,168	-£46,347,897	-£48,128,977
15%	80%	-£51,651,305	-£47,344,397	-£50,016,077	-£51,671,531	-£47,364,923	-£50,036,544
20%	80%	-£54,097,126	-£48,354,582	-£51,916,743	-£54,124,493	-£48,381,950	-£51,944,111
40%	80%	-£63,880,407	-£52,395,320	-£59,519,642	-£63,935,143	-£52,450,056	-£59,574,377
45%	80%	-£66,326,228	-£53,405,505	-£61,420,367	-£66,387,905	-£53,467,082	-£61,481,943
50%	80%	-£68,772,048	-£54,415,690	-£63,321,091	-£68,840,468	-£54,484,108	-£63,389,510
10%	60%	-£48,942,111	-£46,788,658	-£46,124,467	-£48,969,479	-£46,815,025	-£48,151,835
15%	60%	-£51,296,245	-£48,026,084	-£48,027,793	-£51,297,297	-£48,057,116	-£50,070,832
20%	60%	-£53,570,379	-£49,263,472	-£51,935,092	-£53,625,114	-£49,318,206	-£51,989,827
25%	60%	-£55,844,514	-£50,500,879	-£53,840,404	-£55,952,932	-£50,569,297	-£53,908,823
30%	60%	-£58,198,647	-£51,738,285	-£55,745,716	-£58,280,750	-£51,820,388	-£55,827,819
35%	60%	-£60,512,781	-£52,975,693	-£57,651,028	-£60,606,567	-£53,071,479	-£57,746,815
40%	60%	-£62,826,915	-£54,213,099	-£59,556,341	-£62,936,385	-£54,322,569	-£59,665,811
50%	60%	-£67,455,183	-£56,687,913	-£63,366,965	-£67,592,009	-£58,824,751	-£63,803,602

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837
10%	70%	-£37,633,791	-£35,121,429	-£36,679,874	-£37,694,917	-£35,141,354	-£36,706,469
15%	70%	-£40,013,768	-£36,245,225	-£38,582,893	-£40,044,567	-£36,276,013	-£38,613,681
20%	70%	-£42,393,746	-£37,369,020	-£40,485,911	-£42,434,798	-£37,410,072	-£40,526,962
25%	70%	-£44,773,723	-£38,492,816	-£42,388,929	-£44,825,037	-£38,544,130	-£42,440,243
30%	70%	-£47,153,700	-£39,616,611	-£44,291,948	-£47,215,277	-£39,678,189	-£44,353,524
35%	70%	-£49,533,678	-£40,740,406	-£46,194,966	-£49,605,517	-£40,812,248	-£46,266,806
40%	70%	-£51,913,655	-£41,864,204	-£48,097,985	-£51,996,756	-£41,946,306	-£48,180,087
45%	70%	-£54,293,632	-£42,988,002	-£50,001,003	-£54,387,995	-£43,080,364	-£50,093,369
50%	70%	-£56,673,610	-£44,111,795	-£51,904,022	-£56,776,238	-£44,214,423	-£52,006,650
100%	70%	-£80,473,382	-£55,349,753	-£70,934,209	-£80,678,638	-£55,565,009	-£71,139,463
10%	80%	-£37,765,478	-£34,894,206	-£36,675,290	-£37,779,161	-£34,907,890	-£36,688,971
15%	80%	-£40,112,298	-£35,994,391	-£38,576,911	-£40,231,824	-£35,924,916	-£38,596,537
20%	80%	-£42,467,119	-£37,118,186	-£40,478,736	-£42,684,467	-£37,149,943	-£40,504,104
40%	80%	-£52,440,401	-£40,955,314	-£48,079,636	-£52,495,136	-£41,010,049	-£48,134,371
45%	80%	-£54,866,221	-£41,965,499	-£49,980,360	-£54,947,799	-£42,027,076	-£50,041,937
50%	80%	-£57,332,042	-£42,975,684	-£51,881,085	-£57,400,461	-£43,044,102	-£51,949,503
10%	60%	-£37,502,105	-£35,348,651	-£36,684,461	-£37,529,472	-£35,376,019	-£36,711,828
15%	60%	-£39,816,239	-£36,886,058	-£38,589,773	-£39,857,290	-£36,827,110	-£38,630,825
20%	60%	-£42,130,372	-£37,823,465	-£40,485,086	-£42,185,107	-£37,878,200	-£40,549,821
25%	60%	-£44,444,507	-£39,060,872	-£42,400,398	-£44,512,926	-£39,129,290	-£42,468,816
30%	60%	-£46,758,641	-£40,298,279	-£44,305,709	-£46,840,744	-£40,380,381	-£44,387,812
35%	60%	-£49,072,775	-£41,535,686	-£46,211,022	-£49,168,561	-£41,631,472	-£46,306,809
40%	60%	-£51,386,909	-£42,773,093	-£48,116,334	-£51,496,379	-£42,882,563	-£48,225,804
50%	60%	-£56,015,176	-£46,247,907	-£51,926,959	-£56,152,014	-£46,384,745	-£52,063,796

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033
10%	70%	-£32,583,988	-£30,071,625	-£31,630,070	-£32,604,513	-£30,092,150	-£31,650,696
15%	70%	-£34,963,965	-£31,195,421	-£33,533,089	-£34,994,753	-£31,226,209	-£33,563,877
20%	70%	-£37,343,942	-£32,319,216	-£35,436,107	-£37,384,994	-£32,361,268	-£35,477,158
25%	70%	-£39,723,919	-£33,443,012	-£37,339,126	-£39,776,234	-£33,494,326	-£37,390,439
30%	70%	-£42,103,896	-£34,566,808	-£39,242,144	-£42,165,473	-£34,628,385	-£39,303,720
35%	70%	-£44,483,873	-£35,690,604	-£41,145,163	-£44,555,713	-£35,762,444	-£41,217,003
40%	70%	-£46,863,851	-£36,814,400	-£43,048,181	-£46,945,954	-£36,896,503	-£43,130,284
45%	70%	-£49,243,828	-£37,938,196	-£44,951,200	-£49,336,194	-£38,030,561	-£45,043,565
50%	70%	-£51,623,806	-£39,061,991	-£46,854,218	-£51,726,434	-£39,164,619	-£46,956,846
100%	70%	-£75,423,578	-£50,299,949	-£65,884,403	-£75,628,834	-£50,505,206	-£66,089,659
10%	80%	-£32,715,674	-£29,844,402	-£31,625,482	-£32,729,358	-£29,858,068	-£31,639,167
15%	80%	-£35,161,495	-£30,854,587	-£33,526,207	-£35,182,020	-£30,875,112	-£33,546,733
20%	80%	-£37,607,316	-£31,864,772	-£35,426,933	-£37,636,863	-£31,892,159	-£35,459,300
40%	80%	-£47,390,597	-£35,905,510	-£43,029,832	-£47,445,332	-£35,960,245	-£43,064,567
45%	80%	-£49,836,418	-£36,915,695	-£44,930,556	-£49,897,995	-£36,977,272	-£44,992,133
50%	80%	-£52,282,239	-£37,925,880	-£46,831,281	-£52,350,658	-£37,994,298	-£46,899,699
10%	60%	-£32,452,301	-£30,298,847	-£31,634,657	-£32,479,669	-£30,326,215	-£31,662,025
15%	60%	-£34,766,435	-£31,536,254	-£33,539,969	-£34,807,467	-£31,577,306	-£33,581,021
20%	60%	-£37,080,569	-£32,773,662	-£35,445,282	-£37,136,904	-£32,825,396	-£35,500,017
25%	60%	-£39,394,703	-£34,011,068	-£37,350,594	-£39,463,122	-£34,079,487	-£37,419,013
30%	60%	-£41,708,837	-£35,248,475	-£39,255,906	-£41,790,940	-£35,330,577	-£39,338,008
35%	60%	-£44,022,971	-£36,485,882	-£41,161,218	-£44,118,757	-£36,581,668	-£41,257,005
40%	60%	-£46,337,105	-£37,723,289	-£43,066,530	-£46,446,575	-£37,832,759	-£43,176,000
50%	60%	-£50,965,372	-£40,198,103	-£46,877,155	-£51,102,210	-£40,334,941	-£47,013,892

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818
10%	70%	-£49,795,772	-£47,283,409	-£48,841,855	-£49,816,297	-£47,303,335	-£48,862,380
15%	70%	-£52,175,749	-£48,407,205	-£50,744,873	-£52,206,537	-£48,437,993	-£50,775,661
20%	70%	-£54,555,726	-£49,531,001	-£52,678,892	-£54,596,776	-£49,572,052	-£52,688,942
25%	70%	-£56,935,703	-£50,654,797	-£54,550,910	-£56,987,016	-£50,706,110	-£54,602,224
30%	70%	-£59,315,681	-£51,778,592	-£56,453,928	-£59,377,256	-£51,840,169	-£56,515,506
35%	70%	-£61,695,658	-£52,902,388	-£58,356,947	-£61,767,496	-£52,974,228	-£58,428,787
40%	70%	-£64,075,636	-£54,026,184	-£60,259,966	-£64,157,736	-£54,108,287	-£60,342,068
45%	70%	-£66,455,613	-£55,149,980	-£62,162,984	-£66,547,976	-£55,242,346	-£62,255,349
50%	70%	-£68,835,590	-£56,273,776	-£64,066,002	-£68,938,216	-£56,376,404	-£64,168,630
100%	70%	-£92,635,362	-£67,511,734	-£83,096,187	-£92,640,619	-£67,716,990	-£83,301,443
10%	80%	-£49,827,459	-£47,056,186	-£48,837,267	-£49,841,142	-£47,069,871	-£48,850,951
15%	80%	-£52,373,279	-£48,066,371	-£50,737,991	-£52,393,805	-£48,088,897	-£50,758,518
20%	80%	-£54,819,100	-£49,076,556	-£52,638,717	-£54,846,467	-£49,103,924	-£52,666,085
40%	80%	-£64,802,382	-£53,117,294	-£60,241,616	-£64,857,117	-£53,172,030	-£60,296,351
45%	80%	-£67,048,202	-£54,127,479	-£62,142,341	-£67,109,779	-£54,189,057	-£62,203,917
50%	80%	-£69,494,022	-£55,137,664	-£64,043,065	-£69,562,442	-£55,206,082	-£64,111,484
10%	60%	-£49,664,085	-£47,510,632	-£48,846,441	-£49,691,453	-£47,537,999	-£48,873,809
15%	60%	-£51,978,219	-£48,748,038	-£50,751,754	-£52,019,271	-£48,789,090	-£50,792,806
20%	60%	-£54,292,353	-£49,985,446	-£52,657,066	-£54,347,886	-£49,940,180	-£52,711,801
25%	60%	-£56,606,488	-£51,222,853	-£54,562,379	-£56,674,906	-£51,291,271	-£54,630,797
30%	60%	-£58,920,621	-£52,460,259	-£56,467,690	-£59,002,724	-£52,542,362	-£56,549,793
35%	60%	-£61,234,755	-£53,697,667	-£58,373,002	-£61,330,541	-£53,793,453	-£58,468,789
40%	60%	-£63,548,889	-£54,9				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322
10%	70%	-£27,453,277	-£24,940,914	-£26,499,359	-£27,473,802	-£24,961,439	-£26,519,885
15%	70%	-£29,833,254	-£26,054,710	-£28,402,378	-£29,864,042	-£26,055,498	-£28,433,166
20%	70%	-£32,213,231	-£27,188,505	-£30,305,396	-£32,254,283	-£27,229,557	-£30,346,447
25%	70%	-£34,593,208	-£28,312,301	-£32,208,415	-£34,644,523	-£28,363,615	-£32,259,728
30%	70%	-£36,973,185	-£29,436,097	-£34,111,433	-£37,034,762	-£29,497,674	-£34,173,009
35%	70%	-£39,353,163	-£30,559,893	-£36,014,452	-£39,425,002	-£30,631,733	-£36,086,292
40%	70%	-£41,733,140	-£31,683,689	-£37,917,470	-£41,815,243	-£31,765,792	-£37,999,573
45%	70%	-£44,113,118	-£32,807,484	-£39,820,488	-£44,205,483	-£32,899,850	-£39,912,854
50%	70%	-£46,493,095	-£33,931,280	-£41,723,507	-£46,595,723	-£34,033,909	-£41,826,135
100%	70%	-£70,292,867	-£46,169,238	-£60,753,692	-£70,498,123	-£46,374,495	-£60,958,948
10%	80%	-£27,584,963	-£24,713,691	-£26,494,772	-£27,598,647	-£24,727,375	-£26,508,456
15%	80%	-£30,030,784	-£25,723,876	-£28,395,496	-£30,051,309	-£25,744,401	-£28,416,023
20%	80%	-£32,476,604	-£26,734,061	-£30,296,222	-£32,503,972	-£26,761,428	-£30,323,589
25%	80%	-£34,922,424	-£27,744,246	-£32,196,946	-£34,934,635	-£27,781,454	-£32,236,156
30%	80%	-£37,368,244	-£28,754,431	-£34,097,670	-£37,365,298	-£28,798,480	-£34,148,723
35%	80%	-£39,814,064	-£29,764,616	-£35,998,394	-£39,795,961	-£29,815,506	-£36,061,290
40%	80%	-£42,259,884	-£30,774,801	-£37,899,118	-£42,226,624	-£30,832,532	-£37,973,857
45%	80%	-£44,705,704	-£31,784,986	-£39,799,842	-£44,657,287	-£31,849,558	-£39,886,424
50%	80%	-£47,151,524	-£32,795,171	-£41,700,566	-£47,087,950	-£32,866,584	-£41,798,991
10%	60%	-£27,321,590	-£25,168,137	-£26,503,946	-£27,348,958	-£25,195,504	-£26,531,314
15%	60%	-£29,836,724	-£26,405,543	-£28,409,258	-£29,867,776	-£26,448,535	-£28,450,310
20%	60%	-£31,949,858	-£27,642,951	-£30,314,571	-£31,974,599	-£27,697,685	-£30,369,306
25%	60%	-£34,263,992	-£28,880,357	-£32,219,883	-£34,332,411	-£28,948,776	-£32,288,302
30%	60%	-£36,578,126	-£30,117,764	-£34,125,195	-£36,660,229	-£30,199,866	-£34,207,297
35%	60%	-£38,892,260	-£31,355,171	-£36,030,507	-£38,988,046	-£31,450,957	-£36,126,294
40%	60%	-£41,206,394	-£32,592,578	-£37,935,819	-£41,316,864	-£32,702,048	-£38,045,290
50%	60%	-£45,634,651	-£35,067,392	-£41,746,444	-£45,971,499	-£35,204,230	-£41,863,291

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450
10%	70%	-£25,916,404	-£23,404,042	-£24,962,487	-£25,936,930	-£23,424,567	-£24,983,012
15%	70%	-£28,296,382	-£24,527,838	-£26,865,506	-£28,327,170	-£24,555,626	-£26,896,294
20%	70%	-£30,676,359	-£25,651,633	-£28,768,524	-£30,717,411	-£25,682,685	-£28,909,575
25%	70%	-£33,056,336	-£26,775,429	-£30,671,542	-£33,107,650	-£26,826,743	-£30,722,856
30%	70%	-£35,436,313	-£27,899,224	-£32,574,561	-£35,497,890	-£27,960,802	-£32,636,137
35%	70%	-£37,816,291	-£29,023,021	-£34,477,579	-£37,888,130	-£29,094,861	-£34,549,419
40%	70%	-£40,196,268	-£30,146,817	-£36,380,598	-£40,278,371	-£30,228,919	-£36,462,701
45%	70%	-£42,576,245	-£31,270,612	-£38,283,616	-£42,668,611	-£31,362,977	-£38,375,982
50%	70%	-£44,956,222	-£32,394,408	-£40,186,635	-£45,058,851	-£32,497,036	-£40,289,263
100%	70%	-£68,755,995	-£43,632,366	-£59,216,819	-£68,961,251	-£43,837,622	-£59,422,076
10%	80%	-£26,048,091	-£23,176,819	-£24,957,899	-£26,061,774	-£23,190,503	-£24,971,584
15%	80%	-£28,493,912	-£24,187,004	-£26,858,624	-£28,514,437	-£24,207,529	-£26,879,150
20%	80%	-£30,939,732	-£25,197,188	-£28,759,348	-£30,967,100	-£25,224,556	-£28,786,717
25%	80%	-£33,385,552	-£26,207,373	-£30,660,072	-£33,412,863	-£26,241,583	-£30,694,283
30%	80%	-£35,831,372	-£27,217,557	-£32,561,096	-£35,858,626	-£27,261,610	-£32,601,849
35%	80%	-£38,277,192	-£28,227,742	-£34,462,120	-£38,304,389	-£28,281,637	-£34,509,415
40%	80%	-£40,723,012	-£29,237,927	-£36,363,144	-£40,750,152	-£29,291,664	-£36,416,981
45%	80%	-£43,168,832	-£30,248,112	-£38,264,168	-£43,195,915	-£30,301,691	-£38,324,547
50%	80%	-£45,614,652	-£31,258,297	-£40,165,192	-£45,641,678	-£31,311,718	-£40,232,113
10%	60%	-£25,784,718	-£23,631,264	-£24,967,074	-£25,812,085	-£23,658,632	-£24,994,441
15%	60%	-£28,298,852	-£24,868,671	-£26,872,386	-£28,326,903	-£24,889,723	-£26,913,438
20%	60%	-£30,412,986	-£26,106,078	-£28,777,698	-£30,467,720	-£26,119,813	-£28,932,434
25%	60%	-£32,727,120	-£27,343,485	-£30,683,011	-£32,796,538	-£27,349,903	-£30,751,429
30%	60%	-£35,041,254	-£28,580,892	-£32,588,322	-£35,123,357	-£28,662,994	-£32,670,425
35%	60%	-£37,355,388	-£29,818,299	-£34,493,635	-£37,451,174	-£29,894,085	-£34,589,422
40%	60%	-£39,669,522	-£31,055,706	-£36,398,947	-£39,778,992	-£31,165,176	-£36,508,417
50%	60%	-£44,297,789	-£33,530,520	-£40,209,672	-£44,434,627	-£33,667,358	-£40,346,409

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£152,592,526	£152,592,526	£152,592,526	£152,592,526	£152,592,526	£152,592,526
10%	70%	£130,056,455	£132,662,324	£130,734,423	£130,380,258	£132,982,406	£131,058,227
15%	70%	£118,745,412	£122,675,789	£119,762,365	£119,231,116	£123,161,493	£120,248,070
20%	70%	£107,385,306	£112,674,872	£108,760,898	£108,042,299	£113,322,478	£109,417,891
25%	70%	£95,967,857	£102,656,042	£97,713,895	£96,801,778	£103,477,284	£98,547,815
30%	70%	£84,462,943	£92,610,312	£86,592,457	£85,480,015	£93,595,802	£89,609,529
35%	70%	£72,929,217	£82,517,275	£75,413,649	£74,115,800	£83,664,784	£78,600,232
40%	70%	£61,303,508	£72,369,170	£64,189,297	£62,681,782	£73,725,264	£65,567,571
45%	70%	£49,605,345	£62,207,153	£52,904,955	£51,181,263	£63,732,759	£54,469,364
50%	70%	£37,797,558	£51,982,524	£41,523,753	£39,577,215	£53,705,366	£43,280,909
100%	70%	£89,126,810	£57,378,884	£80,912,548	£85,203,618	£53,456,692	£76,989,357
10%	80%	£128,986,609	£132,973,204	£130,771,432	£130,212,478	£133,186,191	£130,987,301
15%	80%	£118,655,645	£123,147,505	£119,817,877	£118,979,448	£123,471,308	£120,141,681
20%	80%	£107,263,881	£113,303,826	£108,835,988	£107,701,877	£113,735,563	£109,273,983
25%	80%	£95,813,734	£103,453,631	£97,809,205	£96,369,680	£103,999,819	£98,365,152
30%	80%	£84,274,971	£93,567,419	£86,708,701	£84,953,018	£94,224,412	£87,386,748
35%	80%	£72,709,915	£83,651,139	£75,549,267	£73,500,971	£84,429,465	£76,340,321
40%	80%	£61,045,778	£73,686,207	£64,346,823	£61,967,827	£74,590,271	£65,265,672
45%	80%	£49,314,087	£63,688,821	£53,085,070	£50,364,700	£64,705,891	£54,129,728
50%	80%	£37,468,644	£53,655,746	£41,727,153	£38,665,083	£54,804,308	£42,897,363
10%	60%	£130,116,299	£132,352,646	£130,697,415	£130,548,036	£132,778,620	£131,129,153
15%	60%	£118,835,178	£122,204,074	£119,706,853	£119,482,784	£122,851,679	£120,354,459
20%	60%	£107,506,730	£112,045,918	£106,685,809	£106,382,721	£112,905,383	£109,479,901
25%	60%	£96,121,980	£102,855,453	£97,618,584	£97,233,675	£102,953,442	£98,730,478
30%	60%	£84,650,917	£91,644,774	£86,476,214	£86,007,012	£92,967,192	£87,832,309
35%	60%	£73,148,519	£81,378,779	£75,278,032	£74,730,630	£82,940,064	£78,860,143
40%	60%	£61,568,237	£71,052,132	£64,031,771	£63,395,937	£72,860,259	£65,869,470
45%	60%	£49,896,603	£60,713,693	£52,724,840	£51,397,827	£62,759,628	£54,809,001
50%	60%	£38,126,470	£50,308,501	£41,320,351	£40,498,348	£52,606,424	£43,664,454

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£256,401,433	£256,401,433	£256,401,433	£256,401,433	£256,401,433	£256,401,433
10%	70%	£278,937,505	£278,331,035	£278,259,536	£278,813,702	£276,011,553	£277,935,732
15%	70%	£290,248,548	£298,318,170	£289,231,594	£289,762,843	£285,832,466	£288,745,890
20%	70%	£301,603,654	£306,337,917	£300,233,061	£300,951,661	£295,671,481	£298,576,068
25%	70%	£313,026,102	£316,383,647	£311,280,054	£312,192,181	£305,516,676	£310,446,144
30%	70%	£324,531,016	£326,476,684	£322,401,502	£323,513,944	£315,386,157	£321,394,431
35%	70%	£336,064,742	£336,570,721	£333,580,310	£334,878,159	£325,309,195	£332,339,727
40%	70%	£347,690,452	£346,664,759	£344,804,662	£346,312,178	£335,268,995	£343,293,388
45%	70%	£359,380,164	£356,758,796	£356,008,095	£357,512,696	£345,261,200	£354,248,985
50%	70%	£371,196,402	£366,852,833	£367,407,207	£369,416,744	£355,288,935	£365,213,050
100%	70%	£498,120,769	£466,373,844	£489,906,508	£494,197,577	£462,450,652	£485,583,317
10%	80%	£278,997,350	£276,020,755	£278,222,528	£278,781,481	£275,807,768	£278,006,659
15%	80%	£290,338,315	£288,846,454	£289,178,082	£290,014,511	£285,522,852	£288,852,279
20%	80%	£301,730,078	£295,690,133	£300,157,972	£301,292,083	£295,258,596	£299,719,976
25%	80%	£313,145,181	£305,507,652	£311,847,197	£312,628,632	£304,903,689	£308,572,019
30%	80%	£324,579,872	£315,320,138	£323,908,889	£325,623,260	£314,288,068	£324,564,231
35%	80%	£336,035,315	£325,136,214	£334,266,806	£336,378,876	£324,189,652	£334,096,596
40%	80%	£347,517,660	£334,941,314	£344,296,544	£346,445,923	£334,215,339	£344,064,806
45%	80%	£359,038,178	£344,756,351	£354,327,107	£356,511,175	£344,142,280	£354,038,590
50%	80%	£370,589,223	£354,571,388	£364,357,150	£366,611,238	£354,084,607	£364,012,159
10%	60%	£313,871,978	£311,358,508	£311,375,375	£311,760,885	£311,760,885	£311,760,885
15%	60%	£324,343,042	£317,349,185	£322,517,745	£323,986,948	£316,026,768	£321,161,650
20%	60%	£335,845,441	£327,615,181	£333,715,927	£334,263,329	£326,053,896	£332,133,817
25%	60%	£347,335,722	£337,941,828	£344,962,188	£345,598,023	£336,133,701	£343,124,489
30%	60%	£358,826,003	£348,272,475	£357,673,608	£358,494,611	£346,217,535	£354,012,505

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383
10%	70%	£188,214,454	£185,607,985	£187,536,498	£187,890,651	£185,288,503	£187,212,682
15%	70%	£199,525,497	£195,595,120	£198,508,544	£199,939,793	£195,109,416	£198,022,839
20%	70%	£210,836,540	£201,584,253	£213,821,596	£215,370,045	£209,841,431	£212,583,481
25%	70%	£222,147,583	£211,614,867	£220,557,014	£221,469,131	£214,793,625	£219,723,094
30%	70%	£233,458,626	£221,645,481	£231,287,452	£232,390,894	£224,675,107	£230,681,380
35%	70%	£244,769,669	£231,676,095	£242,016,893	£243,313,656	£234,556,145	£241,670,677
40%	70%	£256,080,712	£241,706,709	£252,746,332	£253,536,419	£244,436,645	£252,703,338
45%	70%	£267,391,755	£251,737,323	£263,475,768	£264,756,182	£254,317,190	£263,736,000
50%	70%	£278,702,798	£261,767,937	£274,207,204	£275,976,945	£264,197,738	£274,768,662
100%	70%	£407,397,719	£375,650,793	£399,183,457	£403,474,527	£371,727,601	£395,260,266
10%	80%	£188,274,300	£185,297,705	£187,499,477	£188,058,431	£185,084,718	£187,283,608
15%	80%	£199,585,343	£195,328,404	£198,453,032	£199,291,461	£194,789,601	£198,129,228
20%	80%	£210,896,386	£201,358,508	£213,832,080	£215,381,210	£209,851,431	£212,633,019
25%	80%	£222,207,429	£211,389,122	£220,568,028	£221,480,257	£214,804,666	£220,772,707
30%	80%	£233,518,472	£221,419,736	£232,297,476	£233,401,306	£224,686,705	£231,763,359
35%	80%	£244,829,515	£231,450,350	£243,016,925	£244,112,355	£234,567,754	£242,754,011
40%	80%	£256,140,558	£241,480,964	£253,741,974	£254,823,404	£244,448,803	£253,786,663
45%	80%	£267,451,601	£251,511,578	£264,472,023	£265,934,453	£254,329,852	£264,818,315
50%	80%	£278,762,644	£261,542,192	£275,202,072	£276,945,502	£264,210,401	£275,850,867
100%	80%	£406,357,665	£374,641,813	£398,142,897	£402,227,967	£370,017,622	£394,169,286
10%	60%	£188,154,610	£185,818,263	£187,573,494	£187,722,873	£185,492,289	£187,141,756
15%	60%	£199,465,653	£195,859,335	£198,564,086	£199,788,125	£195,419,230	£197,916,448
20%	60%	£210,776,696	£201,889,449	£213,895,138	£215,429,167	£209,888,188	£212,000,108
25%	60%	£222,087,739	£211,920,063	£221,619,187	£222,640,216	£214,819,239	£220,012,228
30%	60%	£233,398,782	£221,950,677	£232,830,236	£233,851,265	£224,700,300	£232,023,349
35%	60%	£244,709,825	£231,981,291	£243,541,285	£244,862,314	£234,581,351	£242,034,460
40%	60%	£256,020,868	£242,011,905	£254,252,334	£255,873,363	£244,462,402	£253,045,571
45%	60%	£267,331,911	£252,042,519	£264,963,383	£266,984,412	£254,343,453	£264,056,682
50%	60%	£278,642,954	£262,073,133	£275,674,432	£277,695,461	£264,224,504	£275,067,793
100%	60%	£405,237,975	£371,162,934	£397,063,927	£401,154,977	£369,017,643	£393,180,302

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£7,073,405	£7,073,405	£7,073,405	£7,073,405	£7,073,405	£7,073,405
10%	70%	£15,462,666	£12,856,196	£14,784,698	£15,138,863	£12,536,715	£14,460,894
15%	70%	£23,773,799	£22,843,332	£25,756,756	£26,288,004	£22,367,628	£25,271,051
20%	70%	£32,084,932	£32,830,468	£34,809,814	£35,340,052	£32,206,541	£34,081,208
25%	70%	£40,396,065	£42,817,604	£42,863,079	£43,393,300	£40,045,454	£42,891,365
30%	70%	£48,707,198	£52,804,740	£50,914,136	£51,443,541	£47,885,367	£50,701,522
35%	70%	£57,018,331	£62,791,876	£60,965,202	£61,492,782	£55,725,280	£58,511,679
40%	70%	£65,329,464	£72,779,0				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£101,563,789	£101,563,789	£101,563,789	£101,563,789	£101,563,789	£101,563,789
10%	70%	£78,027,718	£81,824,188	£79,705,896	£79,351,321	£81,953,670	£80,029,490
15%	70%	£67,716,575	£71,647,053	£68,733,628	£68,202,380	£72,132,756	£69,219,333
20%	70%	£56,356,569	£61,646,135	£57,732,162	£57,013,962	£62,293,742	£58,389,155
25%	70%	£44,939,120	£51,627,305	£46,685,158	£46,773,041	£52,448,547	£47,519,078
30%	70%	£33,434,207	£41,581,575	£35,963,721	£34,451,278	£42,567,065	£36,580,792
35%	70%	£21,900,490	£31,468,538	£24,384,913	£23,087,964	£32,656,028	£25,571,495
40%	70%	£10,271,771	£21,340,433	£13,160,560	£11,653,945	£22,696,529	£14,538,834
45%	70%	£-1,423,391	£11,178,416	£1,876,218	£-152,527	£12,704,023	£3,440,628
50%	70%	£-13,231,179	£933,787	£-59,504,984	£-11,451,521	£2,676,629	£-7,747,828
100%	70%	£-140,155,540	£-108,408,621	£-131,841,285	£-136,232,354	£-104,485,429	£-128,018,094
10%	80%	£78,967,873	£81,944,468	£79,742,695	£79,183,742	£82,157,495	£79,958,564
15%	80%	£87,626,988	£72,118,768	£88,789,140	£87,950,712	£72,442,571	£88,112,944
20%	80%	£56,235,144	£62,275,059	£57,807,251	£56,673,140	£62,706,826	£58,245,246
40%	80%	£10,020,041	£22,657,470	£13,318,086	£10,938,890	£23,561,534	£14,236,935
45%	80%	£-1,714,650	£12,660,084	£2,056,334	£-664,037	£13,677,154	£3,100,992
50%	80%	£-13,560,092	£2,627,009	£-9,301,584	£-12,373,653	£3,775,571	£-8,131,374
10%	60%	£79,087,592	£81,323,909	£79,668,679	£79,519,299	£81,749,883	£80,100,416
15%	60%	£87,895,442	£71,175,337	£88,878,115	£88,454,947	£71,822,943	£89,325,723
20%	60%	£56,477,933	£61,017,181	£57,657,072	£57,353,984	£61,880,656	£58,533,064
25%	60%	£45,093,243	£50,829,716	£46,589,848	£46,205,138	£51,924,706	£47,701,741
30%	60%	£33,622,180	£40,616,037	£35,447,477	£34,978,275	£41,938,455	£36,803,573
35%	60%	£22,119,782	£30,350,042	£24,249,296	£23,701,993	£31,911,327	£25,831,406
40%	60%	£10,529,591	£20,023,395	£13,003,034	£12,367,200	£21,831,522	£14,840,734
50%	60%	£-12,902,267	£-719,436	£-9,708,386	£-10,529,388	£1,577,687	£-7,364,283

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£123,234,734	£123,234,734	£123,234,734	£123,234,734	£123,234,734	£123,234,734
10%	70%	£100,698,663	£103,305,132	£101,376,631	£101,022,466	£103,624,614	£101,700,435
15%	70%	£89,381,626	£93,317,269	£90,404,573	£89,813,324	£92,895,701	£90,890,278
20%	70%	£78,027,514	£83,317,080	£79,403,106	£78,684,507	£83,964,686	£80,060,099
25%	70%	£66,610,065	£73,298,250	£68,356,103	£67,443,986	£74,119,492	£69,190,023
30%	70%	£55,105,151	£63,252,520	£57,234,665	£56,122,223	£64,238,010	£58,251,737
35%	70%	£43,571,425	£53,159,493	£46,055,858	£44,758,008	£54,326,372	£47,242,440
40%	70%	£32,045,416	£43,015,378	£34,911,378	£33,323,890	£44,367,472	£37,225,729
45%	70%	£20,247,553	£32,849,361	£23,547,163	£21,823,471	£34,374,967	£25,111,573
50%	70%	£8,439,766	£22,624,732	£12,165,961	£10,219,423	£24,347,574	£13,923,117
100%	70%	£-110,484,602	£-86,737,676	£-110,270,340	£-114,561,410	£-82,814,484	£-106,347,149
10%	80%	£100,638,817	£103,615,412	£101,413,640	£100,854,686	£103,828,399	£101,629,509
15%	80%	£99,287,853	£93,789,713	£90,460,965	£89,621,896	£94,113,216	£90,783,889
20%	80%	£77,805,989	£83,945,034	£79,478,196	£78,344,085	£84,771,671	£79,916,181
40%	80%	£31,690,986	£44,328,415	£34,989,031	£32,609,835	£45,232,470	£35,907,880
45%	80%	£19,956,295	£34,331,029	£23,727,278	£21,006,908	£36,348,099	£24,771,936
50%	80%	£8,110,852	£24,297,954	£12,369,361	£9,297,291	£25,446,516	£13,539,571
10%	60%	£100,758,507	£102,994,854	£101,339,623	£101,190,244	£103,420,328	£101,771,361
15%	60%	£89,477,386	£82,848,282	£90,349,061	£90,124,922	£93,483,887	£90,998,657
20%	60%	£78,148,938	£82,688,126	£79,328,017	£79,024,929	£83,551,601	£80,204,009
25%	60%	£66,764,188	£72,500,661	£68,260,792	£67,876,083	£73,595,650	£69,372,696
30%	60%	£55,293,125	£62,286,982	£57,118,422	£56,649,220	£63,608,400	£58,474,517
35%	60%	£43,790,727	£52,020,987	£45,920,240	£45,372,938	£53,582,272	£47,502,351
40%	60%	£32,260,446	£41,694,340	£34,873,879	£34,038,145	£43,502,667	£36,511,678
50%	60%	£8,768,678	£20,951,509	£11,962,558	£11,141,556	£23,249,632	£14,306,662

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£132,800,639	£132,800,639	£132,800,639	£132,800,639	£132,800,639	£132,800,639
10%	70%	£110,264,568	£112,871,038	£110,942,536	£110,588,371	£113,190,520	£111,266,340
15%	70%	£98,953,325	£102,883,003	£99,970,478	£99,439,230	£103,399,806	£100,456,183
20%	70%	£87,593,419	£92,882,969	£88,969,012	£88,250,412	£93,530,592	£89,605,095
25%	70%	£76,175,970	£82,864,156	£77,922,009	£77,009,891	£83,685,397	£78,755,928
30%	70%	£64,671,057	£72,818,426	£66,800,571	£65,688,128	£73,803,915	£67,817,642
35%	70%	£53,137,330	£62,725,388	£55,621,763	£54,323,914	£63,892,878	£56,808,345
40%	70%	£41,511,621	£52,577,283	£44,297,410	£42,889,895	£53,933,378	£45,775,684
45%	70%	£29,814,469	£42,415,267	£33,113,086	£31,389,377	£43,940,873	£34,677,478
50%	70%	£18,005,671	£32,190,637	£21,731,866	£19,785,325	£33,913,479	£23,489,022
100%	70%	£-108,918,696	£-77,171,771	£-100,704,435	£-104,995,504	£-73,248,579	£-96,781,244
10%	80%	£110,204,723	£113,181,318	£110,979,545	£110,420,592	£113,394,305	£111,195,414
15%	80%	£98,863,758	£103,355,618	£100,025,950	£99,187,562	£103,679,421	£100,349,794
20%	80%	£87,471,985	£93,311,339	£89,344,101	£88,709,890	£94,323,056	£90,456,676
40%	80%	£41,256,891	£53,894,321	£44,554,936	£42,175,740	£54,798,384	£45,473,785
45%	80%	£29,522,201	£43,896,934	£33,293,184	£30,572,813	£44,914,004	£34,337,842
50%	80%	£17,676,758	£33,863,859	£21,935,266	£18,863,197	£36,012,421	£23,105,476
10%	60%	£110,324,412	£112,560,759	£110,905,529	£110,756,149	£112,986,733	£111,337,266
15%	60%	£99,043,292	£102,412,187	£99,914,966	£99,690,988	£103,059,793	£100,562,573
20%	60%	£87,714,843	£92,254,032	£88,893,922	£88,650,834	£93,117,598	£89,769,914
25%	60%	£76,330,033	£82,066,566	£77,826,698	£77,441,988	£83,161,556	£78,938,591
30%	60%	£64,859,031	£71,852,888	£66,684,327	£66,215,125	£73,175,305	£68,040,423
35%	60%	£53,356,632	£61,586,892	£55,486,146	£54,938,743	£63,148,177	£57,068,256
40%	60%	£41,786,351	£51,260,245	£44,239,885	£43,604,050	£53,068,372	£46,077,584
50%	60%	£29,320,093	£40,966,568	£37,226,898	£37,441,988	£43,161,556	£38,938,591

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£100,196,145	£100,196,145	£100,196,145	£100,196,145	£100,196,145	£100,196,145
10%	70%	£77,660,074	£80,266,543	£78,338,042	£77,983,877	£80,586,025	£78,661,846
15%	70%	£66,349,031	£70,279,408	£67,365,984	£66,834,735	£70,765,112	£67,851,889
20%	70%	£54,989,925	£60,278,491	£56,394,517	£55,863,918	£60,926,097	£57,021,510
25%	70%	£43,571,476	£50,259,661	£45,317,514	£44,405,397	£51,080,903	£46,151,434
30%	70%	£32,066,562	£40,213,931	£34,196,076	£33,083,634	£41,199,421	£35,213,148
35%	70%	£20,532,836	£30,120,894	£23,017,269	£21,719,419	£31,288,383	£24,203,851
40%	70%	£9,907,127	£19,972,789	£11,792,916	£10,285,401	£21,328,883	£13,171,190
45%	70%	£-2,791,036	£9,910,772	£598,874	£-1,215,918	£11,336,376	£2,072,984
50%	70%	£-14,598,823	£-413,857	£-10,872,628	£-12,819,166	£1,308,985	£-9,115,472
100%	70%	£-141,523,191	£-108,776,265	£-133,308,929	£-137,599,099	£-105,853,073	£-129,388,738
10%	80%	£77,600,228	£80,576,823	£78,375,051	£77,816,097	£80,789,810	£78,590,920
15%	80%	£66,259,264	£70,751,124	£67,421,496	£66,583,067	£71,074,927	£67,745,300
20%	80%	£54,867,590	£60,907,445	£56,439,607	£55,305,496	£61,339,182	£56,877,602
40%	80%	£9,853,987	£21,289,826	£11,950,442	£9,671,246	£22,193,890	£12,869,291
45%	80%	£-3,082,294	£11,292,440	£698,689	£-2,031,681	£12,309,510	£1,733,347
50%	80%	£-14,927,737	£1,259,365	£-10,669,228	£-13,741,298	£2,407,927	£-9,499,018
10%	60%	£77,719,918	£79,956,265	£78,301,034	£78,151,655	£80,382,239	£78,732,772
15%	60%	£66,436,797	£69,807,693	£67,310,472	£67,086,403	£70,456,298	£67,958,078
20%	60%	£55,110,349	£59,849,537	£56,389,428	£55,986,340	£60,513,012	£57,165,420
25%	60%	£43,725,599	£49,482,072	£45,222,203	£44,837,944	£50,557,061	£46,334,097
30%	60%	£32,254,536	£39,246,393	£34,079,833	£33,610,631	£40,570,811	£35,435,928
35%	60%	£20,752,138	£28,982,398	£22,881,651			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£142,519,808	£142,519,808	£142,519,808	£142,519,808	£142,519,808	£142,519,808
10%	70%	£119,965,737	£122,590,207	£120,861,705	£120,307,540	£122,909,988	£120,965,509
15%	70%	£108,672,684	£112,603,071	£109,688,647	£109,158,395	£113,088,775	£110,175,352
20%	70%	£97,312,588	£102,602,154	£98,688,180	£97,969,581	£103,249,760	£99,345,173
25%	70%	£88,895,139	£92,583,324	£87,641,177	£86,729,060	£93,404,566	£88,475,097
30%	70%	£74,390,226	£82,537,594	£76,519,739	£75,407,297	£83,523,084	£77,536,811
35%	70%	£62,856,499	£72,444,557	£65,340,932	£64,043,083	£73,612,046	£66,527,514
40%	70%	£51,230,790	£62,298,452	£54,116,579	£52,609,864	£63,652,546	£55,494,853
45%	70%	£39,532,627	£52,134,435	£42,832,237	£41,108,545	£53,660,041	£44,286,647
50%	70%	£27,724,840	£41,909,806	£31,451,035	£29,504,497	£43,632,648	£33,208,191
100%	70%	£98,169,527	£87,452,602	£90,685,266	£86,276,335	£83,529,410	£87,062,075
10%	80%	£119,923,892	£122,900,486	£120,698,714	£120,139,760	£123,113,474	£120,914,583
15%	80%	£108,592,827	£113,074,787	£109,745,159	£109,306,731	£113,398,390	£110,068,363
20%	80%	£97,191,163	£103,231,108	£98,763,270	£97,629,159	£103,662,845	£99,201,285
25%	80%	£85,976,080	£93,613,489	£84,274,105	£83,394,909	£94,517,553	£85,192,954
30%	80%	£73,241,369	£83,616,103	£74,012,353	£73,291,982	£84,633,173	£74,057,010
35%	80%	£62,395,926	£73,583,028	£63,654,435	£62,582,366	£74,731,590	£63,824,645
40%	80%	£50,043,581	£62,279,928	£50,624,697	£49,475,318	£62,705,902	£51,056,435
45%	80%	£38,762,461	£52,131,356	£39,638,135	£38,410,086	£52,778,362	£40,281,742
50%	80%	£27,434,012	£41,973,200	£28,613,091	£27,310,003	£42,836,675	£29,489,063
25%	60%	£86,048,262	£91,785,735	£87,545,866	£87,161,157	£92,860,725	£88,657,760
30%	60%	£74,578,199	£81,572,056	£76,403,496	£75,934,284	£82,894,474	£77,759,591
35%	60%	£63,075,801	£71,306,061	£65,205,515	£64,657,912	£72,867,346	£66,787,425
40%	60%	£51,485,520	£60,979,414	£53,959,053	£53,323,219	£62,787,541	£55,796,752
50%	60%	£39,053,752	£49,296,593	£41,247,633	£40,426,630	£49,533,706	£43,591,736

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£145,431,124	£145,431,124	£145,431,124	£145,431,124	£145,431,124	£145,431,124
10%	70%	£122,895,053	£129,501,523	£123,573,021	£123,218,856	£125,821,004	£123,896,825
15%	70%	£111,584,010	£115,514,387	£112,800,963	£112,369,714	£116,000,991	£113,086,668
20%	70%	£100,223,904	£105,513,470	£101,599,496	£100,880,897	£106,161,076	£102,256,490
25%	70%	£88,806,485	£95,494,640	£90,592,493	£89,640,376	£96,315,882	£91,386,413
30%	70%	£77,301,542	£85,448,910	£79,431,055	£78,318,613	£86,434,400	£80,448,127
35%	70%	£65,767,815	£75,355,873	£68,252,248	£66,954,399	£76,523,362	£69,438,830
40%	70%	£54,142,198	£65,207,768	£57,027,895	£55,520,380	£66,563,862	£58,406,169
45%	70%	£42,443,943	£55,045,751	£45,743,553	£44,019,861	£56,571,358	£47,307,963
50%	70%	£30,636,156	£44,821,122	£34,362,351	£32,415,814	£46,543,964	£36,119,507
100%	70%	£96,288,211	£84,541,286	£88,073,950	£82,365,019	£80,618,094	£84,150,759
10%	80%	£122,835,208	£125,811,802	£123,610,030	£123,051,076	£126,024,790	£123,825,899
15%	80%	£111,494,243	£115,896,103	£112,696,475	£111,818,047	£116,309,306	£112,980,279
20%	80%	£100,102,479	£106,142,424	£101,674,586	£100,540,475	£106,574,161	£102,112,581
25%	80%	£85,887,376	£96,524,805	£87,185,421	£86,406,225	£92,428,860	£88,104,270
30%	80%	£74,152,685	£86,527,419	£75,023,669	£74,203,298	£80,544,489	£76,968,326
35%	80%	£62,307,242	£76,494,344	£64,565,751	£63,493,682	£74,642,906	£70,735,961
40%	80%	£50,954,897	£66,191,244	£52,536,013	£51,386,634	£62,617,218	£59,967,751
45%	80%	£39,673,777	£56,042,672	£42,545,451	£41,321,382	£52,690,278	£49,193,058
50%	80%	£28,345,208	£45,884,516	£32,524,407	£31,221,319	£42,747,991	£39,400,399
25%	60%	£88,969,578	£94,697,051	£90,457,182	£89,072,473	£95,792,041	£91,569,076
30%	60%	£77,489,515	£84,483,372	£79,314,812	£78,845,610	£85,805,790	£80,670,907
35%	60%	£65,987,117	£74,217,377	£68,116,631	£67,569,228	£75,778,662	£69,698,741
40%	60%	£54,396,836	£63,890,730	£56,870,369	£56,234,535	£65,696,857	£58,708,068
50%	60%	£42,965,068	£53,147,899	£44,159,849	£43,337,846	£49,445,022	£46,503,052

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£86,186,721	£86,186,721	£86,186,721	£86,186,721	£86,186,721	£86,186,721
10%	70%	£78,737,684	£78,737,684	£79,551,749	£79,076,412	£81,934,624	£79,890,477
15%	70%	£69,961,371	£74,288,537	£71,182,469	£70,469,464	£74,796,629	£71,690,561
20%	70%	£61,156,648	£66,954,613	£62,811,407	£61,845,185	£67,632,069	£63,490,646
25%	70%	£52,300,988	£59,620,689	£54,369,438	£53,161,659	£60,467,509	£55,230,108
30%	70%	£43,363,839	£52,241,204	£45,906,574	£44,433,536	£53,274,009	£46,956,271
35%	70%	£34,404,089	£44,851,523	£37,381,555	£35,648,765	£46,056,463	£38,608,201
40%	70%	£25,331,563	£37,412,534	£28,776,820	£26,777,315	£38,812,130	£30,199,307
45%	70%	£16,135,412	£29,941,149	£20,083,261	£17,788,482	£31,531,560	£21,709,730
50%	70%	£6,784,103	£22,408,082	£11,270,208	£8,660,889	£24,187,652	£13,106,953
100%	70%	£90,225,412	£57,379,884	£80,956,618	£86,368,714	£53,523,187	£77,099,921
10%	80%	£70,660,217	£81,939,805	£79,590,578	£78,886,036	£82,161,991	£79,816,397
15%	80%	£69,845,171	£74,790,505	£71,240,711	£70,183,899	£75,129,233	£71,579,440
20%	80%	£60,999,181	£67,623,902	£62,890,334	£61,458,206	£68,075,539	£63,342,483
25%	80%	£52,104,155	£60,457,300	£54,468,096	£52,677,935	£61,021,847	£55,041,877
30%	80%	£43,143,775	£53,261,557	£46,026,901	£43,843,574	£53,950,094	£46,726,699
35%	80%	£34,119,435	£46,041,935	£37,521,936	£34,949,218	£46,845,229	£38,338,367
40%	80%	£25,000,522	£38,795,255	£28,939,880	£25,964,757	£39,728,320	£29,888,205
45%	80%	£15,757,357	£31,512,577	£20,269,704	£16,859,404	£32,562,274	£21,354,016
50%	80%	£6,357,173	£24,166,215	£11,480,754	£7,601,696	£25,351,620	£12,705,251
10%	60%	£78,815,150	£81,281,287	£79,512,921	£79,266,789	£81,725,656	£79,964,559
15%	60%	£70,077,571	£73,786,571	£71,124,226	£70,735,027	£74,464,027	£71,801,683
20%	60%	£61,014,115	£66,283,324	£62,732,461	£62,232,165	£65,988,599	£63,536,804
25%	60%	£52,497,822	£58,780,591	£54,270,778	£53,645,383	£59,913,172	£56,418,338
30%	60%	£43,623,903	£51,220,851	£45,786,246	£45,023,499	£52,597,925	£47,185,843
35%	60%	£34,688,745	£43,658,172	£37,241,173	£36,348,313	£45,267,697	£38,874,035
40%	60%	£25,662,204	£36,029,813	£28,613,761	£27,580,129	£37,895,940	£30,510,409
45%	60%	£16,513,465	£28,360,146	£19,896,819	£18,714,966	£30,493,875	£22,065,445
50%	60%	£7,211,034	£20,622,681	£11,056,556	£9,700,081	£23,023,685	£13,508,655

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£312,807,238	£312,807,238	£312,807,238	£312,807,238	£312,807,238	£312,807,238
10%	70%	£330,256,276	£327,383,413	£329,442,210	£329,917,547	£327,050,135	£329,103,482
15%	70%	£339,032,588	£334,705,422	£337,811,491	£338,524,496	£334,197,339	£337,309,398
20%	70%	£347,837,311	£342,039,346	£346,192,562	£347,149,775	£341,361,896	£345,603,813
25%	70%	£356,682,871	£349,373,271	£354,624,522	£355,632,300	£348,526,450	£353,763,851
30%	70%	£365,610,120	£356,752,756	£363,087,385	£364,560,424	£355,719,951	£362,037,689
35%	70%	£374,589,870	£364,142,436	£371,612,404	£373,345,194	£362,937,496	£370,387,578
40%	70%	£383,662,396	£371,581,425	£380,217,139	£382,216,645	£370,181,830	£378,784,653
45%	70%	£392,859,547	£379,069,848	£388,910,689	£391,205,071	£377,462,399	£387,284,228
50%	70%	£402,209,857	£386,585,877	£397,723,751	£400,343,071	£384,806,307	£395,887,006
100%	70%	£409,219,371	£466,373,844	£469,850,576	£495,962,674	£462,517,147	£466,093,881
10%	80%	£330,333,742	£327,054,154	£329,403,381	£330,107,923	£326,831,969	£329,177,562
15%	80%	£339,148,788	£334,203,455	£337,753,248	£338,810,060	£333,864,727	£337,414,520
20%	80%	£347,984,778	£341,370,058	£346,103,625	£347,535,754	£340,918,429	£346,551,476
25%	80%	£357,893,037	£349,188,204	£356,054,079	£357,425,242	£350,868,639	£354,768,755
30%	80%	£368,236,602	£357,481,382	£366,724,256	£367,134,555	£359,431,686	£367,639,943
35%	80%	£379,036,787	£366,827,745	£377,513,205	£377,302,623	£368,642,340	£376,288,709
40%	80%	£390,289,809	£376,172,673	£388,481,038	£387,727,171	£378,268,303	£385,029,401
45%	80%	£402,016,389	£385,520,389	£399,889,733	£399,238,932	£388,529,932	£397,192,276
50%	80%	£414,259,848	£394,869,635	£411,931,479	£411,706,795	£397,805,399	£405,255,152
10%	60%	£356,088,137	£350,213,369	£354,723,181	£355,345,576	£349,920,757	£353,623,820
15%	60%	£366,307,057	£357,773,108	£363,207,713	£363,970,460	£358,396,035	£361,808,117
20%	60%	£377,405,214	£365,335,787	£371,752,786	£372,645,647	£367,226,262	£370,119,924
25%	60%	£388,331,756	£372,984,146	£380,380,199	£381,413,830	£371,080,919	£378,483,550
30%	60%	£400,082,926	£380,711,276	£389,937,403	£390,293,878	£380,970,274	£388,486,304

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£222,084,188	£222,084,188	£222,084,188	£222,084,188	£222,084,188	£222,084,188
10%	70%	£239,533,225	£236,680,363	£238,719,180	£239,194,497	£236,327,085	£238,380,432
15%	70%	£248,309,538	£243,392,372	£247,088,440	£247,801,446	£243,474,279	£246,280,348
20%	70%	£257,114,296	£251,116,296	£255,459,972	£256,425,724	£250,938,840	£254,626,426
25%	70%	£265,969,921	£258,650,220	£263,801,471	£265,109,249	£257,803,400	£263,040,801
30%	70%	£274,887,070	£266,029,705	£272,364,335	£273,837,373	£264,996,900	£271,314,638
35%	70%	£283,866,820	£273,419,386	£280,889,354	£282,622,144	£272,214,446	£279,664,708
40%	70%	£292,939,346	£280,859,375	£289,494,089	£291,493,594	£279,458,779	£288,071,602
45%	70%	£302,135,497	£288,329,760	£298,187,646	£300,492,426	£286,738,345	£296,561,179
50%	70%	£311,468,805	£295,862,527	£307,000,701	£309,620,050	£294,083,257	£305,163,956
100%	70%	£408,496,320	£375,650,793	£399,227,527	£404,639,623	£371,794,096	£385,370,830
10%	80%	£239,610,691	£236,331,104	£238,680,331	£239,384,873	£236,108,918	£238,454,512
15%	80%	£248,425,738	£243,480,404	£247,030,197	£248,087,010	£243,741,678	£246,691,469
20%	80%	£257,271,727	£250,547,007	£255,380,575	£256,812,703	£250,985,370	£254,326,426
25%	80%	£266,169,896	£259,475,654	£267,331,029	£269,308,152	£258,542,589	£266,800,363
30%	80%	£275,112,552	£268,438,332	£278,001,205	£280,411,505	£266,708,635	£275,316,893
35%	80%	£284,113,736	£277,404,694	£288,730,155	£291,669,213	£275,919,289	£284,558,558
40%	80%	£293,165,759	£286,389,622	£298,527,988	£301,004,120	£285,540,252	£293,306,350
45%	80%	£302,273,338	£295,390,375	£308,342,693	£310,515,892	£295,906,882	£302,559,226
50%	80%	£311,438,793	£304,416,985	£318,185,468	£320,099,744	£306,330,910	£311,853,102
10%	60%	£265,773,087	£259,480,318	£264,000,131	£264,625,526	£258,357,737	£262,852,570
15%	60%	£274,647,006	£267,050,058	£272,484,663	£273,247,410	£265,672,984	£271,085,066
20%	60%	£283,582,164	£274,612,737	£281,029,736	£281,922,596	£273,003,212	£279,386,874
25%	60%	£292,568,705	£282,241,096	£289,657,148	£290,690,780	£280,374,969	£287,760,500
30%	60%	£301,609,875	£290,948,228	£297,314,353	£298,570,828	£288,247,224	£296,769,254

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£49,332,400	£49,332,400	£49,332,400	£49,332,400	£49,332,400	£49,332,400
10%	70%	£66,781,437	£63,908,575	£65,967,372	£66,442,709	£63,575,297	£65,628,643
15%	70%	£73,567,950	£71,230,884	£72,388,682	£72,969,657	£70,222,491	£71,385,560
20%	70%	£84,362,473	£78,564,508	£82,707,713	£83,673,936	£77,887,051	£82,028,475
25%	70%	£93,218,133	£85,898,432	£91,149,683	£92,357,461	£85,051,612	£90,289,013
30%	70%	£102,135,282	£93,277,917	£99,612,547	£101,085,585	£92,245,112	£98,562,850
35%	70%	£111,115,031	£100,687,598	£108,137,566	£109,870,356	£99,462,858	£106,912,920
40%	70%	£120,167,558	£108,199,598	£116,742,390	£118,741,806	£106,706,991	£115,319,814
45%	70%	£129,293,798	£115,827,872	£125,435,892	£127,377,672	£113,537,632	£123,800,363
50%	70%	£138,495,018	£123,511,039	£134,248,913	£136,068,222	£121,331,468	£132,412,168
100%	70%	£235,744,532	£202,899,005	£226,475,739	£231,887,835	£199,042,038	£222,619,042
10%	80%	£66,858,903	£63,579,316	£65,928,542	£66,633,084	£63,357,130	£65,702,724
15%	80%	£75,673,950	£70,728,616	£74,278,409	£75,335,222	£70,389,888	£73,939,681
20%	80						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£45,157,984	£45,157,984	£45,157,984	£45,157,984	£45,157,984	£45,157,984
10%	70%	£27,709,947	£38,581,899	£28,523,012	£28,947,875	£30,915,987	£28,961,741
15%	70%	£18,932,634	£23,259,800	£20,153,732	£19,440,727	£23,787,893	£20,661,824
20%	70%	£10,127,911	£15,925,876	£11,782,671	£10,816,448	£16,603,333	£12,461,909
25%	70%	£1,272,251	£8,591,952	£3,340,701	£2,132,923	£9,438,773	£4,201,371
30%	70%	£-7,644,898	£1,212,467	£-5,122,163	£-6,895,201	£2,246,272	£-4,072,466
35%	70%	£-16,624,647	£-5,177,214	£-13,647,182	£-15,379,872	£-4,972,274	£-12,422,536
40%	70%	£-25,697,174	£-13,618,202	£-22,251,916	£-24,251,422	£-12,216,807	£-20,629,430
45%	70%	£-34,893,325	£-21,087,587	£-30,945,476	£-33,240,254	£-19,497,177	£-29,319,006
50%	70%	£-44,244,634	£-28,620,655	£-39,758,529	£-42,377,848	£-26,841,084	£-37,921,784
100%	70%	£-141,254,148	£-108,408,621	£-131,885,355	£-137,397,451	£-104,551,924	£-128,128,658
10%	80%	£27,831,481	£30,911,069	£28,561,842	£27,857,300	£31,133,254	£28,787,660
15%	80%	£18,818,434	£23,761,788	£20,211,975	£19,155,162	£24,100,496	£20,550,703
20%	80%	£9,970,445	£16,595,165	£11,861,597	£10,429,469	£17,946,603	£12,313,747
30%	80%	£-26,027,814	£-12,233,481	£-22,088,857	£-25,063,980	£-11,300,417	£-21,140,532
40%	80%	£-35,271,379	£-18,516,160	£-30,759,033	£-34,169,333	£-18,466,463	£-28,674,720
50%	80%	£-44,671,564	£-26,862,522	£-39,547,983	£-43,427,040	£-25,677,117	£-38,323,486
10%	60%	£27,786,413	£30,252,950	£28,484,184	£28,236,052	£30,696,919	£28,935,822
15%	60%	£19,048,824	£22,757,834	£20,095,489	£19,726,295	£23,435,390	£20,772,847
20%	60%	£10,285,379	£15,256,587	£11,703,744	£11,293,428	£16,159,983	£12,610,071
25%	60%	£1,469,086	£7,751,854	£3,242,042	£2,616,646	£8,884,436	£4,389,602
30%	60%	£-7,404,834	£1,921,115	£-5,242,490	£-6,005,238	£1,569,188	£-3,842,894
35%	60%	£-16,339,992	£-7,370,565	£-13,787,563	£-14,680,424	£-5,761,040	£-12,154,702
40%	60%	£-25,386,533	£-14,398,924	£-22,414,976	£-23,448,607	£-13,132,796	£-20,518,328
50%	60%	£-34,817,703	£-20,406,065	£-28,972,181	£-31,328,655	£-20,005,052	£-27,520,081

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£66,828,929	£66,828,929	£66,828,929	£66,828,929	£66,828,929	£66,828,929
10%	70%	£49,379,892	£52,262,754	£50,193,957	£49,716,620	£52,286,352	£50,532,685
15%	70%	£40,693,578	£44,570,745	£41,824,677	£41,111,678	£45,438,838	£43,622,769
20%	70%	£31,798,856	£37,596,821	£33,453,615	£32,487,983	£36,274,277	£34,132,854
25%	70%	£22,943,196	£30,262,897	£25,011,646	£23,803,867	£31,109,717	£28,872,316
30%	70%	£14,026,047	£22,883,412	£16,548,782	£15,075,744	£23,916,217	£17,598,479
35%	70%	£5,046,297	£15,493,731	£8,323,782	£6,250,973	£16,698,671	£9,246,409
40%	70%	£-4,048,529	£8,054,742	£-580,974	£-62,880,477	£4,454,238	£-841,516
45%	70%	£-13,222,380	£583,357	£-9,274,531	£-11,569,310	£2,173,768	£-7,648,062
50%	70%	£-22,573,689	£-6,949,710	£-18,087,584	£-20,706,903	£-5,170,140	£-16,250,839
100%	70%	£-119,583,204	£-86,737,976	£-110,314,410	£-115,726,508	£-82,880,979	£-108,457,713
10%	80%	£49,302,426	£52,582,013	£50,232,786	£49,528,244	£52,804,199	£50,458,605
15%	80%	£40,497,379	£45,432,713	£41,882,920	£40,826,107	£45,771,941	£42,221,648
20%	80%	£31,641,390	£38,265,110	£33,532,542	£32,100,414	£36,117,747	£33,984,661
30%	80%	£-4,356,870	£9,437,463	£-417,912	£-3,393,035	£10,370,528	£530,413
40%	80%	£-13,600,435	£2,154,785	£-9,088,088	£-12,498,388	£3,204,482	£-8,003,776
50%	80%	£-23,000,619	£-5,191,577	£-17,877,038	£-21,756,096	£-4,006,172	£-16,652,541
10%	60%	£49,457,358	£51,923,495	£50,155,129	£49,908,997	£52,387,864	£50,606,767
15%	60%	£40,719,779	£44,428,779	£41,786,434	£41,397,235	£45,168,235	£42,443,891
20%	60%	£31,956,524	£36,927,532	£33,374,889	£32,874,373	£37,830,807	£34,281,015
30%	60%	£23,140,030	£29,422,799	£24,912,986	£24,287,591	£30,555,380	£26,060,547
40%	60%	£14,266,111	£21,863,059	£16,428,454	£15,685,707	£23,240,133	£17,828,051
50%	60%	£5,330,953	£14,300,390	£7,883,381	£6,930,421	£15,909,905	£9,516,243
40%	60%	£-3,686,588	£8,672,021	£-744,031	£-1,777,663	£8,338,140	£1,152,617
50%	60%	£-12,146,758	£-8,735,111	£-18,301,296	£-19,857,711	£-6,334,107	£-15,649,137

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£76,394,834	£76,394,834	£76,394,834	£76,394,834	£76,394,834	£76,394,834
10%	70%	£59,945,797	£61,818,659	£59,759,862	£59,284,525	£62,151,937	£60,098,591
15%	70%	£50,169,485	£54,498,650	£51,390,582	£50,677,577	£53,094,743	£51,899,874
20%	70%	£41,364,761	£47,162,736	£43,019,521	£42,307,235	£47,840,183	£45,686,759
25%	70%	£32,509,102	£39,828,802	£34,577,551	£33,369,773	£40,675,623	£38,438,221
30%	70%	£23,591,952	£32,449,317	£26,114,687	£24,641,649	£33,482,122	£27,164,384
35%	70%	£14,612,203	£25,059,637	£17,589,669	£15,856,878	£26,264,576	£18,814,315
40%	70%	£5,538,676	£17,620,648	£8,984,934	£6,885,428	£19,020,243	£10,407,420
45%	70%	£-3,686,475	£10,149,263	£-291,374	£-2,063,404	£11,179,674	£1,917,844
50%	70%	£-13,007,784	£2,616,196	£-8,521,679	£-11,140,998	£4,396,766	£-6,854,934
100%	70%	£-110,017,298	£-77,171,771	£-100,748,505	£-106,160,601	£-73,315,074	£-96,891,808
10%	80%	£58,868,331	£62,147,919	£59,798,692	£59,094,150	£62,370,104	£60,024,511
15%	80%	£50,053,284	£54,998,618	£51,448,825	£50,392,012	£55,337,346	£51,787,553
20%	80%	£41,267,295	£47,833,075	£43,098,448	£41,666,316	£45,233,597	£43,550,597
30%	80%	£25,209,036	£39,003,369	£27,147,993	£26,172,870	£37,846,821	£35,096,318
40%	80%	£-4,034,529	£11,720,690	£-477,817	£-2,932,483	£12,770,387	£1,562,130
50%	80%	£-13,434,714	£4,374,328	£-8,311,133	£-12,190,190	£5,559,733	£-7,086,636
10%	60%	£59,023,263	£61,489,400	£59,721,034	£59,474,902	£61,933,707	£60,172,672
15%	60%	£50,285,884	£53,994,894	£51,332,339	£50,983,141	£54,672,141	£52,009,797
20%	60%	£41,532,429	£46,493,437	£42,940,594	£42,440,278	£47,296,613	£45,846,821
30%	60%	£32,705,356	£38,988,704	£34,478,892	£33,853,496	£40,121,286	£38,626,452
40%	60%	£23,832,016	£31,428,965	£25,994,360	£25,231,612	£32,806,038	£27,383,956
50%	60%	£14,896,858	£23,866,285	£17,449,287	£16,556,426	£25,475,811	£19,082,148
40%	60%	£5,870,317	£16,237,927	£8,821,874	£7,788,243	£18,104,054	£10,718,522
50%	60%	£-12,580,853	£830,795	£-8,735,330	£-10,081,805	£3,231,738	£-6,283,231

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£43,790,340	£43,790,340	£43,790,340	£43,790,340	£43,790,340	£43,790,340
10%	70%	£28,341,303	£29,214,165	£27,155,368	£26,680,031	£29,547,443	£27,494,096
15%	70%	£17,594,390	£21,892,156	£18,796,088	£18,073,083	£22,400,249	£19,294,190
20%	70%	£8,767,267	£14,558,232	£10,415,026	£9,489,804	£15,235,888	£11,094,265
25%	70%	£-95,393	£7,224,308	£1,973,057	£765,278	£8,071,128	£2,833,727
30%	70%	£-9,012,542	£-1,555,177	£-6,489,807	£-7,962,845	£877,628	£-5,440,110
35%	70%	£-17,992,292	£-7,544,858	£-15,014,826	£-16,747,616	£-6,339,918	£-13,790,180
40%	70%	£-27,064,818	£-14,983,847	£-23,619,561	£-25,619,066	£-13,584,251	£-22,197,074
45%	70%	£-36,309,969	£-22,455,232	£-32,313,120	£-34,607,899	£-20,864,821	£-30,086,651
50%	70%	£-45,612,278	£-29,988,299	£-41,128,173	£-43,745,492	£-28,208,729	£-39,289,428
100%	70%	£-142,621,793	£-109,776,265	£-133,352,999	£-138,765,095	£-105,919,568	£-129,496,302
10%	80%	£26,263,837	£29,543,424	£27,194,197	£26,489,655	£29,765,610	£27,420,016
15%	80%	£17,448,790	£22,394,124	£18,844,331	£17,787,518	£22,732,852	£19,163,059
20%	80%	£8,602,901	£15,227,521	£10,493,953	£9,081,925	£15,679,158	£10,946,102
30%	80%	£-27,398,459	£-13,601,126	£-23,458,501	£-26,431,624	£-12,669,051	£-22,508,176
45%	80%	£-36,639,024	£-20,883,804	£-32,128,677	£-35,536,977	£-19,834,107	£-31,042,365
50%	80%	£-46,039,208	£-28,230,166	£-40,915,627	£-44,794,685	£-27,044,761	£-39,691,130
10%	60%	£26,418,769	£28,884,906	£27,116,540	£26,870,408	£29,329,275	£27,568,178
15%	60%	£17,681,190	£21,390,190	£18,727,845	£18,368,646	£22,067,646	£19,405,302
20%	60%	£8,917,734	£13,886,943	£10,398,109	£9,835,784	£14,792,918	£11,242,486
25%	60%	£101,441	£6,384,210	£1,874,397	£1,249,092	£7,516,771	£3,021,958
30%	60%	£-8,772,478	£-1,175,530	£-6,610,135	£-7,372,882	£201,544	£-5,210,538
35%	60%	£-17,707,636	£-8,738,209	£-15,155,208	£-16,048,068	£-7,1	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£86,114,003	£86,114,003	£86,114,003	£86,114,003	£86,114,003	£86,114,003
10%	70%	£69,864,966	£71,537,828	£69,479,031	£69,003,694	£71,871,106	£69,817,759
15%	70%	£59,888,653	£64,215,819	£51,108,751	£60,396,746	£64,733,912	£61,617,843
20%	70%	£51,083,930	£56,881,895	£52,738,690	£51,772,467	£57,559,351	£53,417,928
25%	70%	£42,228,270	£49,547,971	£44,296,720	£43,088,942	£50,394,791	£45,157,390
30%	70%	£33,311,121	£42,168,486	£35,833,856	£34,360,818	£43,201,291	£36,883,553
35%	70%	£24,331,372	£34,778,805	£27,308,837	£25,576,047	£35,983,745	£28,533,483
40%	70%	£15,258,845	£27,339,816	£18,704,103	£16,704,597	£28,739,412	£20,128,589
45%	70%	£6,062,694	£19,868,431	£10,010,543	£7,715,765	£21,458,842	£11,637,012
50%	70%	£-3,288,615	£12,335,364	£1,197,490	£-1,421,829	£14,114,934	£3,034,235
100%	70%	£-100,298,129	£-67,452,602	£-91,028,336	£-96,441,432	£-63,595,905	£-97,172,639
10%	80%	£68,587,500	£71,867,087	£69,517,860	£68,813,318	£72,089,273	£69,743,679
15%	80%	£59,772,453	£64,717,787	£51,167,994	£50,111,781	£65,056,515	£61,506,722
20%	80%	£50,938,464	£57,551,184	£52,817,616	£51,385,488	£58,002,822	£53,289,766
40%	80%	£14,928,205	£28,722,538	£18,867,162	£15,892,039	£29,655,602	£19,815,487
45%	80%	£5,684,639	£21,439,859	£10,196,986	£6,786,686	£22,489,556	£11,281,299
50%	80%	£-3,715,545	£14,093,497	£1,408,036	£-2,471,022	£15,278,902	£2,832,533
10%	60%	£68,742,432	£71,209,569	£69,440,203	£69,194,071	£71,652,938	£69,891,841
15%	60%	£60,004,653	£63,713,853	£51,051,508	£50,682,309	£64,391,309	£61,728,866
20%	60%	£51,241,398	£56,212,606	£52,659,763	£52,159,447	£57,115,881	£53,568,089
25%	60%	£42,425,104	£48,707,873	£44,198,060	£43,572,665	£48,840,455	£45,345,621
30%	60%	£33,551,185	£41,148,134	£35,713,529	£34,950,781	£42,525,207	£37,113,125
35%	60%	£24,616,027	£33,585,454	£27,168,455	£26,275,595	£35,194,979	£28,801,317
40%	60%	£15,589,488	£25,957,095	£18,541,043	£17,507,411	£27,823,222	£20,437,691
50%	60%	£-2,861,684	£10,549,964	£983,838	£-372,637	£12,950,967	£3,436,938

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£89,025,319	£89,025,319	£89,025,319	£89,025,319	£89,025,319	£89,025,319
10%	70%	£71,576,282	£74,449,144	£72,390,347	£71,915,010	£74,782,422	£72,729,075
15%	70%	£62,739,889	£67,127,135	£64,021,067	£63,308,062	£67,635,228	£64,529,159
20%	70%	£53,995,246	£59,753,211	£55,650,006	£54,683,793	£60,470,688	£56,329,244
25%	70%	£45,139,586	£52,459,287	£47,208,036	£46,000,258	£53,306,107	£48,068,706
30%	70%	£36,222,437	£45,079,802	£38,745,172	£37,272,134	£46,112,607	£38,794,869
35%	70%	£27,242,688	£37,690,121	£30,220,153	£28,487,363	£38,895,061	£31,444,799
40%	70%	£18,170,161	£30,251,132	£21,815,419	£19,615,913	£31,650,728	£23,037,395
45%	70%	£8,974,010	£22,775,747	£12,921,859	£10,627,081	£24,370,158	£14,548,328
50%	70%	£-377,299	£15,246,680	£4,108,806	£1,489,487	£17,026,250	£5,945,551
100%	70%	£-97,386,813	£-64,541,286	£-88,118,020	£-93,530,116	£-60,684,589	£-94,261,323
10%	80%	£71,498,816	£74,778,403	£72,429,176	£71,724,634	£75,000,589	£72,654,995
15%	80%	£62,683,769	£67,629,103	£64,079,310	£63,022,497	£67,987,831	£64,418,038
20%	80%	£53,837,780	£60,462,500	£55,728,932	£54,286,804	£60,914,138	£56,181,082
40%	80%	£17,839,521	£31,633,854	£21,778,478	£18,803,355	£32,586,918	£22,726,803
45%	80%	£8,595,955	£24,351,175	£13,108,302	£9,698,002	£25,400,872	£14,192,615
50%	80%	£-804,229	£17,004,813	£4,319,352	£440,294	£18,190,218	£5,543,849
10%	60%	£71,653,748	£74,119,885	£72,351,519	£72,105,387	£74,584,254	£72,803,157
15%	60%	£62,916,169	£66,629,169	£63,962,824	£63,283,625	£67,302,625	£64,640,282
20%	60%	£54,152,714	£59,123,922	£55,571,079	£55,070,763	£60,027,197	£56,477,405
25%	60%	£45,336,420	£51,619,189	£47,109,376	£46,483,981	£52,751,771	£48,256,937
30%	60%	£36,462,501	£44,059,450	£38,624,845	£37,862,097	£45,436,523	£40,024,441
35%	60%	£27,527,343	£36,496,770	£30,079,771	£29,186,911	£38,106,295	£31,712,633
40%	60%	£18,500,802	£28,868,411	£21,452,359	£20,418,727	£30,734,538	£23,349,007
50%	60%	£49,632	£13,461,280	£3,889,154	£2,538,679	£15,862,283	£6,347,254

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

No Units	650
Site Area	4.95 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£37,581,985	£37,581,985	£37,581,985	£37,581,985	£37,581,985	£37,581,985
10%	70%	£25,223,803	£28,484,453	£26,274,914	£25,883,683	£28,844,333	£26,634,794
15%	70%	£18,971,677	£23,906,808	£20,574,132	£19,520,327	£24,446,628	£21,122,781
20%	70%	£12,667,567	£19,310,973	£14,819,619	£13,411,063	£20,042,504	£15,551,151
25%	70%	£6,288,325	£14,679,299	£9,004,382	£7,219,315	£15,593,714	£9,933,752
30%	70%	£1,899,710	£10,016,863	£3,123,941	£1,946,827	£11,132,106	£4,257,426
35%	70%	£8,770,591	£5,319,794	£2,845,057	£5,426,565	£8,624,448	£1,501,031
40%	70%	£-13,351,472	£556,446	£-8,865,147	£-11,815,443	£2,067,758	£-7,328,117
45%	70%	£-19,932,353	£-4,275,707	£-14,885,237	£-18,204,321	£-2,547,674	£-13,157,204
50%	70%	£-26,513,234	£-9,116,960	£-20,905,327	£-24,593,197	£-7,196,924	£-18,985,291
100%	70%	£-92,322,045	£-57,529,497	£-81,106,231	£-88,481,971	£-53,689,425	£-77,266,159
10%	80%	£25,119,760	£28,846,208	£26,321,020	£25,359,670	£29,086,127	£26,560,940
15%	80%	£18,813,045	£24,449,439	£20,644,421	£19,178,811	£24,809,318	£21,010,186
20%	80%	£12,452,598	£20,046,313	£14,913,339	£12,948,261	£20,532,509	£15,401,026
25%	80%	£6,015,218	£15,598,475	£9,123,447	£6,640,813	£16,208,084	£9,743,027
30%	80%	£-522,798	£11,137,913	£3,269,156	£241,271	£11,881,409	£4,024,812
35%	80%	£-7,159,194	£6,631,223	£-2,672,868	£-6,263,177	£7,496,636	£-1,776,851
40%	80%	£-13,795,590	£2,075,627	£-8,865,380	£-12,771,570	£3,083,169	£-7,644,341
45%	80%	£-20,431,986	£-2,538,676	£-14,663,853	£-19,279,964	£-1,386,653	£-13,511,831
50%	80%	£-27,068,381	£-7,186,926	£-20,659,345	£-25,788,357	£-5,906,901	£-19,379,320
10%	60%	£25,327,856	£28,122,700	£26,228,909	£25,807,696	£28,602,539	£26,708,648
15%	60%	£19,130,310	£23,364,176	£20,503,842	£19,861,842	£24,083,936	£21,235,374
20%	60%	£12,822,537	£18,575,831	£14,729,801	£13,868,900	£19,851,006	£15,705,276
25%	60%	£6,558,657	£13,760,123	£8,885,319	£7,797,817	£14,979,342	£10,124,478
30%	60%	£1,471,071	£8,895,811	£2,978,727	£1,652,383	£10,382,803	£4,490,038
35%	60%	£-6,381,988	£3,990,511	£-3,017,244	£-4,589,954	£5,750,261	£-1,225,210
40%	60%	£-12,907,355	£-978,481	£-9,061,933	£-10,859,316	£1,062,347	£-7,013,894
45%	60%	£-19,432,721	£-6,012,738	£-15,106,621	£-17,128,677	£-3,708,695	£-12,802,578
50%	60%	£-26,958,087	£-11,046,995	£-21,151,310	£-23,388,038	£-8,486,947	£-18,591,261

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£371,411,965	£371,411,965	£371,411,965	£371,411,965	£371,411,965	£371,411,965
10%	70%	£383,770,157	£380,509,506	£382,719,045	£383,410,277	£380,149,626	£382,359,165
15%	70%	£390,022,282	£385,087,152	£388,419,827	£389,473,633	£384,547,332	£387,871,179
20%	70%	£398,336,392	£389,682,986	£394,174,840	£395,582,897	£389,951,456	£393,442,898
25%	70%	£402,705,634	£394,314,661	£399,989,577	£401,774,644	£393,400,246	£399,060,207
30%	70%	£409,183,669	£398,977,096	£406,870,019	£408,047,133	£397,861,853	£404,736,534
35%	70%	£415,764,550	£403,674,165	£411,839,016	£414,420,524	£402,369,511	£410,494,990
40%	70%	£422,345,431	£408,437,613	£417,859,106	£420,809,402	£406,926,202	£416,323,077
45%	70%	£428,926,313	£413,200,060	£423,879,196	£427,198,286	£411,541,953	£422,151,163
50%	70%	£435,507,193	£418,110,919	£429,899,286	£433,587,157	£416,190,883	£427,975,250
100%	70%	£501,316,004	£466,523,457	£490,100,191	£497,475,390	£462,683,384	£466,260,118
10%	80%	£383,874,210	£380,147,752	£382,672,940	£383,634,290	£379,907,833	£382,433,020
15%	80%	£390,180,914	£384,844,521	£388,349,538	£389,815,149	£384,184,642	£387,983,773
20%	80%	£396,541,352	£389,947,646	£394,080,621	£395,045,698	£389,461,450	£393,592,933
25%	80%	£402,789,549	£395,050,323	£401,762,320	£402,769,229	£395,210,781	£401,636,735
30%	80%	£409,425,845	£401,532,635	£408,657,812	£408,273,923	£401,380,613	£402,505,790
35%	80%	£416,062,340	£408,180,885	£415,549,304	£416,782,316	£408,900,860	£408,373,280
40%	80%	£422,700,835	£414,828,136	£422,438,796	£423,551,807	£416,419,908	£416,043,912
45%	80%	£429,339,330	£421,475,387	£428,329,288	£429,444,819	£421,030,411	£421,719,250
50%	80%	£436,062,340	£428,120,885	£435,014,304	£436,128,316	£428,633,384	£428,373,280
10%	60%	£383,666,104	£380,871,260	£382,765,150	£383,186,264	£380,391,420	£382,285,311
15%	60%	£389,863,649	£385,629,783	£388,490,147	£389,132,118	£384,810,023	£387,758,596
20%	60%	£396,111,422	£390,818,328	£394,288,958	£395,124,959	£389,442,953	£393,292,683
25%	60%	£402,436,302	£396,033,838	£401,188,842	£401,196,142	£394,014,617	£398,869,452
30%	60%	£408,852,888	£400,098,148	£406,015,233	£407,341,577	£398,611,157	£404,503,921
35%	60%	£415,375,948	£405,003,448	£412,011,204	£413,583,913	£403,243,698	£410,219,169
40%	60%	£421,901,314	£409,972,441	£418,055,892	£419,853,275	£407,941,612	£416,007,853
50%	60%	£428,427,048	£420,040,955	£420,145,269	£422,391,939	£417,480,908	£427,585,220

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£280,688,914	£280,688,914	£280,688,914	£280,688,914	£280,688,914	£280,688,914
10%	70%	£293,047,106	£289,786,456	£291,995,995	£292,627,226	£289,426,576	£291,636,115
15%	70%	£299,299,232	£294,364,101	£297,896,771	£298,750,582	£293,824,281	£297,148,128
20%	70%	£305,551,358	£298,941,323	£304,651,290	£305,504,991	£299,898,980	£302,719,756
25%	70%	£311,803,484	£303,591,610	£309,266,527	£311,051,594	£302,677,195	£308,337,157
30%	70%	£318,055,610	£308,241,897	£313,877,764	£317,324,082	£307,138,803	£314,013,483
35%	70%	£324,307,736	£312,892,184	£318,493,011	£323,697,474	£311,646,461	£319,771,940
40%	70%	£330,559,862	£317,542,471	£323,108,260	£330,066,352	£316,203,151	£325,600,026
45%	70%	£336,811,988	£322,192,758	£327,723,509	£336,475,230	£320,819,983	£331,428,113
50%	70%	£343,064,114	£326,843,045	£332,338,758	£342,884,108	£325,457,833	£337,256,200
100%	70%	£410,592,954	£375,800,406	£399,377,140	£406,752,880	£371,960,334	£395,537,068
10%	80%	£293,151,159	£289,424,701	£291,949,889	£292,911,239	£289,184,782	£291,709,969
15%	80%	£299,403,285	£293,821,470	£297,626,488	£299,092,098	£293,461,591	£297,260,723
20%	80%	£305,655,411	£298,244,598	£303,357,570	£304,522,948	£297,738,480	£302,869,883
25%	80%	£311,907,537	£302,816,820	£308,072,807	£309,042,479	£303,187,740	£308,915,250
30%	80%	£318,159,663	£307,389,049	£312,688,056	£313,551,000	£307,640,989	£313,789,326
35%	80%	£324,411,789	£311,961,271	£317,299,305	£318,163,249	£309,193,238	£319,659,402
40%	80%	£330,663,915	£316,533,493	£321,914,554	£322,775,498	£310,745,487	£325,530,478
45%	80%	£336,916,041	£321,105,715	£326,529,803	£327,387,747	£312,337,736	£331,401,554
50%	80%	£343,168,167	£325,677,937	£331,143,052	£332,000,996	£313,930,000	£337,272,628
10%	60%	£292,943,053	£290,148,209	£292,042,100	£292,463,213	£289,668,370	£291,562,261
15%	60%	£299,195,179	£294,308,733	£297,767,067	£298,409,067	£294,186,973	£297,035,535
20%	60%	£305,447,305	£298,959,278	£303,345,008	£304,401,009	£298,710,932	£302,869,633
25%	60%	£311,700,431	£303,511,510	£308,051,247	£309,153,092	£303,291,567	£308,146,431
30%	60%	£317,952,557	£308,063,741	£312,666,486	£313,805,335	£307,888,106	£313,780,871
35%	60%	£324,204,683	£312,616,013	£317,281,735	£318,917,584	£309,480,155	£319,496,118
40%	60%	£330,456,809	£317,168,285	£321,897,024	£323,030,825	£311,072,403	£325,284,803
50%	60%	£336,708,935	£321,720,557	£326,512,314	£327,143,067	£312,164,652	£331,167,050

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and IR at council income threshold	AR and IR at council income threshold	SR & AR and IR at council income threshold
0%	70%	£107,937,126	£107,937,126	£107,937,126	£107,937,126	£107,937,126	£107,937,126
10%	70%	£120,295,318	£117,034,668	£119,244,206	£119,935,438	£116,674,787	£118,884,326
15%	70%	£126,547,510	£121,612,313	£120,844,989	£121,588,784	£121,072,489	£124,395,340
20%	70%	£132,800,702	£126,208,148	£130,699,501	£132,108,059	£125,476,617	£129,967,970
25%	70%	£139,052,894	£130,803,622	£136,514,739	£138,299,806	£129,925,407	£135,585,368
30%	70%	£145,305,086	£135,400,096	£142,330,180	£144,572,294	£134,387,014	£141,261,695
35%	70%	£151,557,278	£140,000,570	£148,145,621	£150,845,666	£138,894,673	£147,020,152
40%	70%	£157,809,470	£144,601,044	£154,050,062	£15		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742
10%	70%	-£25,904,934	-£22,544,283	-£24,753,822	-£25,445,054	-£22,184,403	-£24,393,842
15%	70%	-£32,057,060	-£27,121,829	-£30,454,605	-£31,508,410	-£26,582,109	-£29,905,856
20%	70%	-£38,361,170	-£31,717,764	-£36,209,117	-£37,617,674	-£30,986,233	-£35,477,586
25%	70%	-£44,740,412	-£36,349,438	-£42,024,354	-£43,809,422	-£35,435,023	-£41,094,984
30%	70%	-£51,218,448	-£41,011,874	-£47,904,796	-£50,081,910	-£39,896,630	-£46,771,311
35%	70%	-£57,799,328	-£45,708,942	-£53,873,793	-£56,455,302	-£44,404,289	-£52,529,768
40%	70%	-£64,380,209	-£50,427,291	-£59,893,884	-£62,844,180	-£48,960,979	-£58,357,854
45%	70%	-£70,961,090	-£55,164,444	-£65,913,974	-£69,233,067	-£53,576,411	-£64,185,941
50%	70%	-£77,541,971	-£60,145,697	-£71,934,064	-£75,621,934	-£58,225,660	-£70,014,027
100%	70%	-£143,350,782	-£108,558,234	-£132,134,968	-£139,510,708	-£104,718,181	-£128,294,895
10%	80%	-£25,908,987	-£22,182,529	-£24,707,717	-£25,669,067	-£21,942,610	-£24,467,797
15%	80%	-£32,215,892	-£26,579,298	-£30,384,316	-£31,849,936	-£26,219,419	-£30,016,550
20%	80%	-£38,576,139	-£30,982,423	-£36,115,398	-£37,080,476	-£30,496,228	-£35,627,711
25%	80%	-£44,824,326	-£34,953,109	-£41,697,097	-£43,800,307	-£34,945,568	-£40,673,078
30%	80%	-£51,062,513	-£38,923,795	-£47,279,796	-£49,917,136	-£39,496,908	-£46,324,445
35%	80%	-£57,290,700	-£42,894,481	-£52,910,495	-£55,034,065	-£44,148,248	-£51,975,812
40%	80%	-£63,510,887	-£46,865,167	-£58,543,194	-£60,151,094	-£48,800,588	-£57,627,179
45%	80%	-£69,731,074	-£50,835,853	-£64,175,893	-£65,268,123	-£53,452,919	-£63,278,546
50%	80%	-£75,951,261	-£54,806,539	-£69,808,592	-£70,383,052	-£58,105,250	-£68,929,913
10%	60%	-£25,908,987	-£22,182,529	-£24,707,717	-£25,669,067	-£21,942,610	-£24,467,797
15%	60%	-£32,215,892	-£26,579,298	-£30,384,316	-£31,849,936	-£26,219,419	-£30,016,550
20%	60%	-£38,576,139	-£30,982,423	-£36,115,398	-£37,080,476	-£30,496,228	-£35,627,711
25%	60%	-£44,824,326	-£34,953,109	-£41,697,097	-£43,800,307	-£34,945,568	-£40,673,078
30%	60%	-£51,062,513	-£38,923,795	-£47,279,796	-£49,917,136	-£39,496,908	-£46,324,445
35%	60%	-£57,290,700	-£42,894,481	-£52,910,495	-£55,034,065	-£44,148,248	-£51,975,812
40%	60%	-£63,510,887	-£46,865,167	-£58,543,194	-£60,151,094	-£48,800,588	-£57,627,179
45%	60%	-£69,731,074	-£50,835,853	-£64,175,893	-£65,268,123	-£53,452,919	-£63,278,546
50%	60%	-£75,951,261	-£54,806,539	-£69,808,592	-£70,383,052	-£58,105,250	-£68,929,913

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£8,224,203	£8,224,203	£8,224,203	£8,224,203	£8,224,203	£8,224,203
10%	70%	£4,183,869	£673,329	£3,082,878	£3,774,109	£2,513,469	£2,722,988
15%	70%	£10,388,115	£5,450,884	£5,783,680	£9,837,455	£4,811,164	£5,235,011
20%	70%	£16,690,225	£10,046,819	£14,538,173	£15,946,729	£9,315,288	£13,806,641
25%	70%	£23,069,467	£14,678,493	£20,353,410	£22,138,477	£13,764,078	£19,424,040
30%	70%	£29,547,502	£19,340,929	£26,233,851	£28,414,965	£18,225,886	£25,100,366
35%	70%	£36,128,383	£24,037,998	£32,202,849	£34,784,357	£22,733,344	£30,858,623
40%	70%	£42,709,264	£28,801,346	£38,222,639	£41,173,285	£27,290,034	£36,686,909
45%	70%	£49,290,145	£33,633,499	£44,243,029	£47,562,113	£31,905,466	£42,514,996
50%	70%	£55,871,026	£38,474,752	£50,263,119	£53,950,989	£36,544,716	£48,343,083
100%	70%	£121,679,837	£86,887,289	£110,464,023	£117,839,763	£83,047,217	£106,623,951
10%	80%	£4,238,042	£511,584	£3,036,772	£3,998,122	£2,711,665	£2,796,852
15%	80%	£10,544,747	£4,908,353	£8,713,371	£10,178,981	£4,548,474	£4,347,906
20%	80%	£16,905,194	£9,311,479	£14,444,453	£16,409,531	£8,825,283	£13,956,766
25%	80%	£23,265,641	£13,722,165	£20,265,152	£22,129,362	£12,744,623	£19,002,133
30%	80%	£29,626,088	£18,132,851	£26,135,843	£28,014,193	£16,664,914	£24,047,500
35%	80%	£36,006,535	£22,543,537	£32,006,535	£33,903,024	£20,585,205	£29,092,867
40%	80%	£42,386,982	£26,954,223	£37,877,226	£39,791,855	£24,505,416	£34,138,234
45%	80%	£48,767,429	£31,364,909	£43,747,917	£45,680,686	£28,425,627	£39,183,601
50%	80%	£55,147,876	£35,775,595	£49,618,608	£51,569,517	£32,345,838	£44,228,968
10%	60%	£4,238,042	£511,584	£3,036,772	£3,998,122	£2,711,665	£2,796,852
15%	60%	£10,544,747	£4,908,353	£8,713,371	£10,178,981	£4,548,474	£4,347,906
20%	60%	£16,905,194	£9,311,479	£14,444,453	£16,409,531	£8,825,283	£13,956,766
25%	60%	£23,265,641	£13,722,165	£20,265,152	£22,129,362	£12,744,623	£19,002,133
30%	60%	£29,626,088	£18,132,851	£26,135,843	£28,014,193	£16,664,914	£24,047,500
35%	60%	£36,006,535	£22,543,537	£32,006,535	£33,903,024	£20,585,205	£29,092,867
40%	60%	£42,386,982	£26,954,223	£37,877,226	£39,791,855	£24,505,416	£34,138,234
45%	60%	£48,767,429	£31,364,909	£43,747,917	£45,680,686	£28,425,627	£39,183,601
50%	60%	£55,147,876	£35,775,595	£49,618,608	£51,569,517	£32,345,838	£44,228,968

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£17,790,108	£17,790,108	£17,790,108	£17,790,108	£17,790,108	£17,790,108
10%	70%	£8,431,816	£8,692,567	£8,483,028	£8,791,796	£8,052,447	£8,842,908
15%	70%	£13,200,899	£14,114,821	£13,245,245	£13,593,245	£12,621,869	£13,330,894
20%	70%	£17,970,000	£18,537,072	£17,970,000	£18,320,245	£17,000,000	£17,970,000
25%	70%	£22,740,101	£22,959,323	£22,740,101	£23,067,245	£21,000,000	£22,740,101
30%	70%	£27,510,202	£27,381,574	£27,510,202	£27,510,202	£19,000,000	£27,510,202
35%	70%	£32,280,303	£31,803,825	£32,280,303	£32,510,202	£17,000,000	£32,280,303
40%	70%	£37,050,404	£36,226,076	£37,050,404	£37,050,404	£15,000,000	£37,050,404
45%	70%	£41,820,505	£40,648,327	£41,820,505	£41,820,505	£13,000,000	£41,820,505
50%	70%	£46,590,606	£45,070,578	£46,590,606	£46,590,606	£11,000,000	£46,590,606
100%	70%	£112,113,931	£77,321,384	£100,898,118	£108,273,858	£73,481,311	£97,058,045
10%	80%	£5,327,963	£9,054,321	£5,529,133	£5,567,783	£3,294,240	£6,789,053
15%	80%	£9,787,841	£4,677,552	£8,624,534	£9,013,076	£5,017,431	£11,218,300
20%	80%	£14,247,719	£9,300,783	£12,457,765	£12,843,626	£6,730,522	£16,330,861
25%	80%	£18,707,597	£13,924,014	£16,270,011	£16,659,487	£8,443,613	£21,443,487
30%	80%	£23,167,475	£18,547,245	£20,082,246	£20,043,347	£10,154,708	£26,556,048
35%	80%	£27,627,353	£23,170,476	£23,894,487	£23,894,487	£11,865,793	£31,670,609
40%	80%	£32,087,231	£27,793,707	£27,705,718	£27,705,718	£13,576,878	£36,785,170
45%	80%	£36,547,109	£32,416,938	£31,617,929	£31,617,929	£15,287,963	£41,899,731
50%	80%	£41,006,987	£37,040,169	£35,529,140	£35,529,140	£17,000,000	£47,014,292
10%	60%	£5,327,963	£9,054,321	£5,529,133	£5,567,783	£3,294,240	£6,789,053
15%	60%	£9,787,841	£4,677,552	£8,624,534	£9,013,076	£5,017,431	£11,218,300
20%	60%	£14,247,719	£9,300,783	£12,457,765	£12,843,626	£6,730,522	£16,330,861
25%	60%	£18,707,597	£13,924,014	£16,270,011	£16,659,487	£8,443,613	£21,443,487
30%	60%	£23,167,475	£18,547,245	£20,082,246	£20,043,347	£10,154,708	£26,556,048
35%	60%	£27,627,353	£23,170,476	£23,894,487	£23,894,487	£11,865,793	£31,670,609
40%	60%	£32,087,231	£27,793,707	£27,705,718	£27,705,718	£13,576,878	£36,785,170
45%	60%	£36,547,109	£32,416,938	£31,617,929	£31,617,929	£15,287,963	£41,899,731
50%	60%	£41,006,987	£37,040,169	£35,529,140	£35,529,140	£17,000,000	£47,014,292

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£14,814,386	-£14,814,386	-£14,814,386	-£14,814,386	-£14,814,386	-£14,814,386
10%	70%	-£27,172,578	-£23,911,928	-£26,121,467	-£26,812,698	-£23,552,048	-£25,761,587
15%	70%	-£33,424,704	-£28,489,573	-£31,822,249	-£32,876,054	-£27,949,753	-£31,273,600
20%	70%	-£39,728,814	-£33,067,218	-£37,576,162	-£38,985,318	-£32,353,877	-£36,845,230
25%	70%	-£46,032,924	-£37,644,863	-£43,326,079	-£44,494,582	-£36,760,000	-£42,416,860
30%	70%	-£52,337,034	-£42,222,508	-£49,075,996	-£50,503,846	-£40,566,125	-£47,988,490
35%	70%	-£58,641,144	-£46,800,153	-£54,827,913	-£55,513,110	-£44,642,250	-£53,560,120
40%	70%	-£64,945,254	-£51,377,803	-£60,579,830	-£60,522,374	-£48,718,375	-£59,131,750
45%	70%	-£71,249,364	-£55,955,448	-£66,331,747	-£66,265,638	-£52,794,500	-£64,703,380
50%	70%	-£77,553,474	-£60,533,103	-£72,083,664	-£71,999,902	-£56,870,625	-£70,275,010
100%	70%	-£144,718,426	-£109,925,878	-£133,502,612	-£140,878,352	-£106,085,806	-£129,662,540
10%	80%	-£27,276,631	-£23,550,173	-£26,075,361	-£27,036,711	-£23,310,254	-£25,

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£27,509,277	£27,509,277	£27,509,277	£27,509,277	£27,509,277	£27,509,277
10%	70%	£15,151,085	£18,411,735	£16,202,196	£15,510,965	£18,771,615	£16,562,077
15%	70%	£8,888,859	£13,834,090	£10,531,414	£9,447,609	£14,373,910	£11,050,963
20%	70%	£2,594,849	£9,238,255	£4,746,901	£3,338,345	£9,969,786	£5,478,433
25%	70%	-£3,784,393	£4,606,581	-£1,068,336	-£2,853,403	£5,520,996	-£138,996
30%	70%	-£10,262,427	£55,855	-£6,948,777	-£9,125,891	£1,059,388	-£5,815,292
35%	70%	-£16,843,309	-£4,752,924	-£12,917,775	-£15,499,293	-£3,448,270	-£11,573,749
40%	70%	-£23,424,190	-£9,516,272	-£18,337,865	-£21,888,161	-£9,004,860	-£17,401,835
45%	70%	-£30,005,071	-£14,348,425	-£24,957,955	-£28,277,039	-£12,620,392	-£23,229,822
50%	70%	-£36,585,952	-£19,189,678	-£30,978,045	-£34,665,915	-£17,269,642	-£29,058,009
100%	70%	-£102,384,763	-£67,602,215	-£91,178,649	-£98,554,689	-£63,762,143	-£67,538,876
10%	80%	£15,047,032	£18,773,490	£16,248,302	£15,286,952	£19,013,409	£16,488,222
15%	80%	£8,740,327	£14,376,721	£10,571,703	£9,106,993	£14,736,030	£10,837,468
20%	80%	£2,379,880	£9,973,596	£4,840,621	£2,875,543	£10,459,791	£5,338,398
25%	80%	-£23,868,308	-£7,997,091	-£18,741,078	-£22,844,288	-£6,989,549	-£17,717,059
30%	80%	-£30,504,704	-£12,611,393	-£24,736,571	-£29,352,681	-£11,459,371	-£23,584,548
35%	80%	-£37,141,099	-£17,259,644	-£30,732,063	-£35,861,075	-£15,979,619	-£29,452,038
40%	80%	-£43,777,494	-£21,913,895	-£36,727,556	-£42,975,469	-£21,507,061	-£35,326,528
45%	80%	-£50,413,889	-£26,568,146	-£42,723,047	-£49,081,863	-£27,034,453	-£41,201,018
50%	80%	-£57,049,284	-£31,222,397	-£48,718,538	-£55,188,257	-£32,088,847	-£47,075,508
10%	60%	£15,255,138	£18,049,982	£16,156,091	£15,734,978	£18,529,821	£16,835,930
15%	60%	£9,357,592	£13,291,458	£10,431,124	£9,789,124	£14,011,219	£11,162,856
20%	60%	£2,809,819	£9,502,913	£4,853,163	£3,797,182	£9,478,289	£5,628,555
25%	60%	-£3,514,061	£3,687,405	-£1,187,400	-£2,274,901	£4,906,624	£51,760
30%	60%	-£9,931,647	-£1,176,907	-£7,093,991	-£8,420,335	£3,100,085	-£5,582,680
35%	60%	-£16,454,706	-£6,082,207	-£13,089,962	-£14,662,671	-£4,322,457	-£11,297,927
40%	60%	-£22,980,073	-£11,051,199	-£19,134,651	-£20,932,034	-£9,020,371	-£17,086,612
50%	60%	-£29,505,440	-£16,022,397	-£25,180,142	-£27,879,428	-£13,992,745	-£22,975,089

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£30,420,593	£30,420,593	£30,420,593	£30,420,593	£30,420,593	£30,420,593
10%	70%	£18,062,401	£21,323,051	£19,113,512	£18,422,291	£21,692,931	£19,473,393
15%	70%	£11,610,275	£16,745,496	£13,412,730	£12,358,925	£17,285,226	£13,861,378
20%	70%	£5,506,185	£12,149,571	£7,856,217	£6,249,861	£12,881,102	£8,389,749
25%	70%	-£873,077	£7,517,897	£1,842,980	£57,913	£8,432,312	£2,772,350
30%	70%	-£7,351,111	£2,855,461	-£4,037,461	-£6,214,575	£3,970,704	-£2,903,976
35%	70%	-£13,931,993	-£1,841,808	-£10,006,459	-£12,587,967	-£536,954	-£8,662,433
40%	70%	-£20,512,874	-£6,604,956	-£16,026,549	-£18,976,945	-£5,963,844	-£14,480,518
45%	70%	-£27,093,755	-£11,437,109	-£22,046,639	-£25,365,722	-£9,709,076	-£20,318,606
50%	70%	-£33,674,636	-£16,276,362	-£28,066,729	-£31,754,599	-£14,358,326	-£26,146,693
100%	70%	-£99,483,447	-£64,690,899	-£68,267,633	-£95,643,373	-£60,850,286	-£64,427,560
10%	80%	£17,958,348	£21,684,806	£19,159,618	£18,198,268	£21,924,725	£19,399,538
15%	80%	£11,651,643	£17,289,037	£13,483,019	£12,017,409	£17,647,916	£13,848,785
20%	80%	£5,291,196	£12,884,912	£7,761,937	£5,786,959	£13,371,107	£8,239,624
25%	80%	-£20,956,992	-£5,085,775	-£15,829,762	-£19,832,972	-£4,078,233	-£14,805,743
30%	80%	-£27,593,388	-£9,700,077	-£21,825,255	-£26,441,365	-£8,548,055	-£20,673,232
35%	80%	-£34,229,783	-£14,348,328	-£27,820,747	-£32,949,759	-£13,068,303	-£26,540,722
40%	80%	-£40,866,178	-£19,000,679	-£33,816,270	-£39,358,153	-£17,136,616	-£32,418,111
45%	80%	-£47,502,573	-£23,652,630	-£39,811,791	-£45,766,547	-£21,204,929	-£38,290,500
50%	80%	-£54,138,968	-£28,304,581	-£45,807,312	-£52,174,941	-£25,273,202	-£44,162,889
10%	60%	£18,166,454	£20,961,298	£19,067,407	£18,646,294	£21,441,137	£19,547,246
15%	60%	£11,968,908	£16,292,774	£13,342,440	£12,700,440	£16,922,535	£14,073,972
20%	60%	£5,721,135	£11,414,239	£7,564,499	£6,708,499	£12,389,605	£8,539,874
25%	60%	-£602,745	£6,598,721	£1,723,916	£636,415	£7,817,940	£2,983,076
30%	60%	-£7,020,331	£1,734,409	-£4,182,675	-£5,509,019	£3,221,401	-£2,671,364
35%	60%	-£13,543,390	-£3,170,891	-£10,178,646	-£11,751,355	-£1,411,141	-£8,386,811
40%	60%	-£20,068,757	-£8,139,883	-£16,223,335	-£18,020,718	-£6,109,055	-£14,175,296
50%	60%	-£26,594,124	-£13,194,375	-£22,318,212	-£24,309,602	-£10,181,418	-£20,063,683

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£111,977,044	£111,977,044	£111,977,044	£111,977,044	£111,977,044	£111,977,044
10%	70%	£93,150,972	£95,945,175	£93,938,529	£93,456,955	£96,246,234	£94,241,629
15%	70%	£83,655,526	£87,892,948	£84,836,863	£84,114,501	£88,351,923	£85,295,837
20%	70%	£74,157,153	£79,809,976	£75,735,196	£74,772,047	£80,421,942	£76,347,162
25%	70%	£64,582,250	£71,727,005	£66,583,346	£65,359,720	£72,491,963	£67,360,816
30%	70%	£54,975,879	£63,620,801	£57,408,664	£55,924,101	£64,553,763	£58,341,626
35%	70%	£45,310,582	£55,481,473	£46,158,095	£46,417,000	£56,569,931	£49,264,354
40%	70%	£35,544,251	£47,318,037	£38,851,592	£36,829,225	£48,582,333	£40,136,565
45%	70%	£25,676,641	£39,111,954	£29,458,253	£27,145,880	£40,534,286	£30,927,491
50%	70%	£15,647,073	£30,840,764	£19,946,489	£17,333,396	£32,446,982	£21,605,675
100%	70%	£-90,003,762	£-57,313,389	£-80,890,123	£-86,462,915	£-53,772,543	£-77,349,277
0%	80%	£83,074,752	£86,287,251	£83,974,818	£83,278,741	£86,467,957	£84,176,880
15%	80%	£83,541,196	£88,383,964	£84,851,294	£83,847,179	£88,689,947	£85,197,278
20%	80%	£74,002,219	£80,464,664	£75,807,772	£74,415,618	£80,872,642	£76,215,750
25%	80%	£64,388,584	£72,545,364	£66,675,551	£64,906,897	£73,055,337	£67,193,864
30%	80%	£54,739,678	£64,618,894	£57,519,309	£55,371,826	£65,238,032	£58,141,285
35%	80%	£45,030,508	£56,645,916	£48,289,293	£45,772,880	£57,371,554	£49,026,799
40%	80%	£35,224,167	£48,670,594	£39,003,985	£36,080,616	£49,502,238	£39,860,633
45%	80%	£25,306,311	£40,633,580	£29,632,498	£26,290,149	£41,581,802	£30,611,990
50%	80%	£15,227,013	£32,559,112	£20,143,262	£16,351,228	£33,629,923	£21,249,385
10%	60%	£93,227,192	£95,623,097	£93,902,241	£93,635,169	£96,024,510	£94,306,277
15%	60%	£83,769,856	£87,401,932	£84,782,430	£84,381,822	£88,013,898	£85,394,397
20%	60%	£74,312,086	£76,158,288	£75,662,618	£75,129,475	£79,371,241	£76,708,574
25%	60%	£64,775,917	£70,908,644	£66,491,143	£66,812,543	£71,928,589	£67,527,767
30%	60%	£55,212,080	£62,622,706	£57,298,019	£56,476,376	£63,866,658	£58,641,969
35%	60%	£45,586,309	£54,317,031	£48,026,898	£47,061,321	£55,768,308	£49,501,910
40%	60%	£35,864,336	£45,965,481	£38,699,200	£37,577,635	£47,651,208	£40,412,498
45%	60%	£26,042,626	£37,577,665	£29,284,008	£28,001,610	£39,486,771	£31,242,992
50%	60%	£16,067,134	£29,122,417	£19,749,717	£18,301,527	£31,264,040	£21,961,965

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-297,016,916	£-297,016,916	£-297,016,916	£-297,016,916	£-297,016,916	£-297,016,916
10%	70%	£-315,842,988	£-313,048,785	£-315,055,430	£-315,537,004	£-312,747,726	£-314,752,330
15%	70%	£-335,338,434	£-331,101,012	£-334,157,097	£-334,879,498	£-330,642,038	£-333,698,122
20%	70%	£-334,836,866	£-337,193,983	£-333,258,794	£-334,221,913	£-328,572,917	£-332,649,797
25%	70%	£-344,411,709	£-337,266,954	£-342,410,613	£-343,534,239	£-336,501,597	£-341,633,143
30%	70%	£-354,018,080	£-345,373,159	£-351,585,296	£-353,069,858	£-344,440,196	£-350,652,333
35%	70%	£-363,683,377	£-353,512,488	£-360,835,864	£-362,576,959	£-352,424,029	£-359,729,606
40%	70%	£-373,449,708	£-361,675,922	£-370,142,367	£-372,164,734	£-360,411,636	£-368,857,394
45%	70%	£-383,317,179	£-369,860,066	£-379,635,707	£-381,849,079	£-368,359,673	£-378,969,468
50%	70%	£-393,346,886	£-378,153,195	£-389,047,470	£-391,560,554	£-376,546,376	£-387,988,284
100%	70%	£-498,997,721	£-466,307,349	£-489,684,083	£-495,456,875	£-462,766,502	£-486,343,236
0%	80%	£-315,919,207	£-312,726,709	£-315,019,141	£-315,715,219	£-312,526,003	£-314,816,880
15%	80%	£-325,452,783	£-320,809,995	£-324,102,665	£-325,146,780	£-320,304,012	£-323,796,681
20%	80%	£-334,991,740	£-328,529,295	£-333,186,187	£-334,579,341	£-328,121,318	£-332,778,209
25%	80%	£-343,769,783	£-336,249,365	£-342,989,876	£-344,013,453	£-326,491,721	£-341,133,326
30%	80%	£-353,687,648	£-344,360,379	£-353,361,461	£-354,703,811	£-324,412,157	£-349,581,969
35%	80%	£-363,766,946	£-352,434,847	£-363,850,697	£-365,642,732	£-322,364,036	£-357,744,574
40%	80%	£-373,766,788	£-360,512,882	£-373,091,719	£-374,358,730	£-320,369,449	£-365,687,682
45%	80%	£-383,791,740	£-368,600,066	£-382,911,530	£-384,612,137	£-318,390,081	£-373,599,563
50%	80%	£-393,817,179	£-376,698,071	£-392,831,941	£-394,865,484	£-316,422,715	£-381,515,385
0%	60%	£-344,216,942	£-338,085,315	£-342,902,817	£-343,181,416	£-337,065,370	£-341,468,193
15%	60%	£-353,781,879	£-346,371,253	£-352,695,940	£-353,517,584	£-335,127,302	£-350,451,990
20%	60%	£-363,407,650	£-354,676,928	£-362,967,062	£-363,932,638	£-333,225,652	£-359,492,500
25%	60%	£-373,129,623	£-363,028,478	£-372,294,759	£-373,416,324	£-331,342,751	£-368,581,461
30%	60%	£-382,926,825	£-371,391,542	£-381,244,242	£-382,092,432	£-329,429,919	£-377,091,954

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-206,293,865	£-206,293,865	£-206,293,865	£-206,293,865	£-206,293,865	£-206,293,865
10%	70%	£-225,119,937	£-222,325,734	£-224,332,380	£-224,813,954	£-222,024,675	£-224,029,280
15%	70%	£-234,615,383	£-230,377,961	£-233,434,046	£-234,156,408	£-229,918,396	£-232,875,072
20%	70%	£-244,113,783	£-238,480,933	£-242,535,713	£-243,498,862	£-227,848,967	£-241,923,747
25%	70%	£-253,688,659	£-246,543,904	£-251,687,563	£-252,911,189	£-225,778,546	£-240,970,093
30%	70%	£-263,295,030	£-254,650,108	£-260,862,245	£-262,346,808	£-223,717,146	£-239,929,283
35%	70%	£-272,960,327	£-262,789,438	£-270,112,814	£-271,853,390	£-221,700,978	£-238,900,555
40%	70%	£-282,726,657	£-270,952,872	£-279,419,317	£-281,441,684	£-219,688,576	£-237,834,344
45%	70%	£-292,598,269	£-279,158,955	£-288,732,656	£-290,512,029	£-217,736,693	£-236,793,413
50%	70%	£-302,623,836	£-287,430,145	£-298,324,420	£-300,537,513	£-215,823,392	£-235,825,234
100%	70%	£-408,274,671	£-375,584,298	£-399,161,032	£-404,733,824	£-372,043,452	£-395,620,186
0%	80%	£-225,196,157	£-222,003,658	£-224,296,091	£-224,992,168	£-221,802,952	£-224,093,929
15%	80%	£-234,729,713	£-229,898,945	£-233,379,615	£-234,423,730	£-229,590,982	£-233,079,630
20%	80%	£-244,266,680	£-237,806,245	£-242,463,157	£-243,955,291	£-227,386,297	£-242,055,189
25%	80%	£-253,846,742	£-245,690,533	£-252,552,817	£-254,096,924	£-225,198,607	£-240,923,747
30%	80%	£-263,464,598	£-253,637,329	£-261,638,411	£-262,380,760	£-223,043,452	£-239,798,919
35%	80%	£-273,129,623	£-261,548,829	£-270,726,647	£-271,919,681	£-220,846,986	£-238,687,524
40%	80%	£-282,846,573	£-269,486,203	£-280,826,668	£-282,635,740	£-218,646,338	£-237,603,632
45%	80%	£-292,617,179	£-277,449,977	£-290,931,941	£-292,865,484	£-216,422,715	£-236,545,189
50%	80%	£-302,451,987	£-285,439,492	£-301,052,192	£-303,187,594	£-214,264,040	£-235,507,158

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-33,542,077	£-33,542,077	£-33,542,077	£-33,542,077	£-33,542,077	£-33,542,077
10%	70%	£-52,368,149	£-49,973,946	£-51,580,591	£-52,062,166	£-49,272,887	£-51,277,482
15%	70%	£-61,983,595	£-57,626,173	£-60,862,358	£-61,404,620	£-57,167,197	£-60,223,284
20%	70%	£-71,361,968	£-65,709,144	£-70,783,925	£-70,747,074	£-65,097,178	£-68,171,958
25%	70%	£-80,936,870	£-73,792,116	£-79,935,775	£-80,159,400	£-73,027,158	£-76,158,306
30%	70%	£-90,543,242	£-81,898,320	£-89,110,457	£-89,595,020	£-80,965,358	£-84,177,494
35%	70%	£-100,208,539	£-90,037,647	£-97,361,026	£-99,102,121	£-88,949,190	£-92,254,767
40%	70%	£-109,874,889	£-98,201,083	£-106,607,528	£-108,699,895	£-96,936,787	£-100,392,556
45%	70%	£-119,549,167	£-106,393,519	£-115,869,898	£-118,280,846	£-104,949,681	£-108,540,542
50%	70%	£-129,224,048	£-114,678,357	£-125,152,632	£-128,185,725	£-112,973,138	£-116,713,445
100%	70%	£-235,522,883	£-202,832,510	£-226,409,244	£-231,982,036	£-199,291,664	£-222,868,397
0%	80%	£-52,444,369	£-49,251,870	£-51,544,303	£-52,240,380	£-49,051,164	£-51,342,141
15%	80%	£-61,977,924	£-57,135,157	£-60,627,626	£-61,671,941	£-56,829,173	£-60,321,842
20%	80%	£-71,516,991	£-65,054,456	£-70,711,948	£-71,103,993	£-64,646,479	£-69,303,970
25%	80%	£-81,024,954	£-73,048,526	£-80,865,136	£-81,438,304	£-72,547,877	£-78,285,487
30%	80%	£-90,512,810	£-81,085,541	£-90,000,622	£-91,228,972	£-80,437,319	£-87,267,131

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£60,948,307	£60,948,307	£60,948,307	£60,948,307	£60,948,307	£60,948,307
10%	70%	£42,122,235	£44,816,436	£42,989,793	£42,428,218	£45,217,487	£43,212,892
15%	70%	£35,826,789	£36,864,211	£33,808,126	£33,085,765	£37,323,187	£34,267,100
20%	70%	£23,128,416	£28,781,240	£24,706,459	£23,743,310	£29,393,206	£25,318,425
25%	70%	£13,563,514	£20,688,268	£15,564,609	£14,330,984	£21,463,226	£16,332,079
30%	70%	£3,947,142	£12,582,064	£6,379,927	£4,895,364	£13,525,027	£7,312,890
35%	70%	£5,716,355	£4,452,737	£2,870,642	£4,611,737	£5,541,191	£1,784,363
40%	70%	£15,484,485	£3,710,699	£12,177,144	£14,189,511	£2,446,403	£10,932,172
45%	70%	£25,352,095	£11,916,783	£21,570,484	£23,882,857	£10,494,451	£20,101,245
50%	70%	£35,381,664	£20,187,973	£31,082,248	£33,695,341	£18,581,755	£29,423,061
100%	70%	£141,032,499	£108,342,126	£131,816,860	£137,491,652	£104,801,280	£128,378,013
10%	80%	£42,046,015	£45,238,514	£42,946,081	£42,250,004	£45,439,220	£43,148,243
15%	80%	£32,312,460	£37,355,228	£33,862,588	£32,819,443	£37,861,211	£34,168,542
20%	80%	£22,973,483	£29,435,928	£24,779,035	£23,386,581	£29,843,905	£25,187,014
40%	80%	£15,804,570	£2,358,142	£12,024,752	£14,947,920	£1,526,499	£11,168,103
45%	80%	£25,722,426	£10,395,157	£21,396,238	£24,738,588	£9,446,935	£20,416,747
50%	80%	£35,801,723	£18,469,625	£30,885,475	£34,677,509	£17,398,814	£29,779,351
10%	60%	£42,198,455	£44,594,361	£42,973,504	£42,606,432	£44,995,774	£43,277,541
15%	60%	£32,741,119	£38,373,198	£33,753,693	£33,353,085	£36,885,162	£34,365,893
20%	60%	£23,283,349	£28,126,552	£24,633,882	£24,099,738	£28,942,507	£25,449,638
25%	60%	£13,747,180	£19,879,908	£15,462,406	£14,783,806	£20,899,852	£16,499,031
30%	60%	£4,183,343	£11,593,970	£6,269,282	£5,447,639	£12,837,921	£7,513,232
35%	60%	£5,442,428	£3,298,294	£3,001,839	£3,967,416	£4,739,571	£1,526,827
40%	60%	£15,164,400	£5,063,255	£12,329,537	£13,451,102	£3,377,528	£10,616,239
50%	60%	£34,961,603	£21,906,319	£31,279,019	£32,727,210	£19,764,697	£29,066,771

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£82,619,252	£82,619,252	£82,619,252	£82,619,252	£82,619,252	£82,619,252
10%	70%	£63,793,180	£65,287,382	£64,590,737	£64,089,163	£66,888,442	£64,983,837
15%	70%	£54,937,736	£56,538,156	£55,479,071	£54,758,709	£58,994,131	£56,938,045
20%	70%	£44,799,361	£50,452,184	£46,377,404	£45,414,255	£51,064,150	£46,989,370
25%	70%	£35,224,458	£42,369,213	£37,225,554	£36,001,928	£43,134,171	£38,003,024
30%	70%	£25,618,087	£34,263,009	£28,050,872	£26,566,309	£35,195,971	£28,983,834
35%	70%	£15,952,790	£26,123,981	£18,890,303	£17,059,208	£27,212,139	£19,906,562
40%	70%	£5,186,456	£17,489,245	£9,493,800	£7,471,433	£19,244,544	£11,365,753
45%	70%	£3,081,151	£3,754,182	£1,001,461	£2,211,912	£11,176,494	£1,569,893
50%	70%	£13,710,719	£1,482,972	£9,411,303	£12,024,396	£3,089,190	£7,752,117
100%	70%	£119,361,554	£86,671,181	£110,247,915	£115,820,707	£83,130,335	£106,707,069
10%	80%	£63,716,950	£66,909,459	£64,617,026	£63,920,949	£67,110,165	£64,819,188
15%	80%	£54,183,404	£59,026,172	£53,535,602	£53,489,387	£59,332,155	£55,839,487
20%	80%	£44,644,427	£51,108,872	£46,443,980	£45,057,836	£51,84,850	£46,987,958
40%	80%	£5,866,375	£19,312,802	£9,646,193	£6,723,024	£20,144,446	£10,502,641
45%	80%	£4,051,481	£11,275,788	£274,706	£3,067,643	£12,224,010	£1,254,198
50%	80%	£14,130,779	£3,201,320	£9,214,530	£13,006,564	£4,272,131	£8,108,407
10%	60%	£63,889,400	£66,265,306	£64,544,449	£64,277,377	£66,666,719	£64,948,485
15%	60%	£54,412,064	£59,044,140	£53,424,838	£53,024,030	£58,656,106	£56,036,895
20%	60%	£44,954,293	£49,797,496	£46,304,827	£45,770,583	£50,613,452	£47,120,782
25%	60%	£35,418,125	£41,580,852	£37,133,361	£36,454,751	£42,570,797	£38,169,875
30%	60%	£25,854,288	£33,264,914	£27,940,227	£27,118,584	£34,508,866	£29,184,177
35%	60%	£16,228,517	£24,959,239	£18,669,106	£17,703,529	£26,410,516	£20,144,118
40%	60%	£5,636,544	£10,607,898	£3,341,486	£2,213,843	£18,293,416	£11,054,705
50%	60%	£13,290,658	£2,35,375	£9,608,075	£11,056,265	£1,906,248	£7,395,827

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£92,185,157	£92,185,157	£92,185,157	£92,185,157	£92,185,157	£92,185,157
10%	70%	£73,359,085	£76,153,288	£74,146,643	£73,665,068	£76,544,347	£74,449,742
15%	70%	£63,863,639	£65,101,961	£65,044,976	£64,322,615	£68,560,037	£65,503,591
20%	70%	£54,965,286	£60,019,090	£55,943,399	£54,980,180	£58,989,180	£56,938,045
25%	70%	£44,790,364	£51,335,118	£46,791,460	£45,567,834	£52,700,076	£47,568,929
30%	70%	£35,183,992	£43,828,914	£37,616,777	£36,132,214	£44,761,877	£38,549,740
35%	70%	£25,618,695	£35,689,587	£28,366,208	£26,625,113	£36,778,044	£29,472,467
40%	70%	£15,752,365	£27,526,151	£19,059,706	£17,037,339	£28,790,447	£20,344,679
45%	70%	£5,884,755	£19,320,867	£9,686,366	£7,383,993	£20,742,400	£11,135,695
50%	70%	£4,144,813	£11,048,877	£154,802	£2,458,491	£12,655,095	£1,813,789
100%	70%	£109,799,649	£77,105,276	£100,682,010	£106,254,802	£73,564,429	£97,141,163
10%	80%	£73,282,865	£76,475,364	£74,182,931	£73,486,854	£76,676,070	£74,385,093
15%	80%	£63,743,310	£68,592,078	£65,099,408	£64,055,293	£68,898,061	£65,405,392
20%	80%	£54,210,335	£60,677,778	£56,015,685	£55,523,732	£61,840,755	£59,032,864
40%	80%	£15,432,280	£29,875,708	£19,212,098	£16,288,590	£29,710,351	£20,068,747
45%	80%	£5,514,424	£20,841,693	£9,840,612	£6,498,262	£21,789,915	£10,820,103
50%	80%	£4,564,873	£12,767,225	£351,375	£3,440,659	£13,838,037	£1,457,499
10%	60%	£73,435,305	£75,831,211	£74,110,354	£73,843,282	£76,232,624	£74,514,391
15%	60%	£63,977,969	£67,610,046	£64,990,543	£64,589,936	£68,222,012	£65,602,510
20%	60%	£54,620,199	£59,363,402	£55,810,732	£55,336,589	£60,179,358	£58,686,688
25%	60%	£44,984,030	£51,116,758	£46,599,256	£46,020,656	£52,136,702	£47,735,881
30%	60%	£35,420,193	£42,830,820	£37,506,132	£36,684,489	£44,074,771	£38,750,082
35%	60%	£25,794,422	£34,525,144	£28,235,011	£27,269,434	£35,976,421	£29,710,023
40%	60%	£16,072,450	£26,173,595	£18,907,314	£17,785,749	£27,859,322	£20,620,611
50%	60%	£3,724,752	£9,330,631	£42,169	£1,490,360	£11,472,163	£2,170,078

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£59,580,663	£59,580,663	£59,580,663	£59,580,663	£59,580,663	£59,580,663
10%	70%	£40,754,591	£43,548,794	£41,542,148	£41,060,574	£43,849,853	£41,845,248
15%	70%	£31,259,145	£35,496,567	£32,440,462	£31,716,120	£35,955,542	£32,899,456
20%	70%	£21,760,772	£27,413,595	£23,338,815	£22,376,686	£28,025,561	£23,950,781
25%	70%	£12,185,859	£19,330,624	£14,186,965	£12,963,339	£20,095,592	£14,984,435
30%	70%	£2,579,498	£11,224,420	£5,012,283	£3,527,720	£12,157,382	£5,945,245
35%	70%	£7,085,799	£3,085,092	£4,238,286	£5,979,381	£4,173,550	£3,132,027
40%	70%	£16,852,130	£5,078,344	£13,544,789	£15,567,156	£3,814,048	£12,259,816
45%	70%	£26,719,740	£13,294,427	£22,938,128	£25,250,501	£11,862,095	£21,468,890
50%	70%	£36,749,308	£21,555,617	£32,449,892	£35,062,985	£19,949,399	£30,790,706
100%	70%	£142,400,143	£109,709,770	£133,286,504	£138,899,296	£106,168,924	£129,745,658
10%	80%	£40,678,371	£43,870,870	£41,578,437	£40,882,360	£44,071,576	£41,780,599
15%	80%	£31,144,815	£35,987,583	£32,494,913	£31,450,798	£36,293,566	£32,800,898
20%	80%	£21,905,838	£28,069,283	£23,411,391	£22,019,237	£28,470,261	£23,919,969
40%	80%	£17,172,214	£3,725,787	£13,392,398	£16,315,566	£2,894,143	£12,535,746
45%	80%	£27,090,070	£11,762,801	£22,763,883	£26,106,232	£10,814,579	£21,784,391
50%	80%	£37,169,368	£19,837,269	£32,253,119	£36,045,153	£18,766,458	£31,146,996
10%	60%	£40,830,811	£43,226,717	£41,505,860	£41,238,788	£43,628,130	£41,909,896
15%	60%	£31,373,475	£35,005,551	£32,386,049	£31,985,441	£35,617,517	£32,988,016
20%	60%	£26,758,907	£28,758,907	£23,286,238	£22,732,094	£27,874,863	£24,062,193
25%	60%	£12,379,536	£18,512,263	£14,094,762	£13,416,162	£19,532,209	£15,131,386
30%	60%	£2,815,699	£10,226,325	£4,901,638	£4,079,995	£11,470,277	£6,145,588
35%	60%	£6,810,072	£1,920,650	£4,369,483	£5,335,060	£3,717,927	£2,894,471
40%	60%	£16,532,045	£6,430,900	£13,697,181	£14,818,746	£4,745,173	£11,983,883
50%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£101,904,326	£101,904,326	£101,904,326	£101,904,326	£101,904,326	£101,904,326
10%	70%	£83,078,254	£85,872,457	£83,985,811	£83,384,237	£86,173,516	£84,168,911
15%	70%	£73,852,806	£77,620,230	£74,754,145	£74,041,783	£78,278,205	£75,223,113
20%	70%	£64,084,435	£69,737,258	£65,662,476	£64,899,329	£70,349,225	£66,274,444
25%	70%	£54,509,533	£61,854,287	£56,510,628	£55,287,002	£62,419,245	£57,288,098
30%	70%	£44,903,161	£53,548,083	£47,335,946	£45,851,383	£54,481,045	£48,288,909
35%	70%	£35,237,864	£45,408,755	£38,095,377	£36,344,282	£46,497,213	£39,191,636
40%	70%	£25,471,534	£37,245,319	£28,778,874	£26,756,997	£38,509,615	£30,063,847
45%	70%	£15,803,923	£29,039,236	£19,395,535	£17,073,162	£30,461,566	£20,894,774
50%	70%	£5,574,355	£20,768,046	£9,873,771	£7,260,678	£22,374,264	£11,532,958
100%	70%	£100,076,480	£67,386,107	£90,962,841	£36,535,633	£63,845,261	£67,421,995
10%	80%	£83,002,034	£86,194,533	£83,902,100	£83,206,023	£86,395,239	£84,104,262
15%	80%	£73,468,478	£78,311,246	£74,818,577	£73,774,461	£78,617,229	£75,124,561
20%	80%	£63,929,502	£70,591,946	£65,735,054	£64,342,900	£70,799,924	£66,143,032
40%	80%	£25,151,449	£38,597,676	£28,301,267	£26,008,099	£39,429,520	£28,787,916
45%	80%	£15,233,593	£30,560,862	£19,559,780	£16,217,431	£31,509,084	£20,539,272
50%	80%	£5,154,295	£22,486,384	£10,070,544	£6,278,510	£23,557,205	£11,176,667
10%	60%	£83,154,474	£85,590,380	£83,829,523	£83,562,451	£85,951,793	£84,233,559
15%	60%	£73,897,138	£77,529,214	£74,709,712	£74,309,194	£77,841,180	£75,321,879
20%	60%	£64,239,368	£69,082,570	£65,589,901	£65,055,757	£69,898,526	£66,405,856
25%	60%	£54,703,199	£60,835,927	£56,418,425	£55,739,825	£61,855,871	£57,455,050
30%	60%	£45,139,362	£52,549,988	£47,225,301	£46,403,658	£53,793,940	£48,469,251
35%	60%	£35,513,591	£44,244,313	£37,954,180	£36,988,603	£45,695,590	£39,429,192
40%	60%	£25,791,618	£35,892,784	£28,626,482	£27,504,917	£37,578,490	£30,339,780
50%	60%	£5,994,416	£19,049,699	£9,676,999	£8,228,809	£21,191,322	£11,669,246

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£104,815,642	£104,815,642	£104,815,642	£104,815,642	£104,815,642	£104,815,642
10%	70%	£85,999,570	£88,783,773	£86,777,128	£86,295,553	£89,084,832	£87,080,227
15%	70%	£76,494,124	£80,731,546	£77,675,461	£76,953,099	£81,190,521	£78,134,435
20%	70%	£66,995,751	£72,648,574	£68,573,794	£67,610,545	£73,260,541	£69,185,760
25%	70%	£57,420,849	£64,565,603	£59,421,944	£58,198,318	£65,300,561	£60,199,414
30%	70%	£47,814,477	£56,459,399	£50,247,262	£48,762,699	£57,392,361	£51,180,225
35%	70%	£38,149,180	£48,320,071	£40,996,693	£39,255,598	£49,408,529	£42,102,952
40%	70%	£28,382,850	£40,156,636	£31,690,191	£29,667,923	£41,420,931	£32,975,163
45%	70%	£18,515,239	£31,950,552	£22,236,851	£19,984,476	£33,372,884	£23,766,090
50%	70%	£8,485,671	£23,679,362	£12,785,087	£10,171,994	£25,285,590	£14,444,274
100%	70%	£87,165,164	£64,474,791	£68,051,525	£33,624,317	£60,933,945	£64,510,679
10%	80%	£85,913,350	£89,105,849	£86,813,416	£86,117,339	£89,306,555	£87,015,578
15%	80%	£76,379,794	£81,222,562	£77,729,893	£76,685,777	£81,528,545	£78,035,877
20%	80%	£66,840,816	£73,303,262	£68,646,370	£67,254,216	£73,711,240	£69,054,346
40%	80%	£28,062,765	£41,509,192	£31,842,583	£28,919,415	£42,340,836	£32,699,232
45%	80%	£18,144,909	£33,472,178	£22,471,096	£19,128,747	£34,420,400	£23,450,588
50%	80%	£8,065,611	£25,397,710	£12,981,860	£9,189,826	£26,468,521	£14,087,984
10%	60%	£86,065,790	£88,461,696	£86,740,839	£86,473,767	£88,863,109	£87,144,875
15%	60%	£76,908,454	£80,240,530	£77,821,028	£77,220,420	£80,852,496	£78,232,995
20%	60%	£67,150,684	£71,993,896	£68,501,217	£67,967,073	£72,809,842	£69,917,172
25%	60%	£57,514,515	£63,747,243	£59,329,741	£58,651,141	£64,767,197	£60,366,366
30%	60%	£48,050,678	£55,461,304	£50,136,617	£49,314,974	£56,705,256	£51,380,567
35%	60%	£38,424,907	£47,155,629	£40,865,496	£39,899,919	£48,606,906	£42,340,508
40%	60%	£28,702,935	£38,804,080	£31,537,798	£30,416,233	£40,489,806	£33,251,096
50%	60%	£8,905,732	£21,961,015	£12,988,315	£11,140,125	£24,102,638	£14,800,564

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£46,727,439	£46,727,439	£46,727,439	£46,727,439	£46,727,439	£46,727,439
10%	70%	£33,614,677	£36,822,857	£34,648,874	£33,956,503	£37,164,684	£34,980,700
15%	70%	£26,992,212	£31,837,893	£28,568,880	£27,513,337	£32,350,632	£29,089,657
20%	70%	£20,320,039	£26,844,591	£22,425,513	£21,018,123	£27,536,581	£23,120,346
25%	70%	£13,562,969	£21,805,994	£16,233,725	£14,445,715	£22,674,535	£17,116,472
30%	70%	£6,721,346	£16,747,935	£9,978,671	£7,797,966	£17,807,131	£11,055,291
35%	70%	£229,096	£11,647,755	£3,836,956	£1,051,190	£12,883,599	£4,913,556
40%	70%	£-7,301,661	£6,486,795	£-2,815,336	£-5,818,827	£7,922,289	£-1,332,502
45%	70%	£-14,374,225	£1,261,785	£-9,327,109	£-12,706,037	£2,903,128	£-7,658,922
50%	70%	£-21,446,789	£-4,050,515	£-15,838,882	£-19,593,248	£-2,196,974	£-13,985,341
100%	70%	£-92,172,432	£-57,379,884	£-80,956,818	£-88,465,348	£-53,672,800	£-77,249,534
10%	80%	£33,507,899	£37,174,191	£34,689,639	£33,735,583	£37,402,075	£34,917,523
15%	80%	£26,829,122	£32,364,894	£28,631,027	£27,176,538	£32,706,720	£28,978,444
20%	80%	£20,099,029	£27,555,597	£22,508,376	£20,569,058	£28,011,365	£22,971,599
25%	80%	£13,286,706	£22,698,695	£16,338,998	£13,875,203	£23,277,722	£16,927,496
30%	80%	£6,384,408	£17,836,596	£10,107,065	£7,102,155	£18,533,470	£10,824,812
35%	80%	£-635,154	£12,917,975	£3,789,198	£226,134	£13,741,872	£4,640,265
40%	80%	£-7,765,728	£7,982,218	£-2,638,498	£-8,777,171	£8,919,214	£-1,649,942
45%	80%	£-14,896,299	£2,948,783	£-9,128,167	£-13,784,174	£4,043,012	£-8,016,041
50%	80%	£-22,026,872	£-2,145,416	£-15,617,835	£-20,791,177	£-909,721	£-14,382,141
10%	60%	£33,721,655	£36,471,523	£34,608,109	£34,177,423	£36,927,291	£35,063,877
15%	60%	£27,155,302	£31,310,892	£28,506,732	£27,850,136	£31,994,544	£29,199,423
20%	60%	£20,540,744	£26,340,744	£22,342,650	£21,347,585	£27,237,745	£23,369,094
25%	60%	£13,839,232	£20,913,294	£16,128,452	£15,016,227	£22,071,349	£17,305,447
30%	60%	£7,058,285	£15,659,074	£9,850,276	£8,493,779	£17,071,468	£11,285,770
35%	60%	£174,114	£10,365,344	£3,484,712	£1,876,247	£12,025,326	£5,186,846
40%	60%	£-6,837,595	£5,009,350	£-2,992,173	£-4,860,484	£6,925,364	£-1,015,062
45%	60%	£-13,852,150	£-432,168	£-9,526,051	£-11,627,900	£1,763,244	£-7,301,801
50%	60%	£-20,866,708	£-5,955,615	£-16,059,929	£-18,395,318	£-3,484,228	£-13,588,540

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-362,266,521	£-362,266,521	£-362,266,521	£-362,266,521	£-362,266,521	£-362,266,521
10%	70%	£-375,379,282	£-372,171,102	£-374,345,085	£-375,037,456	£-371,829,276	£-374,003,260
15%	70%	£-382,001,747	£-377,156,058	£-380,425,080	£-381,480,622	£-376,643,328	£-379,904,302
20%	70%	£-388,673,320	£-382,149,368	£-386,568,446	£-387,675,826	£-381,457,338	£-385,873,614
25%	70%	£-395,430,990	£-387,187,955	£-392,760,234	£-394,548,244	£-386,319,424	£-391,677,457
30%	70%	£-402,272,613	£-392,246,124	£-399,015,289	£-401,195,983	£-391,186,828	£-397,938,668
35%	70%	£-409,223,058	£-397,346,205	£-405,357,004	£-407,942,769	£-396,110,361	£-404,080,404
40%	70%	£-416,295,620	£-402,507,164	£-411,809,295	£-414,812,786	£-401,071,670	£-410,326,461
45%	70%	£-423,440,748	£-407,732,174	£-418,321,068	£-421,683,897	£-406,352,545	£-416,552,388
50%	70%	£-430,440,748	£-413,044,475	£-424,832,842	£-428,587,207	£-411,190,933	£-422,975,300
100%	70%	£-501,166,391	£-466,373,844	£-469,950,578	£-497,459,307	£-462,666,760	£-486,243,494
10%	80%	£-375,488,260	£-371,819,768	£-374,304,320	£-375,258,376	£-371,591,884	£-374,076,436
15%	80%	£-382,164,838	£-376,829,065	£-380,362,933	£-381,817,421	£-376,287,240	£-380,015,515
20%	80%	£-388,894,931	£-381,438,362	£-386,485,583	£-388,424,902	£-380,992,594	£-386,022,361
25%	80%	£-395,760,686	£-386,049,457	£-391,634,744	£-393,677,732	£-388,922,611	£-391,688,512
30%	80%	£-402,680,258	£-406,045,177	£-418,122,127	£-422,778,134	£-404,850,948	£-417,010,001
35%	80%	£-431,020,831	£-411,139,375	£-424,611,795	£-429,785,137	£-408,903,681	£-423,376,100
40%	80%	£-375,272,305	£-372,522,436	£-374,385,850	£-374,816,537	£-372,066,668	£-373,930,082
45%	80%	£-381,838,657	£-377,893,067	£-380,487,228	£-381,143,823	£-376,999,415	£-379,794,537
50%	80%	£-388,493,215	£-382,863,528	£-386,651,910	£-387,536,771	£-381,037,094	£-385,724,865
20%	60%	£-395,154,727	£-388,080,665	£-392,865,507	£-393,877,732	£-388,922,611	£-391,688,512
30%	60%	£-401,935,675	£-393,334,885	£-399,143,683	£-400,500,181	£-391,922,491	£-397,706,189
35%	60%	£-408,818,845	£-398,628,615	£-405,509,247	£-407,117,712	£-396,968,633	£-403,807,113
40%	60%	£-415,831,594	£-403,984,609	£-411,986,133	£-413,894,443	£-402,068,595	£-410,009,022
50%	60%	£-423,860,668	£-414,949,574	£-420,053,689	£-427,388,277	£-412,478,185	£-422,582,499

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470
10%	70%	£-284,656,232	£-281,448,052	£-283,622,035	£-284,314,406	£-281,106,225	£-283,280,209
15%	70%	£-291,278,697	£-286,433,016	£-289,702,029	£-290,757,572	£-285,920,277	£-289,181,252
20%	70%	£-297,950,918	£-291,428,316	£-294,495,396	£-297,252,786	£-290,734,308	£-295,150,563
25%	70%	£-304,707,940	£-296,464,915	£-302,037,184	£-303,825,194	£-295,596,374	£-301,154,437
30%	70%	£-311,549,563	£-301,523,074	£-308,282,238	£-310,472,943	£-300,463,778	£-307,215,618
35%	70%	£-318,500,005	£-306,623,154	£-314,633,953	£-317,219,719	£-305,387,310	£-313,357,353
40%	70%	£-325,572,570	£-311,784,114	£-321,088,245	£-324,089,736	£-310,348,620	£-319,603,411
45%	70%	£-332,645,134	£-317,008,124	£-327,598,018	£-330,676,946	£-315,367,781	£-325,829,331
50%	70%	£-339,717,698	£-322,232,424	£-334,109,791	£-337,864,157	£-320,467,983	£-332,256,250
100%	70%	£-410,443,341	£-375,650,793	£-399,227,527	£-406,736,257	£-371,943,709	£-395,520,443
10%	80%	£-284,763,210	£-281,096,718	£-283,581,270	£-284,535,326	£-280,868,834	£-283,353,386
15%	80%	£-291,441,787	£-285,908,015	£-289,639,882	£-291,094,371	£-285,564,189	£-289,292,465
20%	80%	£-298,177,680	£-290,915,312	£-295,762,532	£-297,701,881	£-290,255,584	£-295,295,310
25%	80%	£-305,056,639	£-301,939,691	£-307,809,407	£-309,827,732	£-306,351,585	£-310,320,655
30%	80%	£-313,167,208	£-315,322,128	£-327,399,076	£-332,055,083	£-314,227,997	£-326,286,850
35%	80%	£-320,297,781	£-320,416,325	£-333,888,744	£-339,062,086	£-318,180,630	£-332,653,050
40%	80%	£-284,549,254	£-281,799,386	£-283,662,800	£-284,093,486	£-281,343,618	£-283,207,032
45%	80%	£-291,115,606	£-286,960,017	£-289,764,177	£-290,420,773	£-286,276,395	£-289,071,486
50%	80%	£-297,730,168	£-292,140,476	£-295,928,259	£-298,863,721	£-291,214,034	£-295,810,815
20%	60%	£-304,431,677	£-297,357,615	£-302,142,457	£-303,254,682	£-296,199,580	£-300,965,462
30%	60%	£-311,212,624	£-302,611,834	£-308,420,633	£-309,777,130	£-301,199,441	£-306,985,139
35%	60%	£-318,098,795	£-307,905,564	£-314,786,197	£-316,394,662	£-306,245,582	£-313,084,063
40%	60%	£-325,108,504	£-313,261,559	£-321,263,082	£-323,131,393	£-311,345,545	£-319,285,971
50%	60%	£-332,197,615	£-324,226,524	£-329,330,638	£-336,666,227	£-321,755,135	£-327,859,449

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682
10%	70%	£-111,904,443	£-108,696,264	£-110,870,247	£-111,562,618	£-108,354,437	£-110,528,421
15%	70%	£-118,526,399	£-113,991,228	£-116,950,241	£-118,025,284	£-113,168,489	£-116,429,464
20%	70%	£-125,199,082	£-118,674,539	£-123,093,608	£-124,500,997	£-117,982,540	£-122,398,775
25%	70%	£-131,956,152	£-123,713,127	£-129,285,396	£-131,073,406	£-122,844,586	£-128,402,649
30%	70%	£-138,797,775	£-128,771,285	£-135,540,540	£-137,721,155	£-127,711,990	£-134,463,830
35%	70%	£-145,748,217	£-133,871,368	£-141,882,165	£-144,467,930	£-132,635,522	£-140,605,565
40%	70%	£-152,820,782	£-139,032,328	£-148,324,457	£-151,337,948	£-137,596,632	£-146,851,622
45%	70%	£-159,934,346	£-144,248,336	£-154,766,295	£-157,281,958	£-142,549,346	£-153,100,653
50%	70%	£-166,965,910	£-149,569,636	£-161,358,003	£-165,112,368	£-147,516,095	£-159,504,462
100%	70%	£-237,691,552	£-202,899,005	£-226,475,738	£-233,984,649		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£4,301,298	£4,301,298	£4,301,298	£4,301,298	£4,301,298	£4,301,298
10%	70%	£17,414,059	£14,205,880	£16,379,862	£17,072,234	£13,864,053	£16,038,037
15%	70%	£24,036,525	£19,190,844	£22,459,857	£23,515,400	£18,678,105	£21,939,080
20%	70%	£30,708,698	£24,184,146	£28,603,224	£30,010,613	£23,492,156	£27,908,391
25%	70%	£37,465,768	£29,222,743	£34,795,012	£36,583,022	£28,354,202	£33,912,265
30%	70%	£44,307,391	£34,280,901	£41,050,066	£43,230,770	£33,221,606	£39,973,446
35%	70%	£51,257,833	£39,380,962	£47,391,781	£49,977,546	£38,145,138	£46,115,161
40%	70%	£58,330,398	£44,541,942	£53,844,073	£56,847,564	£43,108,448	£52,361,239
45%	70%	£65,402,962	£49,766,952	£60,355,845	£63,734,774	£48,125,609	£58,687,658
50%	70%	£72,475,526	£55,079,252	£66,867,619	£70,621,984	£53,225,711	£65,014,078
100%	70%	£143,201,168	£108,408,621	£131,885,355	£139,494,084	£104,701,537	£128,278,271
10%	80%	£17,521,037	£13,854,546	£16,339,098	£17,293,153	£13,626,662	£16,111,214
15%	80%	£24,198,615	£18,683,843	£22,397,710	£23,852,199	£18,322,017	£22,050,293
20%	80%	£30,928,708	£23,473,140	£28,520,360	£30,459,679	£23,017,372	£28,057,138
25%	80%	£37,794,463	£28,066,519	£34,667,235	£36,805,908	£28,109,522	£34,678,679
30%	80%	£44,705,036	£32,679,574	£40,812,911	£43,230,770	£33,221,606	£40,000,000
35%	80%	£51,655,609	£37,314,153	£47,064,572	£49,583,022	£38,145,138	£46,115,161
40%	80%	£58,606,182	£42,000,000	£53,315,133	£55,830,774	£43,108,448	£52,361,239
45%	80%	£65,556,755	£46,735,000	£59,565,694	£61,812,911	£48,125,609	£58,687,658
50%	80%	£72,507,328	£51,520,000	£65,815,745	£68,763,163	£53,225,711	£65,014,078
10%	60%	£17,307,082	£14,557,214	£16,420,627	£16,851,314	£14,107,446	£15,964,859
15%	60%	£23,873,434	£19,717,845	£22,522,005	£23,178,601	£19,034,193	£21,839,314
20%	60%	£30,487,993	£24,898,306	£28,686,087	£29,561,549	£23,971,861	£27,759,643
25%	60%	£37,189,504	£30,115,443	£34,900,285	£36,012,509	£28,957,388	£33,723,290
30%	60%	£43,970,452	£35,369,662	£41,178,460	£42,534,958	£33,957,268	£39,742,966
35%	60%	£50,854,623	£40,663,392	£47,544,025	£49,152,490	£39,003,410	£45,841,891
40%	60%	£57,866,332	£46,019,386	£54,030,910	£55,769,221	£44,103,373	£52,043,799
50%	60%	£71,886,443	£56,384,352	£67,088,666	£69,424,065	£54,512,962	£64,817,277

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£17,369,647	£17,369,647	£17,369,647	£17,369,647	£17,369,647	£17,369,647
10%	70%	£4,259,885	£7,465,062	£5,291,082	£4,598,711	£7,806,892	£5,829,898
15%	70%	£2,365,580	£2,480,101	£788,912	£1,844,455	£2,982,940	£2,898,135
20%	70%	£9,037,753	£2,513,201	£6,932,279	£8,339,669	£1,821,211	£6,237,446
25%	70%	£15,794,823	£7,551,798	£13,124,067	£14,912,077	£6,683,257	£12,241,320
30%	70%	£22,636,446	£12,609,957	£19,379,121	£21,559,826	£11,650,661	£18,302,501
35%	70%	£29,586,888	£17,710,037	£25,720,836	£28,306,602	£16,474,193	£24,444,236
40%	70%	£36,537,330	£22,870,997	£32,061,548	£34,813,128	£21,435,503	£30,600,294
45%	70%	£43,487,772	£28,029,007	£38,402,261	£42,063,829	£26,454,664	£37,016,714
50%	70%	£50,438,214	£33,180,017	£44,752,974	£49,314,530	£31,554,766	£43,443,133
100%	70%	£121,530,224	£88,737,676	£110,314,410	£117,823,140	£83,030,592	£106,607,326
10%	80%	£4,149,307	£7,816,399	£5,331,847	£4,377,791	£8,044,263	£5,559,731
15%	80%	£2,526,870	£3,077,102	£2,726,765	£2,614,254	£3,797,146	£3,797,146
20%	80%	£9,258,763	£1,802,195	£8,445,415	£9,788,734	£1,346,427	£8,386,193
25%	80%	£17,123,518	£21,395,574	£31,996,290	£36,134,963	£20,438,578	£31,007,734
30%	80%	£24,998,271	£26,409,009	£38,485,959	£43,141,966	£25,314,780	£37,373,833
35%	80%	£32,873,024	£31,503,208	£44,975,627	£50,148,969	£30,267,513	£43,739,933
40%	80%	£40,747,777	£37,113,731	£52,250,317	£58,161,631	£35,969,499	£50,706,085
45%	80%	£48,622,530	£43,227,361	£59,523,007	£66,174,294	£41,874,178	£57,681,369
50%	80%	£56,507,283	£49,339,991	£66,795,696	£74,186,957	£47,786,856	£64,652,662
10%	60%	£4,363,983	£7,113,731	£5,250,317	£4,819,631	£7,369,499	£5,706,085
15%	60%	£2,202,490	£1,953,100	£851,060	£1,507,686	£2,836,752	£1,681,369
20%	60%	£8,817,048	£3,227,361	£7,015,142	£7,890,604	£2,300,917	£6,088,688
25%	60%	£15,518,560	£8,444,498	£13,229,340	£14,341,565	£7,286,443	£12,052,345
30%	60%	£22,299,507	£13,698,717	£19,507,516	£20,864,013	£12,286,324	£18,072,022
35%	60%	£29,183,678	£18,992,448	£25,873,080	£27,481,545	£17,332,465	£24,170,946
40%	60%	£36,067,849	£24,348,442	£32,243,645	£34,218,276	£22,432,428	£30,372,854
50%	60%	£50,224,498	£35,313,407	£46,417,721	£47,753,110	£32,842,018	£42,946,332

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£26,935,552	£26,935,552	£26,935,552	£26,935,552	£26,935,552	£26,935,552
10%	70%	£13,822,791	£17,030,971	£14,856,988	£14,164,616	£17,372,797	£15,198,813
15%	70%	£7,200,325	£12,046,306	£8,776,893	£7,721,450	£12,598,745	£9,297,770
20%	70%	£3,982,704	£7,062,704	£2,633,627	£1,286,237	£7,444,695	£3,398,459
25%	70%	£6,228,918	£2,014,107	£3,558,161	£5,946,172	£2,882,649	£2,675,414
30%	70%	£13,070,541	£3,044,051	£9,813,216	£11,993,920	£1,984,756	£8,736,596
35%	70%	£20,020,983	£8,144,132	£16,154,931	£18,740,696	£6,908,288	£14,878,331
40%	70%	£27,093,548	£13,305,992	£22,697,222	£25,610,714	£11,869,598	£21,124,388
45%	70%	£34,166,112	£18,468,102	£29,318,995	£32,497,824	£16,888,759	£27,450,806
50%	70%	£41,238,676	£23,642,402	£35,930,769	£39,385,134	£21,988,861	£33,777,228
100%	70%	£111,964,316	£77,171,771	£100,748,505	£108,257,234	£73,464,687	£97,041,423
10%	80%	£13,715,813	£17,382,305	£14,897,753	£13,943,697	£17,610,189	£15,125,637
15%	80%	£7,037,235	£12,573,007	£8,838,140	£7,384,651	£12,914,833	£9,186,557
20%	80%	£3,717,142	£7,763,710	£4,712,480	£3,717,171	£7,079,478	£4,719,712
25%	80%	£27,557,613	£11,829,665	£22,430,385	£26,568,058	£10,872,672	£21,441,829
30%	80%	£34,688,186	£16,843,104	£28,920,054	£33,576,061	£15,748,875	£27,807,928
35%	80%	£41,818,759	£21,937,303	£35,409,722	£40,583,064	£20,701,608	£34,174,027
40%	80%	£48,949,332	£27,031,502	£41,895,395	£47,595,137	£25,614,131	£40,545,100
45%	80%	£56,079,905	£32,125,701	£48,187,066	£54,607,210	£30,525,154	£46,916,173
50%	80%	£63,210,478	£37,220,000	£54,478,737	£61,619,283	£35,436,177	£53,287,246
10%	60%	£13,929,768	£16,679,636	£14,818,223	£14,386,356	£17,135,404	£15,271,991
15%	60%	£7,363,416	£11,519,005	£8,714,845	£8,098,249	£12,202,657	£9,407,536
20%	60%	£3,749,857	£6,338,644	£4,560,763	£3,876,301	£7,264,895	£4,772,007
25%	60%	£5,982,654	£1,121,407	£3,663,435	£4,775,659	£2,279,462	£2,486,435
30%	60%	£12,733,602	£4,132,812	£9,941,610	£11,298,108	£2,720,418	£8,506,116
35%	60%	£19,617,773	£9,426,542	£16,307,175	£17,915,640	£7,766,560	£14,605,041
40%	60%	£26,501,944	£14,782,536	£22,784,060	£24,652,370	£12,866,523	£20,808,949
50%	60%	£40,658,993	£25,747,502	£35,851,816	£38,187,205	£23,276,112	£33,380,427

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£5,668,942	£5,668,942	£5,668,942	£5,668,942	£5,668,942	£5,668,942
10%	70%	£18,781,704	£15,573,524	£17,747,507	£18,439,878	£15,231,697	£17,405,681
15%	70%	£25,404,169	£20,558,488	£23,827,501	£24,893,044	£20,045,749	£23,306,724
20%	70%	£32,026,634	£25,551,790	£29,970,868	£31,378,258	£24,859,800	£29,276,035
25%	70%	£38,649,099	£30,550,387	£36,162,656	£37,950,666	£29,721,846	£35,279,909
30%	70%	£45,271,564	£35,548,546	£42,417,710	£44,598,415	£34,589,250	£41,341,090
35%	70%	£51,894,029	£40,546,705	£48,662,764	£50,320,164	£39,497,834	£47,349,271
40%	70%	£58,516,494	£45,544,864	£54,817,818	£56,132,913	£44,406,418	£53,357,452
45%	70%	£65,138,959	£50,543,023	£60,972,872	£62,034,662	£49,315,002	£59,365,633
50%	70%	£71,761,424	£55,541,182	£67,127,926	£68,036,411	£54,223,586	£65,373,814
100%	70%	£144,568,813	£108,776,265	£133,352,999	£140,861,729	£106,069,181	£129,645,816
10%	80%	£18,888,682	£15,222,190	£17,706,742	£18,660,798	£14,994,306	£17,478,858
15%	80%	£22,567,259	£20,031,487	£23,765,354	£25,219,843	£19,689,661	£23,417,937
20%	80%	£26,245,836	£24,840,784	£29,888,004	£31,827,323	£24,385,016	£29,424,782
25%	80%	£30,024,413	£29,650,081	£36,000,653	£37,735,802	£29,171,661	£35,432,627
30%	80%	£33,802,990					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£36,654,721	£36,654,721	£36,654,721	£36,654,721	£36,654,721	£36,654,721
10%	70%	£23,541,960	£26,750,198	£24,576,156	£23,883,785	£27,091,966	£24,817,862
15%	70%	£16,919,484	£21,765,175	£18,498,152	£17,440,619	£22,377,914	£19,615,935
20%	70%	£10,247,321	£16,771,873	£12,352,795	£10,945,405	£17,463,863	£13,047,628
25%	70%	£3,490,251	£11,733,276	£6,161,007	£4,372,997	£12,601,817	£7,043,754
30%	70%	£-3,351,372	£6,675,117	£-84,047	£-2,274,752	£7,734,413	£382,573
35%	70%	£-10,301,814	£1,575,037	£-9,435,762	£-9,021,528	£2,810,881	£-5,159,162
40%	70%	£-17,374,370	£-3,585,923	£-12,888,054	£-15,891,545	£2,150,429	£-11,405,220
45%	70%	£-24,446,943	£-8,810,933	£-19,399,827	£-22,778,755	£-7,169,590	£-17,731,840
50%	70%	£-31,519,507	£-14,123,233	£-25,911,600	£-29,665,966	£-12,269,692	£-24,058,059
100%	70%	£-102,245,150	£-67,452,602	£-91,029,336	£-98,538,066	£-63,745,518	£-67,322,252
10%	80%	£23,434,981	£27,101,473	£24,616,921	£23,662,865	£27,329,357	£24,844,805
15%	80%	£16,756,404	£22,292,176	£18,558,309	£17,103,820	£22,634,002	£18,905,726
20%	80%	£10,026,311	£17,492,879	£12,435,659	£10,498,340	£17,938,647	£12,898,891
40%	80%	£-17,838,444	£-2,110,500	£-12,711,216	£-16,849,889	£-1,153,504	£-11,722,660
45%	80%	£-24,969,017	£-7,123,935	£-19,200,885	£-23,856,692	£-6,029,706	£-18,088,759
50%	80%	£-32,099,590	£-12,218,134	£-25,690,553	£-30,863,895	£-10,982,439	£-24,454,859
10%	60%	£23,648,937	£26,398,805	£24,535,391	£24,104,705	£26,854,573	£24,991,159
15%	60%	£17,382,585	£21,238,174	£18,434,014	£17,777,418	£21,321,826	£19,126,705
20%	60%	£10,468,026	£16,057,713	£12,269,932	£11,354,470	£16,984,157	£13,196,376
25%	60%	£3,766,514	£10,840,576	£6,055,734	£4,943,509	£11,998,631	£7,232,729
30%	60%	£-3,014,433	£5,586,357	£-222,442	£-1,578,939	£6,988,750	£1,213,053
35%	60%	£-9,986,604	£292,627	£-8,588,006	£-8,196,471	£1,952,609	£-4,885,872
40%	60%	£-16,910,313	£-5,063,368	£-13,064,891	£-14,933,202	£3,147,354	£-11,087,780
50%	60%	£-20,939,424	£-16,028,353	£-26,132,647	£-28,468,036	£-13,956,944	£-23,661,258

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	£39,566,037	£39,566,037	£39,566,037	£39,566,037	£39,566,037	£39,566,037
10%	70%	£26,453,276	£29,661,455	£27,487,472	£26,795,101	£30,003,282	£27,829,296
15%	70%	£19,830,810	£24,876,491	£21,407,476	£20,351,935	£25,188,236	£21,928,255
20%	70%	£13,158,637	£19,683,189	£15,264,111	£13,856,722	£20,375,179	£15,885,944
25%	70%	£6,401,567	£14,644,592	£9,072,323	£7,284,313	£15,513,133	£9,955,070
30%	70%	£-440,056	£9,586,434	£2,817,269	£636,564	£10,645,729	£3,893,889
35%	70%	£-7,390,498	£4,496,353	£-3,524,446	£-6,110,211	£5,722,197	£-2,247,846
40%	70%	£-14,463,063	£-2074,607	£-9,976,738	£-12,980,229	£760,387	£-8,893,904
45%	70%	£-21,535,627	£-5,899,617	£-16,488,510	£-19,867,439	£4,258,274	£-14,820,324
50%	70%	£-28,608,191	£-11,211,917	£-23,000,284	£-26,754,650	£-9,358,376	£-21,146,743
100%	70%	£-99,333,834	£-64,541,286	£-88,118,020	£-95,626,750	£-60,834,202	£-84,410,936
10%	80%	£26,346,297	£30,012,789	£27,528,237	£26,574,181	£30,240,673	£27,756,121
15%	80%	£19,687,720	£25,203,492	£21,469,625	£20,015,136	£25,545,318	£21,817,042
20%	80%	£12,937,627	£20,394,195	£15,346,875	£13,407,656	£20,849,963	£15,910,197
40%	80%	£-14,927,128	£800,816	£-9,799,900	£-13,938,573	£1,757,812	£-8,811,344
45%	80%	£-22,057,701	£-4,212,619	£-16,289,569	£-20,945,576	£-3,118,390	£-15,177,443
50%	80%	£-29,188,274	£-9,306,818	£-22,779,237	£-27,952,579	£-8,071,123	£-21,543,543
10%	60%	£26,560,253	£29,310,121	£27,446,707	£27,016,021	£29,765,889	£27,902,475
15%	60%	£19,993,901	£24,149,490	£21,345,230	£20,689,734	£24,833,142	£22,036,021
20%	60%	£13,379,342	£18,969,029	£15,181,248	£14,305,786	£19,895,473	£16,107,692
25%	60%	£6,677,830	£13,751,892	£8,967,050	£7,854,825	£14,909,947	£10,144,045
30%	60%	£-1,031,117	£8,497,673	£2,688,875	£1,332,377	£9,910,066	£4,124,369
35%	60%	£-6,987,288	£3,203,943	£-3,676,690	£-5,285,155	£4,963,925	£-1,974,556
40%	60%	£-13,998,997	£-2,152,052	£-10,153,575	£-12,021,886	£-236,038	£-8,176,464
50%	60%	£-28,028,108	£-13,117,017	£-23,221,331	£-25,556,720	£-10,645,627	£-20,749,942

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£23,714,682	-£23,714,682	-£23,714,682	-£23,714,682	-£23,714,682	-£23,714,682
10%	70%	-£31,174,510	-£27,086,190	-£29,744,053	-£30,807,127	-£26,718,806	-£29,376,669
15%	70%	-£34,904,424	-£28,771,943	-£32,758,739	-£34,353,349	-£28,220,868	-£32,207,664
20%	70%	-£38,634,337	-£30,457,697	-£36,773,424	-£37,899,571	-£29,722,930	-£35,038,657
25%	70%	-£42,364,251	-£32,143,451	-£40,788,109	-£41,446,793	-£31,224,992	-£37,869,651
30%	70%	-£46,094,165	-£33,829,205	-£44,802,795	-£44,992,015	-£32,727,053	-£40,700,645
35%	70%	-£49,824,079	-£35,514,958	-£48,817,480	-£49,538,236	-£34,229,116	-£43,531,638
40%	70%	-£53,553,993	-£37,200,711	-£52,832,166	-£52,084,458	-£35,731,177	-£46,362,632
45%	70%	-£57,283,906	-£38,886,464	-£56,846,851	-£55,630,680	-£37,233,239	-£49,193,625
50%	70%	-£61,013,820	-£40,572,219	-£60,861,537	-£59,176,903	-£38,735,301	-£52,024,619
100%	70%	-£98,312,959	-£57,429,755	-£84,008,391	-£94,639,123	-£53,755,920	-£80,334,555
10%	80%	-£31,375,874	-£26,703,508	-£29,741,066	-£30,243,921	-£26,458,585	-£29,486,143
15%	80%	-£35,206,469	-£28,197,920	-£32,754,257	-£34,839,085	-£27,830,537	-£32,386,874
20%	80%	-£39,037,065	-£29,692,333	-£35,767,450	-£38,547,220	-£29,202,488	-£35,277,604
25%	80%	-£42,867,661	-£31,186,745	-£38,780,641	-£42,255,354	-£30,574,439	-£38,168,335
30%	80%	-£46,698,256	-£32,681,157	-£41,793,833	-£45,963,488	-£31,946,391	-£41,059,065
35%	80%	-£50,528,852	-£34,175,571	-£44,807,024	-£49,671,623	-£33,318,342	-£43,949,796
40%	80%	-£54,359,447	-£35,669,983	-£47,820,216	-£53,375,757	-£34,690,293	-£46,840,526
45%	80%	-£58,190,043	-£37,164,395	-£50,833,408	-£57,079,892	-£36,062,244	-£49,731,257
50%	80%	-£62,020,639	-£38,658,808	-£53,846,599	-£60,786,026	-£37,434,195	-£52,621,987
10%	60%	-£30,973,147	-£27,468,872	-£29,747,041	-£30,483,302	-£26,979,027	-£29,257,197
15%	60%	-£34,602,379	-£29,345,967	-£32,763,220	-£33,867,611	-£28,611,199	-£32,028,453
20%	60%	-£38,231,611	-£31,223,062	-£35,779,399	-£37,251,921	-£30,239,710	-£34,799,710
25%	60%	-£41,860,843	-£33,100,156	-£38,795,679	-£40,636,231	-£31,875,544	-£37,570,966
30%	60%	-£45,490,075	-£34,977,251	-£41,811,757	-£44,020,541	-£33,507,716	-£40,342,223
35%	60%	-£49,119,307	-£36,854,345	-£44,827,936	-£47,404,850	-£35,139,889	-£43,113,480
40%	60%	-£52,748,539	-£38,731,441	-£47,844,116	-£50,789,159	-£36,772,062	-£45,884,736
45%	60%	-£56,377,771	-£40,608,536	-£50,860,294	-£54,173,470	-£38,404,234	-£48,655,993
50%	60%	-£60,007,003	-£42,485,630	-£53,876,474	-£57,557,779	-£40,036,406	-£51,427,250

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642
10%	70%	-£440,168,469	-£436,080,149	-£438,738,013	-£439,801,086	-£435,712,766	-£438,370,629
15%	70%	-£443,898,383	-£437,755,903	-£441,752,699	-£443,347,308	-£437,214,827	-£441,201,623
20%	70%	-£447,628,297	-£439,421,656	-£444,707,384	-£446,893,530	-£438,716,889	-£444,032,616
25%	70%	-£451,358,211	-£441,137,411	-£447,782,069	-£450,439,752	-£440,218,951	-£446,863,610
30%	70%	-£455,088,124	-£442,823,164	-£450,796,755	-£453,985,974	-£441,721,012	-£449,694,604
35%	70%	-£458,818,038	-£444,508,917	-£453,811,440	-£457,532,196	-£443,223,075	-£452,525,597
40%	70%	-£462,547,952	-£446,194,671	-£456,826,126	-£461,078,418	-£444,725,136	-£455,356,591
45%	70%	-£466,277,866	-£447,880,425	-£459,840,811	-£464,624,640	-£446,227,198	-£458,187,584
50%	70%	-£470,007,780	-£449,566,178	-£462,855,497	-£468,170,862	-£447,729,260	-£461,018,578
100%	70%	-£507,306,919	-£466,423,714	-£493,002,350	-£503,533,082	-£462,749,879	-£489,328,514
10%	80%	-£440,369,833	-£435,697,467	-£438,735,025	-£440,124,910	-£435,452,544	-£438,490,103
15%	80%	-£444,200,429	-£437,191,879	-£441,748,217	-£443,833,045	-£438,824,496	-£441,380,834
20%	80%	-£448,031,024	-£438,686,292	-£444,761,409	-£447,541,179	-£438,196,447	-£444,271,564
25%	80%	-£451,862,619	-£440,180,704	-£447,782,601	-£451,249,313	-£440,582,917	-£447,162,846
30%	80%	-£455,694,214	-£441,675,116	-£450,796,755	-£454,957,447	-£442,078,979	-£450,054,098
35%	80%	-£459,525,809	-£443,169,528	-£453,811,440	-£458,671,581	-£443,574,041	-£452,945,150
40%	80%	-£463,357,404	-£444,663,940	-£456,826,126	-£462,385,715	-£445,069,103	-£455,836,202
45%	80%	-£467,189,000	-£446,158,352	-£459,840,811	-£466,099,849	-£446,564,165	-£458,727,217
50%	80%	-£471,020,595	-£447,652,764	-£462,855,497	-£469,814,983	-£448,059,227	-£461,618,232
10%	60%	-£439,967,106	-£436,462,832	-£438,741,000	-£439,477,261	-£435,972,987	-£438,251,158
15%	60%	-£443,798,699	-£438,339,926	-£441,757,180	-£442,861,571	-£437,605,199	-£441,022,412
20%	60%	-£447,629,292	-£440,217,021	-£444,773,368	-£446,245,880	-£439,237,392	-£443,793,669
25%	60%	-£451,459,885	-£442,094,116	-£447,789,556	-£449,629,191	-£440,669,602	-£446,564,925
30%	60%	-£455,290,478	-£443,971,210	-£450,805,717	-£453,014,500	-£442,101,676	-£449,336,182
35%	60%	-£459,121,071	-£445,848,305	-£453,821,895	-£456,398,809	-£443,533,848	-£452,107,439
40%	60%	-£462,951,664	-£447,725,400	-£456,838,075	-£459,783,119	-£445,066,021	-£454,878,696
50%	60%	-£466,782,257	-£449,602,495	-£460,853,253	-£463,167,428	-£446,598,194	-£457,649,953

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591
10%	70%	-£349,445,419	-£345,357,099	-£348,014,962	-£349,078,036	-£344,989,715	-£347,647,578
15%	70%	-£353,175,333	-£347,042,852	-£351,029,648	-£352,694,298	-£346,901,777	-£350,478,572
20%	70%	-£356,905,247	-£348,728,605	-£354,044,333	-£356,309,560	-£348,813,838	-£353,309,566
25%	70%	-£360,635,161	-£350,414,358	-£357,059,018	-£359,924,822	-£350,725,899	-£356,140,560
30%	70%	-£364,365,074	-£352,100,111	-£360,073,704	-£363,540,084	-£352,642,228	-£358,971,554
35%	70%	-£368,094,988	-£353,785,864	-£363,088,389	-£367,155,346	-£354,558,557	-£361,802,548
40%	70%	-£371,824,902	-£355,471,617	-£366,103,074	-£370,770,608	-£356,475,029	-£364,633,542
45%	70%	-£375,554,816	-£357,157,370	-£369,117,759	-£374,385,870	-£358,392,501	-£367,464,536
50%	70%	-£379,284,730	-£358,843,123	-£372,132,444	-£377,999,132	-£360,309,973	-£370,295,530
100%	70%	-£416,583,868	-£375,700,664	-£402,279,300	-£412,910,032	-£372,026,829	-£398,605,464
10%	80%	-£349,646,783	-£344,974,417	-£348,011,975	-£349,401,860	-£344,729,494	-£347,767,052
15%	80%	-£353,477,697	-£346,660,229	-£351,025,166	-£353,109,994	-£346,641,446	-£350,657,783
20%	80%	-£357,308,611	-£348,349,042	-£354,039,251	-£356,824,128	-£348,553,497	-£353,548,513
25%	80%	-£361,139,525	-£350,037,855	-£357,053,336	-£360,538,260	-£350,465,548	-£356,439,244
30%	80%	-£364,970,439	-£351,726,668	-£360,067,421	-£364,252,392	-£352,377,599	-£359,330,238
35%	80%	-£368,801,353	-£353,415,481	-£363,081,506	-£367,966,524	-£354,289,650	-£362,221,232
40%	80%	-£372,632,267	-£355,104,294	-£366,095,591	-£371,680,656	-£356,202,701	-£365,112,226
45%	80%	-£376,463,181	-£356,793,107	-£369,109,676	-£375,394,788	-£358,115,752	-£368,003,220
50%	80%	-£380,294,095	-£358,481,920	-£372,123,761	-£379,108,920	-£360,026,803	-£370,894,214
10%	60%	-£349,244,056	-£345,739,771	-£348,011,975	-£348,754,211	-£345,249,936	-£347,528,106
15%	60%	-£352,873,288	-£347,616,876	-£351,025,166	-£352,138,520	-£346,882,108	-£350,299,362
20%	60%	-£356,502,520	-£349,497,971	-£354,039,251	-£356,522,630	-£348,009,280	-£353,070,618
25%	60%	-£360,131,752	-£351,379,066	-£357,053,336	-£360,140,740	-£349,136,453	-£355,841,875
30%	60%	-£363,760,984	-£353,260,161	-£360,067,421	-£363,755,850	-£350,264,628	-£358,613,132
35%	60%	-£367,390,216	-£355,141,256	-£363,081,506	-£367,370,960	-£351,392,803	-£361,384,389
40%	60%	-£371,019,448	-£357,022,351	-£366,095,591	-£370,986,070	-£352,520,978	-£364,155,645
50%	60%	-£374,648,680	-£358,903,446	-£369,109,676	-£374,601,180	-£353,653,153	-£366,926,901

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803
10%	70%	-£176,693,631	-£172,805,311	-£175,263,174	-£176,336,248	-£172,237,927	-£174,895,790
15%	70%	-£180,423,544	-£174,291,064	-£178,277,860	-£179,372,070	-£173,739,986	-£177,726,784
20%	70%	-£184,153,458	-£175,976,818	-£181,292,545	-£183,416,892	-£175,242,051	-£180,557,777
25%	70%	-£187,883,372	-£177,662,572	-£184,307,230	-£186,461,704	-£176,744,112	-£183,388,771
30%	70%	-£191,613,286	-£179,348,325	-£187,321,916	-£190,511,136	-£178,246,174	-£186,219,765
35%	70%	-£195,343,200	-£181,034,079	-£190,336,601	-£194,057,357	-£179,748,236	-£189,050,759
40%	70%	-£199,073,113	-£182,719,832	-£193,351,28			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419
10%	70%	-£82,203,247	-£79,114,927	-£80,772,299	-£81,338,864	-£77,747,543	-£80,405,406
15%	70%	-£85,933,160	-£79,800,680	-£83,787,476	-£85,382,096	-£79,249,604	-£83,236,406
20%	70%	-£89,663,074	-£81,486,434	-£86,802,161	-£88,928,308	-£80,751,667	-£86,067,393
25%	70%	-£93,392,988	-£83,172,188	-£89,816,846	-£92,474,529	-£82,253,728	-£88,898,387
30%	70%	-£97,122,902	-£84,857,941	-£92,831,532	-£96,020,751	-£83,755,790	-£91,729,381
35%	70%	-£100,852,816	-£86,543,695	-£95,846,217	-£99,566,973	-£85,257,852	-£94,560,375
40%	70%	-£104,582,730	-£88,229,448	-£98,860,903	-£103,113,195	-£86,759,914	-£97,391,369
45%	70%	-£108,312,643	-£89,915,202	-£101,875,588	-£106,659,417	-£88,261,976	-£100,222,362
50%	70%	-£112,042,557	-£91,600,956	-£104,890,274	-£110,205,640	-£89,764,038	-£103,053,356
100%	70%	-£149,341,696	-£108,458,492	-£135,037,128	-£145,667,859	-£104,784,656	-£131,363,291
10%	80%	-£82,404,610	-£77,732,244	-£80,789,903	-£82,159,688	-£77,487,322	-£80,524,880
15%	80%	-£86,235,208	-£79,226,657	-£83,762,994	-£85,961,822	-£78,959,274	-£83,415,611
20%	80%	-£89,065,802	-£80,721,070	-£86,796,186	-£89,575,956	-£80,231,225	-£86,306,341
25%	80%	-£91,896,396	-£82,215,483	-£89,829,378	-£93,189,090	-£81,503,176	-£89,197,071
30%	80%	-£94,726,990	-£83,709,896	-£92,862,570	-£96,802,224	-£82,775,127	-£92,087,802
35%	80%	-£97,557,584	-£85,204,309	-£95,895,762	-£100,415,358	-£84,267,178	-£94,978,533
40%	80%	-£100,388,178	-£86,698,722	-£98,928,954	-£104,028,494	-£85,759,229	-£97,869,263
45%	80%	-£103,218,772	-£88,193,135	-£101,962,146	-£107,641,628	-£87,251,280	-£100,760,004
50%	80%	-£106,049,366	-£89,687,548	-£105,035,338	-£111,254,762	-£88,743,331	-£103,650,734
10%	60%	-£82,001,884	-£78,497,609	-£80,775,272	-£81,512,039	-£78,007,764	-£80,285,833
15%	60%	-£85,831,116	-£80,374,704	-£83,791,957	-£84,998,348	-£79,889,936	-£83,057,188
20%	60%	-£89,660,348	-£82,251,798	-£86,808,136	-£88,280,658	-£81,272,109	-£85,828,447
25%	60%	-£93,489,580	-£84,128,893	-£89,824,314	-£91,664,968	-£82,654,261	-£88,599,703
30%	60%	-£97,318,812	-£86,005,988	-£92,840,494	-£95,049,277	-£84,038,453	-£91,370,960
35%	60%	-£101,148,044	-£87,883,082	-£95,856,673	-£98,433,587	-£85,421,645	-£94,142,217
40%	60%	-£104,977,276	-£89,760,176	-£98,872,853	-£101,817,896	-£86,805,837	-£96,913,473
50%	60%	-£111,058,739	-£93,614,367	-£104,905,211	-£108,586,616	-£91,085,142	-£102,458,986

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474
10%	70%	-£60,532,302	-£56,443,362	-£59,101,945	-£60,184,919	-£56,076,598	-£58,734,461
15%	70%	-£64,262,216	-£58,129,135	-£62,116,531	-£63,711,141	-£57,578,660	-£61,565,455
20%	70%	-£67,992,129	-£59,815,489	-£65,131,216	-£67,257,363	-£59,080,722	-£64,396,449
25%	70%	-£71,722,043	-£61,501,243	-£68,145,901	-£70,803,585	-£60,582,784	-£67,227,443
30%	70%	-£75,451,957	-£63,186,997	-£71,160,587	-£74,349,807	-£62,084,845	-£70,058,437
35%	70%	-£79,181,871	-£64,872,750	-£74,175,272	-£77,896,029	-£63,586,906	-£72,889,430
40%	70%	-£82,911,785	-£66,558,503	-£77,189,958	-£81,442,250	-£65,088,967	-£75,720,424
45%	70%	-£86,641,698	-£68,244,256	-£80,204,643	-£84,988,472	-£66,591,028	-£78,551,417
50%	70%	-£90,371,612	-£69,930,011	-£83,219,329	-£88,534,695	-£68,093,089	-£81,382,411
100%	70%	-£127,670,751	-£88,787,547	-£113,366,183	-£123,996,915	-£83,113,712	-£109,692,347
10%	80%	-£60,733,666	-£56,061,300	-£59,098,859	-£60,488,743	-£55,816,377	-£58,953,935
15%	80%	-£64,564,261	-£57,555,712	-£62,112,048	-£64,196,877	-£57,189,329	-£61,744,666
20%	80%	-£68,394,857	-£59,050,125	-£65,125,241	-£67,905,012	-£58,589,390	-£64,535,396
25%	80%	-£72,224,451	-£60,544,538	-£68,139,434	-£71,610,146	-£60,090,451	-£67,326,126
30%	80%	-£76,054,045	-£62,038,951	-£71,153,627	-£75,315,280	-£61,591,512	-£70,116,856
35%	80%	-£79,883,639	-£63,533,364	-£74,167,820	-£79,020,414	-£63,092,573	-£72,907,586
40%	80%	-£83,713,233	-£65,027,777	-£77,182,013	-£82,725,548	-£64,593,634	-£75,698,316
45%	80%	-£87,542,827	-£66,522,190	-£80,196,206	-£86,430,682	-£66,094,695	-£78,489,046
50%	80%	-£91,372,421	-£68,016,603	-£83,209,391	-£90,135,816	-£67,595,756	-£81,280,276
10%	60%	-£60,330,939	-£56,826,664	-£59,104,833	-£59,841,094	-£56,336,819	-£58,814,989
15%	60%	-£64,160,534	-£58,321,077	-£62,119,026	-£63,225,403	-£57,838,921	-£61,386,245
20%	60%	-£67,990,128	-£59,815,489	-£65,131,216	-£66,609,713	-£59,340,973	-£64,157,502
25%	60%	-£71,819,722	-£61,309,901	-£68,145,404	-£70,021,022	-£60,843,024	-£66,928,758
30%	60%	-£75,649,316	-£62,804,314	-£71,159,597	-£73,432,156	-£62,345,075	-£69,700,015
35%	60%	-£79,478,910	-£64,298,727	-£74,173,790	-£76,843,290	-£63,847,126	-£72,471,272
40%	60%	-£83,308,504	-£65,793,140	-£77,187,983	-£80,254,424	-£65,349,177	-£75,242,528
50%	60%	-£87,138,098	-£67,287,553	-£80,202,176	-£83,665,558	-£66,851,228	-£78,013,784

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569
10%	70%	-£50,966,397	-£46,878,077	-£49,535,940	-£50,599,014	-£48,510,693	-£49,168,656
15%	70%	-£54,496,310	-£49,563,830	-£52,550,826	-£54,145,236	-£49,012,754	-£51,999,550
20%	70%	-£58,026,224	-£52,249,583	-£55,565,711	-£57,691,857	-£50,514,815	-£54,830,444
25%	70%	-£61,556,138	-£54,934,336	-£58,579,996	-£61,237,679	-£52,016,876	-£57,661,537
30%	70%	-£65,086,052	-£57,624,089	-£61,594,682	-£64,783,901	-£53,518,940	-£60,492,531
35%	70%	-£68,615,966	-£60,313,842	-£64,609,367	-£68,330,123	-£55,020,002	-£63,323,524
40%	70%	-£72,145,880	-£63,003,595	-£67,624,053	-£71,876,345	-£56,521,064	-£66,154,518
45%	70%	-£75,675,794	-£65,693,348	-£70,638,738	-£75,422,567	-£58,022,126	-£68,985,512
50%	70%	-£79,205,708	-£68,383,101	-£73,651,423	-£78,968,790	-£59,523,188	-£71,816,506
100%	70%	-£118,104,846	-£77,221,642	-£109,800,278	-£114,431,009	-£73,547,806	-£100,126,441
10%	80%	-£51,167,760	-£46,495,394	-£49,532,953	-£50,922,838	-£46,250,472	-£49,288,030
15%	80%	-£54,998,356	-£49,589,806	-£52,546,144	-£54,630,972	-£47,622,424	-£52,178,761
20%	80%	-£58,829,952	-£52,684,218	-£55,559,336	-£58,333,106	-£49,094,395	-£55,069,491
25%	80%	-£62,661,548	-£55,778,630	-£58,572,528	-£62,034,238	-£50,595,466	-£57,960,584
30%	80%	-£66,493,144	-£58,873,042	-£61,585,720	-£65,735,370	-£52,096,537	-£60,851,677
35%	80%	-£70,324,740	-£61,967,454	-£64,598,912	-£69,436,502	-£53,597,608	-£63,742,770
40%	80%	-£74,156,336	-£65,061,866	-£67,612,106	-£73,137,634	-£55,098,679	-£66,633,863
45%	80%	-£77,987,932	-£68,156,278	-£70,625,298	-£76,838,766	-£56,599,750	-£69,524,956
50%	80%	-£81,819,528	-£71,250,690	-£73,638,490	-£80,539,898	-£58,100,821	-£72,416,049
10%	60%	-£50,765,034	-£47,260,759	-£49,538,927	-£50,275,189	-£46,770,914	-£49,049,083
15%	60%	-£54,596,630	-£49,355,171	-£52,552,107	-£53,694,498	-£48,403,086	-£51,820,339
20%	60%	-£58,428,226	-£51,449,583	-£55,565,299	-£57,104,807	-£50,035,259	-£54,591,586
25%	60%	-£62,259,822	-£53,543,995	-£58,576,491	-£60,516,116	-£51,666,430	-£57,362,833
30%	60%	-£66,091,418	-£55,638,407	-£61,587,683	-£63,927,425	-£53,297,601	-£60,134,110
35%	60%	-£69,923,014	-£57,732,819	-£64,598,875	-£67,338,534	-£54,928,772	-£62,905,367
40%	60%	-£73,754,610	-£59,827,231	-£67,610,066	-£70,749,643	-£56,559,943	-£65,676,623
50%	60%	-£77,586,206	-£61,921,643	-£70,621,258	-£74,160,752	-£58,191,114	-£68,447,879

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063
10%	70%	-£83,570,891	-£79,482,571	-£82,140,434	-£83,203,508	-£79,115,187	-£81,773,050
15%	70%	-£87,000,805	-£81,168,324	-£85,155,120	-£86,740,730	-£80,617,249	-£84,904,044
20%	70%	-£90,430,719	-£82,854,077	-£88,169,806	-£90,255,940	-£82,118,358	-£88,035,038
25%	70%	-£93,860,633	-£84,539,830	-£91,184,490	-£93,842,174	-£83,621,373	-£90,266,032
30%	70%	-£97,290,547	-£86,225,583	-£94,199,176	-£97,388,396	-£85,123,434	-£92,497,026
35%	70%	-£100,720,461	-£87,911,336	-£97,213,861	-£100,934,617	-£86,624,495	-£94,728,020
40%	70%	-£104,150,375	-£89,597,089	-£100,228,547	-£104,480,839	-£88,125,556	-£96,959,014
45%	70%	-£107,580,289	-£91,282,842	-£103,243,232	-£108,027,061	-£89,626,617	-£100,190,008
50%	70%	-£111,010,203	-£92,968,595	-£106,257,917	-£111,573,284	-£91,127,678	-£103,421,002
100%	70%	-£150,709,340	-£109,826,136	-£136,404,772	-£147,035,504	-£106,152,301	-£132,730,936
10%	80%	-£83,772,255	-£79,099,889	-£82,137,447	-£83,527,332	-£79,854,966	-£81,892,524
15%	80%	-£87,602,850	-£80,594,301	-£85,150,638	-£87,235,466	-£80,228,918	-£84,783,255
20%	80%	-£91,433,446	-£82,088,714	-£88,163,930	-£90,943,601	-£81,599,86	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400
10%	70%	-£41,247,228	-£37,158,908	-£39,816,771	-£40,879,845	-£36,791,524	-£39,448,387
15%	70%	-£44,977,142	-£38,844,661	-£42,831,457	-£44,428,067	-£38,293,586	-£42,280,381
20%	70%	-£48,707,055	-£40,530,415	-£45,846,142	-£47,972,289	-£39,795,648	-£45,111,374
25%	70%	-£52,436,969	-£42,216,169	-£48,860,827	-£51,518,511	-£41,297,710	-£47,942,369
30%	70%	-£56,166,883	-£43,901,923	-£51,875,513	-£55,064,732	-£42,799,771	-£50,773,363
35%	70%	-£59,896,797	-£45,587,676	-£54,890,198	-£58,610,954	-£44,301,833	-£53,604,356
40%	70%	-£63,626,711	-£47,273,429	-£57,904,884	-£62,157,176	-£45,803,895	-£56,435,350
45%	70%	-£67,356,624	-£48,959,184	-£60,919,569	-£65,703,398	-£47,305,957	-£59,266,343
50%	70%	-£71,086,538	-£50,644,937	-£63,934,255	-£69,249,621	-£48,808,019	-£62,097,337
100%	70%	-£108,385,677	-£67,502,473	-£94,081,109	-£104,711,841	-£63,828,637	-£90,407,273
10%	80%	-£41,448,591	-£36,776,226	-£39,813,784	-£41,203,669	-£36,531,303	-£39,568,861
15%	80%	-£45,278,187	-£38,270,638	-£42,826,975	-£44,511,803	-£37,903,255	-£42,458,592
20%	80%	-£49,109,783	-£39,765,051	-£45,840,167	-£48,619,938	-£39,275,206	-£45,350,322
25%	80%	-£52,942,165	-£41,259,464	-£48,853,359	-£52,157,176	-£40,647,157	-£48,242,053
30%	80%	-£56,774,547	-£42,753,877	-£51,866,551	-£55,693,400	-£42,019,108	-£51,133,844
35%	80%	-£60,606,929	-£44,248,290	-£54,879,742	-£59,229,623	-£43,391,059	-£54,025,635
40%	80%	-£64,439,311	-£45,742,703	-£57,892,934	-£62,765,846	-£44,763,011	-£56,917,426
45%	80%	-£68,271,693	-£47,237,116	-£60,906,126	-£66,302,069	-£46,134,962	-£59,809,217
50%	80%	-£72,104,075	-£48,731,528	-£63,919,317	-£70,838,292	-£47,506,913	-£62,701,008
10%	60%	-£41,045,885	-£37,541,590	-£39,819,759	-£40,556,020	-£37,051,745	-£39,329,814
15%	60%	-£44,878,097	-£39,416,885	-£42,835,338	-£43,940,329	-£38,853,917	-£42,101,171
20%	60%	-£48,710,309	-£41,292,178	-£45,851,917	-£47,324,638	-£40,316,090	-£44,872,428
25%	60%	-£52,542,521	-£43,167,471	-£48,866,297	-£50,708,949	-£41,688,262	-£47,643,684
30%	60%	-£56,374,733	-£45,042,764	-£51,880,478	-£54,093,258	-£43,059,434	-£50,414,941
35%	60%	-£60,206,945	-£46,918,057	-£54,894,647	-£57,477,568	-£44,430,606	-£53,186,198
40%	60%	-£64,039,157	-£48,793,350	-£57,908,816	-£60,861,877	-£45,801,778	-£55,957,454
50%	60%	-£70,676,274	-£52,558,348	-£63,949,192	-£67,630,497	-£50,109,124	-£61,499,967

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084
10%	70%	-£38,335,912	-£34,247,592	-£36,905,455	-£37,968,529	-£33,880,208	-£36,538,071
15%	70%	-£42,065,826	-£35,933,345	-£39,920,141	-£41,514,761	-£35,352,270	-£39,369,065
20%	70%	-£45,795,739	-£37,619,098	-£42,934,826	-£45,060,993	-£36,884,332	-£42,200,058
25%	70%	-£49,525,653	-£39,304,853	-£45,949,511	-£48,607,195	-£38,386,393	-£45,031,053
30%	70%	-£53,255,567	-£40,990,606	-£48,964,197	-£52,153,416	-£39,888,455	-£47,862,047
35%	70%	-£56,985,481	-£42,676,360	-£51,978,882	-£55,699,638	-£41,390,517	-£50,693,040
40%	70%	-£60,715,395	-£44,362,113	-£54,993,568	-£59,245,860	-£42,892,579	-£53,524,034
45%	70%	-£64,445,309	-£46,047,866	-£58,008,253	-£62,792,082	-£44,394,641	-£56,355,027
50%	70%	-£68,175,222	-£47,733,621	-£61,022,939	-£66,338,305	-£45,896,703	-£59,186,021
100%	70%	-£105,474,361	-£64,591,157	-£91,169,793	-£101,800,525	-£60,917,321	-£87,495,957
10%	80%	-£36,537,275	-£33,864,910	-£36,902,468	-£38,292,353	-£33,619,987	-£36,657,545
15%	80%	-£42,367,871	-£35,359,322	-£39,915,659	-£42,000,487	-£34,991,939	-£39,548,276
20%	80%	-£48,198,467	-£36,853,735	-£42,928,851	-£45,708,622	-£36,363,890	-£42,439,006
25%	80%	-£54,029,063	-£38,348,148	-£45,942,033	-£49,404,757	-£37,735,841	-£45,329,736
30%	80%	-£59,859,659	-£39,842,561	-£48,955,215	-£53,100,892	-£39,107,792	-£48,220,466
35%	80%	-£65,690,255	-£41,336,974	-£51,968,397	-£56,797,027	-£40,480,743	-£51,111,256
40%	80%	-£71,520,851	-£42,831,387	-£54,981,579	-£60,493,162	-£41,852,694	-£54,002,026
45%	80%	-£77,351,447	-£44,325,799	-£57,994,761	-£64,189,297	-£43,224,646	-£56,892,859
50%	80%	-£83,182,043	-£45,820,212	-£61,008,001	-£67,885,432	-£44,596,597	-£59,783,389
10%	60%	-£38,134,549	-£34,630,274	-£36,908,443	-£37,644,704	-£34,140,429	-£36,418,598
15%	60%	-£41,763,781	-£36,507,369	-£39,924,622	-£41,029,013	-£35,772,601	-£39,189,855
20%	60%	-£45,393,013	-£38,384,464	-£42,940,801	-£44,413,323	-£37,404,774	-£41,961,112
25%	60%	-£49,022,245	-£40,261,558	-£45,956,981	-£47,797,633	-£39,036,946	-£44,732,368
30%	60%	-£52,651,477	-£42,138,653	-£48,973,159	-£51,181,942	-£40,669,118	-£47,503,625
35%	60%	-£56,280,709	-£44,015,747	-£51,989,338	-£54,566,252	-£42,301,290	-£50,274,882
40%	60%	-£59,909,941	-£45,892,843	-£55,005,518	-£57,950,561	-£43,933,463	-£53,046,138
50%	60%	-£67,168,408	-£49,647,032	-£61,037,876	-£64,719,181	-£47,197,807	-£58,588,851

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783
10%	70%	-£14,812,373	-£10,846,744	-£13,428,717	-£14,440,003	-£10,474,373	-£13,056,345
15%	70%	-£19,376,670	-£13,428,224	-£17,301,183	-£18,818,114	-£12,869,668	-£16,742,627
20%	70%	-£23,940,965	-£16,009,704	-£21,173,650	-£23,196,223	-£15,264,963	-£20,428,908
25%	70%	-£28,505,260	-£18,591,185	-£25,046,116	-£27,574,333	-£17,660,258	-£24,115,190
30%	70%	-£33,069,555	-£21,172,665	-£28,919,583	-£31,952,443	-£20,055,553	-£27,801,471
35%	70%	-£37,633,851	-£23,754,146	-£32,791,050	-£36,330,554	-£22,450,848	-£31,487,753
40%	70%	-£42,198,147	-£26,335,626	-£36,663,517	-£40,708,664	-£24,846,143	-£35,174,034
45%	70%	-£46,762,442	-£28,917,106	-£40,535,984	-£45,086,774	-£27,241,438	-£38,860,315
50%	70%	-£51,326,737	-£31,498,587	-£44,408,450	-£49,464,883	-£29,636,733	-£42,546,596
100%	70%	-£96,969,692	-£57,313,389	-£83,133,117	-£93,245,985	-£53,589,682	-£79,409,410
0%	80%	-£15,000,089	-£10,467,940	-£13,418,766	-£14,751,841	-£10,210,693	-£13,170,519
10%	80%	-£19,658,242	-£12,860,019	-£17,286,258	-£19,285,871	-£12,487,648	-£16,813,887
20%	80%	-£24,316,395	-£15,252,097	-£21,153,750	-£23,819,901	-£14,755,603	-£20,657,256
25%	80%	-£28,974,548	-£17,644,176	-£25,021,241	-£28,353,931	-£17,023,558	-£24,400,623
30%	80%	-£33,632,702	-£20,036,254	-£28,888,733	-£32,887,960	-£19,291,513	-£28,143,992
35%	80%	-£38,290,854	-£22,428,333	-£32,756,224	-£37,421,989	-£21,559,468	-£31,887,359
40%	80%	-£42,949,007	-£24,820,412	-£36,623,717	-£41,956,019	-£23,827,424	-£35,630,728
45%	80%	-£47,607,161	-£27,212,490	-£40,491,208	-£46,490,048	-£26,095,378	-£39,374,096
50%	80%	-£52,265,314	-£29,604,569	-£44,358,700	-£51,024,078	-£28,363,334	-£43,117,464
10%	60%	-£14,624,658	-£11,225,546	-£13,438,666	-£14,128,164	-£10,729,052	-£12,942,172
15%	60%	-£19,095,096	-£13,996,429	-£17,316,109	-£18,350,355	-£13,251,688	-£16,571,366
20%	60%	-£23,565,535	-£16,767,311	-£21,193,550	-£22,572,546	-£15,774,332	-£20,200,542
25%	60%	-£28,035,972	-£19,538,193	-£25,070,992	-£26,794,736	-£18,296,957	-£23,829,756
30%	60%	-£32,506,410	-£22,309,075	-£28,948,433	-£31,016,927	-£20,819,592	-£27,458,951
35%	60%	-£36,976,848	-£25,079,957	-£32,825,875	-£35,239,118	-£23,342,227	-£31,088,145
40%	60%	-£41,447,286	-£27,850,839	-£36,703,317	-£39,461,309	-£25,864,861	-£34,717,340
45%	60%	-£45,917,723	-£30,621,721	-£40,580,759	-£43,683,499	-£28,387,497	-£38,346,535
50%	60%	-£50,388,161	-£33,392,603	-£44,458,201	-£47,905,690	-£30,910,131	-£41,975,729

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742
10%	70%	-£423,808,333	-£419,840,703	-£422,422,676	-£423,433,963	-£419,468,332	-£422,050,305
15%	70%	-£428,370,629	-£422,422,183	-£426,295,143	-£427,812,073	-£421,863,627	-£425,736,587
20%	70%	-£432,934,924	-£425,003,663	-£430,167,610	-£432,190,182	-£424,259,922	-£429,422,867
25%	70%	-£437,499,219	-£427,585,144	-£434,040,075	-£436,568,292	-£426,654,217	-£433,109,149
30%	70%	-£442,063,515	-£430,166,624	-£437,912,542	-£440,946,403	-£429,049,512	-£436,795,430
35%	70%	-£446,627,810	-£432,748,105	-£441,785,009	-£445,324,513	-£431,444,807	-£440,481,712
40%	70%	-£451,192,106	-£435,329,585	-£445,657,476	-£449,702,623	-£433,840,102	-£444,167,993
45%	70%	-£455,756,401	-£437,911,066	-£449,530,943	-£454,080,733	-£436,235,397	-£447,854,275
50%	70%	-£460,320,697	-£440,492,546	-£453,403,410	-£458,458,843	-£438,630,692	-£451,540,556
100%	70%	-£505,963,651	-£466,307,349	-£492,127,076	-£502,239,944	-£462,583,642	-£488,403,369
0%	80%	-£423,994,049	-£419,461,899	-£422,412,725	-£423,745,801	-£419,213,652	-£422,164,478
10%	80%	-£428,652,201	-£421,853,978	-£426,280,219	-£428,279,830	-£421,481,607	-£425,807,847
20%	80%	-£433,310,354	-£424,246,057	-£430,147,709	-£432,813,960	-£423,749,593	-£429,651,215
30%	80%	-£437,968,507	-£426,638,136	-£434,009,198	-£437,348,090	-£426,024,847	-£433,494,583
40%	80%	-£442,626,660	-£429,029,215	-£437,881,687	-£441,882,220	-£428,299,092	-£437,338,951
45%	80%	-£447,284,813	-£431,420,294	-£441,754,176	-£445,714,351	-£430,173,345	-£441,183,319
50%	80%	-£451,942,966	-£433,811,373	-£445,626,665	-£449,546,482	-£432,047,590	-£445,027,687
0%	60%	-£456,601,120	-£436,206,450	-£449,485,167	-£453,321,252	-£434,889,338	-£448,869,055
10%	60%	-£461,259,273	-£438,598,528	-£453,352,658	-£460,018,037	-£437,357,293	-£452,711,423
15%	60%	-£465,917,426	-£440,990,606	-£457,285,149	-£463,900,168	-£439,825,248	-£456,553,691
20%	60%	-£470,575,579	-£443,382,684	-£461,217,640	-£467,791,300	-£442,293,203	-£460,395,959
25%	60%	-£475,233,732	-£445,774,762	-£465,150,131	-£471,682,432	-£444,761,158	-£464,238,227
30%	60%	-£479,891,885	-£448,166,840	-£469,082,622	-£475,573,564	-£447,229,113	-£468,080,505
35%	60%	-£484,550,038	-£450,558,918	-£473,015,113	-£479,464,696	-£449,697,068	-£471,922,773
40%	60%	-£489,208,191	-£452,951,000	-£476,947,604	-£483,355,828	-£452,165,023	-£475,765,041
45%	60%	-£493,866,344	-£455,343,082	-£480,880,115	-£487,246,960	-£454,632,978	-£479,607,309
50%	60%	-£498,524,497	-£457,735,164	-£484,812,626	-£491,138,092	-£456,901,023	-£483,449,577

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692
10%	70%	-£333,083,282	-£329,117,653	-£331,699,625	-£332,710,912	-£329,745,282	-£331,327,254
15%	70%	-£337,647,579	-£331,699,133	-£335,572,092	-£337,089,023	-£331,140,577	-£335,013,536
20%	70%	-£342,211,876	-£334,280,613	-£339,444,559	-£341,467,132	-£333,526,872	-£338,699,817
25%	70%	-£346,776,173	-£336,862,094	-£343,317,025	-£345,845,242	-£335,911,167	-£342,386,099
30%	70%	-£351,340,470	-£339,443,574	-£347,189,492	-£350,223,352	-£338,295,462	-£346,072,380
35%	70%	-£355,904,767	-£342,025,055	-£351,061,969	-£354,601,463	-£340,679,757	-£349,758,662
40%	70%	-£360,469,064	-£344,606,535	-£354,934,446	-£358,979,573	-£343,061,052	-£353,444,943
45%	70%	-£365,033,361	-£347,188,016	-£358,806,923	-£363,357,683	-£345,446,347	-£357,131,224
50%	70%	-£369,597,658	-£349,769,496	-£362,679,395	-£367,735,793	-£347,831,642	-£360,817,505
100%	70%	-£415,240,601	-£375,584,298	-£401,404,026	-£411,516,894	-£371,860,591	-£397,680,319
0%	80%	-£333,270,998	-£328,738,849	-£331,689,675	-£333,022,750	-£328,490,602	-£331,441,428
10%	80%	-£337,929,151	-£331,130,928	-£335,557,167	-£337,596,780	-£330,798,557	-£335,184,796
20%	80%	-£342,587,304	-£333,523,008	-£339,424,658	-£342,090,910	-£333,026,512	-£338,926,165
30%	80%	-£347,245,457	-£335,915,088	-£343,297,149	-£346,583,040	-£335,259,267	-£342,667,533
35%	80%	-£351,903,610	-£338,307,168	-£347,169,640	-£351,065,170	-£337,491,522	-£346,408,901
40%	80%	-£356,561,763	-£340,699,248	-£351,042,131	-£355,547,300	-£339,723,777	-£350,150,269
45%	80%	-£361,219,916	-£343,091,328	-£354,914,622	-£360,029,430	-£341,956,022	-£353,891,637
50%	80%	-£365,878,070	-£345,483,408	-£358,787,113	-£364,511,560	-£344,188,277	-£357,643,005
0%	60%	-£370,536,223	-£347,875,478	-£362,659,604	-£369,294,697	-£346,634,243	-£361,388,372
10%	60%	-£375,194,376	-£350,267,558	-£366,532,095	-£374,076,827	-£349,066,508	-£365,129,740
15%	60%	-£379,852,529	-£352,659,638	-£370,404,586	-£378,858,957	-£351,498,763	-£368,871,108
20%	60%	-£384,510,682	-£355,051,718	-£374,277,077	-£383,641,087	-£353,931,018	-£372,622,476
25%	60%	-£389,168,835	-£357,443,798	-£378,149,568	-£388,423,217	-£356,363,273	-£376,373,844
30%	60%	-£393,826,988	-£359,835,878	-£382,022,059	-£393,205,347	-£358,795,528	-£380,125,212
35%	60%	-£398,485,141	-£362,227,958	-£385,894,550	-£397,987,477	-£361,227,783	-£383,876,580
40%	60%	-£403,143,294	-£364,620,038	-£389,767,041	-£402,769,607	-£363,660,038	-£387,627,948
45%	60%	-£407,801,447	-£367,012,118	-£393,639,532	-£407,551,737	-£366,092,293	-£391,379,316
50%	60%	-£412,459,600	-£369,404,198	-£397,512,023	-£412,333,867	-£368,524,548	-£395,130,684

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904
10%	70%	-£160,331,494	-£156,365,865	-£158,947,837	-£159,959,124	-£155,953,493	-£158,575,466
15%	70%	-£164,895,790	-£158,947,346	-£162,820,304	-£164,337,624	-£158,387,986	-£162,261,748
20%	70%	-£169,460,086	-£161,528,824	-£166,692,771	-£168,715,344	-£160,784,093	-£165,948,029
25%	70%	-£174,024,381	-£164,110,305	-£170,565,237	-£173,093,454	-£163,179,376	-£169,634,311
30%	70%	-£178,588,676	-£166,691,785	-£174,437,704	-£177,471,564	-£165,574,673	-£173,320,592
35%	70%	-£183,152,971	-£169,273,266	-£178,310,171	-£181,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520
10%	70%	-£55,841,110	-£51,075,480	-£44,457,453	-£35,468,740	-£21,503,109	-£64,085,082
15%	70%	-£70,405,406	-£44,455,960	-£28,329,920	-£19,546,550	-£13,898,404	-£67,771,354
20%	70%	-£74,969,702	-£67,038,440	-£72,202,387	-£74,224,960	-£66,293,699	-£71,457,645
25%	70%	-£79,533,997	-£69,619,921	-£76,074,853	-£78,603,070	-£68,688,994	-£75,143,927
30%	70%	-£84,098,292	-£72,201,401	-£79,947,320	-£82,981,180	-£71,084,289	-£78,830,208
35%	70%	-£88,662,587	-£74,782,882	-£83,819,787	-£87,359,290	-£73,479,584	-£82,516,489
40%	70%	-£93,226,884	-£77,364,362	-£87,692,253	-£91,737,401	-£75,874,979	-£86,202,770
45%	70%	-£97,791,179	-£79,945,842	-£91,564,720	-£96,115,511	-£78,270,174	-£89,889,052
50%	70%	-£102,355,474	-£82,527,323	-£95,437,187	-£100,493,620	-£80,665,469	-£93,575,333
100%	70%	-£147,998,429	-£108,342,128	-£134,181,854	-£144,274,722	-£104,618,419	-£130,438,147
10%	80%	-£66,028,826	-£51,496,677	-£44,447,502	-£35,780,578	-£21,248,430	-£64,199,255
15%	80%	-£70,698,979	-£33,886,755	-£28,314,995	-£19,314,886	-£13,516,384	-£67,942,524
20%	80%	-£75,365,132	-£66,280,834	-£72,182,486	-£74,848,638	-£65,784,340	-£71,685,952
25%	80%	-£80,031,285	-£75,849,148	-£87,652,453	-£92,984,756	-£74,856,160	-£86,659,464
30%	80%	-£84,697,438	-£78,241,227	-£91,519,945	-£97,616,785	-£77,124,115	-£90,402,833
35%	80%	-£89,363,591	-£80,633,306	-£95,387,436	-£102,052,814	-£79,392,071	-£94,146,200
40%	80%	-£94,029,744	-£83,023,385	-£99,254,927	-£106,488,843	-£81,660,016	-£97,889,567
45%	80%	-£98,695,897	-£85,413,464	-£103,122,418	-£110,924,872	-£83,927,961	-£101,632,934
50%	80%	-£103,362,050	-£87,803,543	-£106,990,909	-£115,360,901	-£86,195,906	-£105,377,301
10%	60%	-£65,653,395	-£52,254,283	-£44,467,403	-£35,156,901	-£21,757,789	-£63,970,909
15%	60%	-£70,319,548	-£34,645,361	-£28,304,895	-£19,240,386	-£13,520,280	-£67,000,103
20%	60%	-£74,984,701	-£67,226,948	-£72,222,286	-£74,601,282	-£66,803,059	-£71,223,298
25%	60%	-£79,649,854	-£70,566,929	-£76,099,729	-£77,823,473	-£69,325,694	-£74,858,493
30%	60%	-£84,315,007	-£73,907,812	-£79,977,170	-£82,045,664	-£71,848,329	-£78,487,688
35%	60%	-£88,980,160	-£76,108,694	-£83,854,612	-£86,267,855	-£74,370,964	-£82,116,882
40%	60%	-£93,645,313	-£78,309,575	-£87,732,053	-£90,490,045	-£76,893,598	-£85,746,076
50%	60%	-£101,416,696	-£94,421,346	-£96,486,938	-£98,934,427	-£81,938,668	-£93,004,466

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575
10%	70%	-£44,170,165	-£40,204,536	-£42,786,308	-£43,717,795	-£39,832,165	-£42,414,137
15%	70%	-£48,734,462	-£42,786,016	-£46,496,975	-£48,175,269	-£42,227,460	-£46,100,418
20%	70%	-£53,298,757	-£45,367,496	-£50,531,442	-£52,554,015	-£44,622,755	-£49,786,700
25%	70%	-£57,863,052	-£47,948,977	-£54,403,908	-£56,932,125	-£47,018,050	-£53,472,982
30%	70%	-£62,427,347	-£50,530,457	-£58,276,375	-£61,310,235	-£49,413,345	-£57,159,263
35%	70%	-£66,991,643	-£53,111,938	-£62,148,842	-£65,688,346	-£51,808,640	-£60,845,545
40%	70%	-£71,555,938	-£55,693,418	-£66,021,309	-£70,066,456	-£54,203,935	-£64,531,826
45%	70%	-£76,120,234	-£58,274,899	-£69,893,776	-£74,444,566	-£56,599,230	-£68,218,107
50%	70%	-£80,684,529	-£60,856,379	-£73,766,242	-£78,822,675	-£58,994,524	-£71,904,388
100%	70%	-£126,327,484	-£86,671,181	-£112,490,909	-£122,603,777	-£82,947,474	-£108,767,202
10%	80%	-£44,357,881	-£39,825,732	-£42,776,558	-£44,109,633	-£39,577,485	-£42,528,311
15%	80%	-£49,012,034	-£42,217,811	-£46,644,050	-£48,543,663	-£41,845,440	-£46,271,678
20%	80%	-£53,678,187	-£44,609,889	-£50,511,542	-£53,177,693	-£44,113,385	-£50,015,048
25%	80%	-£58,344,340	-£47,001,968	-£54,384,035	-£57,811,724	-£46,385,330	-£53,758,419
30%	80%	-£63,010,493	-£49,394,047	-£58,256,528	-£61,445,755	-£48,657,275	-£57,501,790
35%	80%	-£67,676,646	-£51,786,126	-£62,129,021	-£65,516,786	-£50,929,220	-£61,245,161
40%	80%	-£72,342,799	-£54,178,204	-£66,001,509	-£70,131,811	-£53,185,216	-£64,988,520
45%	80%	-£77,008,952	-£56,570,282	-£69,874,992	-£74,747,840	-£55,453,170	-£68,731,888
50%	80%	-£81,675,105	-£58,962,361	-£73,749,475	-£79,363,870	-£57,721,126	-£72,475,255
10%	60%	-£43,982,450	-£40,583,338	-£42,796,458	-£43,485,958	-£40,088,844	-£42,299,964
15%	60%	-£48,648,603	-£43,164,417	-£46,673,930	-£47,708,147	-£42,609,480	-£45,929,158
20%	60%	-£53,314,756	-£45,745,496	-£50,551,402	-£51,930,338	-£45,132,114	-£49,558,354
25%	60%	-£57,980,909	-£48,326,575	-£54,423,875	-£56,152,528	-£47,654,749	-£53,187,548
30%	60%	-£62,647,062	-£50,907,654	-£58,296,348	-£60,374,719	-£50,177,384	-£56,816,743
35%	60%	-£67,313,215	-£53,488,733	-£62,168,821	-£64,596,910	-£52,700,019	-£60,445,937
40%	60%	-£71,979,368	-£56,069,812	-£66,041,294	-£68,819,101	-£55,222,653	-£64,075,132
50%	60%	-£76,645,521	-£58,650,891	-£69,913,767	-£73,041,292	-£57,745,297	-£67,706,327

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669
10%	70%	-£34,604,260	-£30,638,630	-£33,220,603	-£34,231,890	-£30,266,259	-£32,848,232
15%	70%	-£39,168,556	-£33,220,110	-£37,093,070	-£38,610,000	-£32,661,554	-£36,534,514
20%	70%	-£43,732,851	-£35,801,590	-£40,965,537	-£42,985,109	-£35,066,849	-£40,220,795
25%	70%	-£48,297,147	-£38,383,071	-£44,838,003	-£47,366,220	-£37,452,144	-£43,907,077
30%	70%	-£52,861,442	-£40,964,551	-£48,710,470	-£51,744,330	-£39,847,439	-£47,593,358
35%	70%	-£57,425,737	-£43,546,032	-£52,582,936	-£56,122,440	-£42,242,734	-£51,279,639
40%	70%	-£61,990,034	-£46,127,512	-£56,455,403	-£60,500,550	-£44,638,029	-£54,965,920
45%	70%	-£66,554,329	-£48,709,992	-£60,327,870	-£64,878,661	-£47,033,324	-£58,652,202
50%	70%	-£71,118,624	-£51,292,473	-£64,200,337	-£69,256,770	-£49,428,619	-£62,338,483
100%	70%	-£116,761,579	-£77,105,276	-£102,925,004	-£113,037,872	-£73,381,569	-£99,201,296
10%	80%	-£34,791,976	-£30,259,827	-£33,210,652	-£34,543,728	-£30,011,580	-£32,362,405
15%	80%	-£39,456,271	-£32,841,306	-£37,078,145	-£38,077,758	-£32,279,534	-£36,705,774
20%	80%	-£44,120,566	-£35,422,785	-£40,942,632	-£42,951,788	-£34,547,460	-£40,449,142
25%	80%	-£48,784,861	-£38,004,264	-£44,817,119	-£47,825,818	-£36,819,310	-£44,190,510
30%	80%	-£53,449,156	-£40,585,743	-£48,691,606	-£51,700,848	-£39,091,160	-£47,931,878
35%	80%	-£58,113,451	-£43,167,222	-£52,566,093	-£55,575,878	-£41,363,010	-£51,673,246
40%	80%	-£62,777,746	-£45,748,701	-£56,440,580	-£59,450,908	-£43,634,860	-£55,414,614
45%	80%	-£67,442,041	-£48,330,180	-£60,315,067	-£63,325,938	-£45,906,710	-£59,155,982
50%	80%	-£72,106,336	-£50,911,659	-£64,189,554	-£67,200,968	-£48,178,560	-£62,907,350
10%	60%	-£34,416,545	-£31,017,433	-£33,230,553	-£33,920,051	-£30,520,939	-£32,734,059
15%	60%	-£39,080,840	-£33,601,912	-£37,105,040	-£38,142,242	-£33,043,574	-£36,363,253
20%	60%	-£43,745,135	-£36,183,391	-£40,980,527	-£42,364,432	-£35,566,209	-£39,992,446
25%	60%	-£48,409,430	-£38,764,870	-£44,855,014	-£46,586,623	-£38,088,844	-£43,621,643
30%	60%	-£53,073,725	-£41,346,349	-£48,729,501	-£50,808,814	-£40,611,478	-£47,250,838
35%	60%	-£57,738,020	-£43,927,828	-£52,604,988	-£55,031,004	-£43,134,114	-£50,880,032
40%	60%	-£62,402,315	-£46,509,307	-£56,480,475	-£59,253,195	-£45,656,748	-£54,509,226
50%	60%	-£67,066,610	-£49,090,786	-£60,354,962	-£63,475,386	-£48,179,384	-£58,138,420

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164
10%	70%	-£67,208,754	-£63,243,125	-£65,825,097	-£66,836,384	-£62,870,754	-£65,452,726
15%	70%	-£71,773,051	-£65,824,605	-£69,697,564	-£71,214,495	-£65,265,049	-£69,139,008
20%	70%	-£76,337,346	-£68,406,084	-£73,570,031	-£75,592,604	-£67,661,344	-£72,820,289
25%	70%	-£80,901,641	-£70,987,563	-£77,442,497	-£79,974,714	-£70,056,639	-£76,511,571
30%	70%	-£85,465,936	-£73,569,042	-£81,314,964	-£84,348,824	-£72,451,934	-£80,197,852
35%	70%	-£90,030,231	-£76,150,521	-£85,187,431	-£88,720,934	-£74,847,229	-£83,884,134
40%	70%	-£94,594,526	-£78,732,000	-£89,059,898	-£93,105,045	-£77,242,524	-£87,570,415
45%	70%	-£99,158,821	-£81,313,479	-£92,932,365	-£97,483,155	-£79,637,919	-£91,256,696
50%	70%	-£103,723,116	-£83,894,958	-£96,804,831	-£101,861,264	-£82,033,113	-£94,942,877
100%	70%	-£149,366,073	-£109,709,770	-£135,529,498	-£145,642,366	-£105,986,063	-£131,805,791
10%	80%	-£67,396,470	-£62,864,321	-£65,815,147	-£67,148,222	-£62,616,074	-£65,566,900
15%	80%	-£72,060,765	-£65,445,800	-£69,686,614	-£71,530,332	-£64,997,169	-£70,253,081
20%	80%	-£76,725,060	-£68,027,279	-£73,558,081	-£75,912,440	-£67,378,264	-£74,939,262
25							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501
10%	70%	-£24,885,091	-£30,919,462	-£23,501,434	-£24,512,721	-£20,847,091	-£23,129,063
15%	70%	-£29,448,387	-£33,800,942	-£27,373,931	-£28,890,831	-£22,943,386	-£28,815,346
20%	70%	-£34,013,683	-£26,082,422	-£31,246,368	-£33,268,941	-£25,337,681	-£30,501,626
25%	70%	-£36,577,978	-£28,663,903	-£35,118,834	-£37,647,051	-£27,732,976	-£34,187,908
30%	70%	-£43,142,273	-£31,245,383	-£38,991,301	-£42,025,161	-£30,128,271	-£37,874,189
35%	70%	-£47,706,569	-£33,826,864	-£42,863,769	-£46,403,271	-£32,523,565	-£41,560,471
40%	70%	-£52,270,865	-£36,408,344	-£46,736,235	-£50,781,382	-£34,918,860	-£45,246,751
45%	70%	-£56,835,160	-£38,989,824	-£50,608,701	-£55,159,492	-£37,314,155	-£48,933,033
50%	70%	-£61,399,455	-£41,571,304	-£54,481,168	-£59,537,601	-£39,709,450	-£52,619,314
100%	70%	-£107,042,410	-£67,386,107	-£93,205,836	-£103,318,703	-£63,662,400	-£89,482,128
10%	80%	-£25,072,807	-£20,540,658	-£23,491,484	-£24,824,559	-£20,292,411	-£23,243,237
15%	80%	-£29,730,960	-£22,932,737	-£27,356,976	-£29,358,589	-£22,560,366	-£26,966,605
20%	80%	-£34,389,113	-£25,324,815	-£31,226,468	-£33,892,619	-£24,828,321	-£30,729,974
40%	80%	-£53,021,725	-£34,893,130	-£46,696,435	-£52,028,737	-£33,900,142	-£45,703,445
45%	80%	-£57,679,879	-£37,285,208	-£50,563,926	-£56,562,766	-£36,168,096	-£49,446,814
50%	80%	-£62,338,032	-£39,677,287	-£54,431,417	-£61,096,796	-£38,436,052	-£53,190,181
10%	60%	-£24,697,376	-£21,298,264	-£23,511,384	-£24,200,882	-£20,801,770	-£23,014,890
15%	60%	-£29,167,814	-£24,069,147	-£27,389,826	-£28,423,073	-£23,324,406	-£26,844,084
20%	60%	-£33,638,253	-£26,840,029	-£31,266,268	-£32,645,264	-£25,847,040	-£30,273,280
25%	60%	-£38,108,690	-£29,610,910	-£35,143,710	-£36,867,454	-£28,369,675	-£33,902,474
30%	60%	-£42,579,128	-£32,381,793	-£39,021,151	-£41,089,645	-£30,892,310	-£37,531,669
35%	60%	-£47,049,566	-£35,152,675	-£42,898,593	-£45,311,836	-£33,414,945	-£41,160,863
40%	60%	-£51,520,004	-£37,923,556	-£46,776,035	-£49,534,026	-£35,937,579	-£44,790,058
50%	60%	-£56,000,442	-£40,704,437	-£50,653,476	-£53,756,216	-£38,460,214	-£48,419,253

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185
10%	70%	-£21,973,775	-£18,008,146	-£20,590,118	-£21,601,405	-£17,635,775	-£20,217,747
15%	70%	-£26,538,071	-£20,589,626	-£24,462,385	-£25,979,515	-£20,031,070	-£23,904,029
20%	70%	-£31,102,367	-£23,171,106	-£28,335,052	-£30,357,625	-£22,426,365	-£27,590,310
25%	70%	-£35,666,662	-£25,752,587	-£32,207,518	-£34,735,735	-£24,821,660	-£31,276,592
30%	70%	-£40,230,957	-£28,334,067	-£36,079,985	-£39,113,845	-£27,216,954	-£34,962,873
35%	70%	-£44,795,253	-£30,915,548	-£39,952,452	-£43,491,955	-£29,612,249	-£38,649,155
40%	70%	-£49,359,549	-£33,497,027	-£43,824,919	-£47,870,065	-£32,007,544	-£42,335,435
45%	70%	-£53,923,844	-£36,078,507	-£47,697,385	-£52,248,175	-£34,402,839	-£46,021,717
50%	70%	-£58,488,139	-£38,659,988	-£51,569,852	-£56,626,285	-£36,798,134	-£49,707,998
100%	70%	-£104,131,094	-£64,474,791	-£90,294,519	-£100,407,387	-£60,751,084	-£86,570,812
10%	80%	-£22,161,491	-£17,629,342	-£20,580,168	-£21,913,243	-£17,381,095	-£20,331,921
15%	80%	-£26,819,644	-£20,021,420	-£24,447,680	-£26,447,273	-£19,649,049	-£24,075,289
20%	80%	-£31,477,797	-£22,413,499	-£28,315,152	-£30,381,303	-£21,917,005	-£27,818,656
40%	80%	-£50,110,409	-£31,981,814	-£43,785,118	-£49,117,421	-£30,988,826	-£42,792,129
45%	80%	-£54,768,563	-£34,373,892	-£47,652,610	-£53,651,450	-£33,256,780	-£46,535,498
50%	80%	-£59,426,716	-£36,765,971	-£51,520,101	-£58,185,480	-£35,524,736	-£50,278,865
10%	60%	-£21,786,060	-£18,386,948	-£20,600,068	-£21,286,566	-£17,890,454	-£20,103,574
15%	60%	-£26,256,498	-£21,157,831	-£24,477,510	-£25,511,757	-£20,413,090	-£23,732,768
20%	60%	-£30,726,937	-£23,928,713	-£28,354,952	-£29,733,948	-£22,935,724	-£27,361,964
25%	60%	-£35,197,374	-£26,699,594	-£32,232,394	-£33,956,138	-£25,458,359	-£30,991,158
30%	60%	-£39,667,812	-£29,470,477	-£36,109,835	-£38,178,329	-£27,980,994	-£34,620,353
35%	60%	-£44,138,250	-£32,241,359	-£39,987,277	-£42,400,520	-£30,503,629	-£38,249,547
40%	60%	-£48,608,688	-£35,012,240	-£43,864,719	-£46,622,710	-£33,026,263	-£41,878,741
50%	60%	-£53,079,126	-£37,783,121	-£47,742,160	-£50,844,900	-£35,548,897	-£45,507,935

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289
10%	70%	-£24,113,282	-£20,040,148	-£22,682,834	-£23,870,585	-£19,797,443	-£22,440,129
15%	70%	-£28,224,293	-£22,114,578	-£26,078,607	-£27,860,233	-£21,750,520	-£25,714,548
20%	70%	-£32,335,293	-£24,189,009	-£29,474,379	-£31,849,881	-£23,703,597	-£28,888,968
25%	70%	-£36,446,294	-£26,263,439	-£32,870,152	-£35,839,529	-£25,656,674	-£32,263,367
30%	70%	-£40,557,295	-£28,337,868	-£36,265,924	-£39,829,177	-£27,609,751	-£35,537,806
35%	70%	-£44,668,296	-£30,412,298	-£39,661,697	-£43,818,825	-£29,562,827	-£38,819,226
40%	70%	-£48,779,296	-£32,486,728	-£43,057,469	-£47,808,473	-£31,515,903	-£42,086,646
45%	70%	-£52,890,297	-£34,561,158	-£46,453,242	-£51,798,120	-£33,468,980	-£45,361,065
50%	70%	-£57,001,298	-£36,635,587	-£49,849,014	-£55,787,768	-£35,422,057	-£48,635,484
100%	70%	-£98,111,306	-£57,379,884	-£83,806,739	-£95,684,247	-£54,952,825	-£81,379,680
0%	80%	-£24,314,148	-£19,859,129	-£22,679,341	-£24,152,345	-£19,497,386	-£22,517,537
15%	80%	-£28,525,678	-£21,543,049	-£26,073,366	-£28,282,873	-£21,300,343	-£25,830,661
20%	80%	-£32,737,009	-£23,426,969	-£29,467,392	-£32,413,400	-£23,103,361	-£29,143,784
25%	80%	-£36,948,438	-£25,310,889	-£32,861,418	-£36,543,928	-£24,906,379	-£32,456,909
30%	80%	-£41,159,868	-£27,194,808	-£36,255,445	-£40,674,455	-£26,709,396	-£35,770,032
35%	80%	-£45,371,297	-£29,078,728	-£39,649,470	-£44,804,983	-£28,512,415	-£39,083,156
40%	80%	-£49,582,727	-£30,962,648	-£43,043,496	-£48,935,511	-£30,315,432	-£42,396,279
45%	80%	-£53,794,156	-£32,846,568	-£46,437,522	-£53,066,038	-£32,118,450	-£45,709,404
50%	80%	-£58,005,586	-£34,730,488	-£49,831,548	-£57,196,566	-£33,921,468	-£49,022,528
10%	60%	-£23,912,434	-£20,421,169	-£22,686,328	-£23,588,825	-£20,097,562	-£22,362,720
15%	60%	-£27,923,006	-£22,686,109	-£26,083,487	-£27,437,593	-£22,200,697	-£25,598,436
20%	60%	-£31,933,578	-£24,951,046	-£29,480,646	-£31,286,361	-£24,303,333	-£29,834,156
25%	60%	-£35,944,150	-£27,215,988	-£32,877,805	-£35,135,131	-£26,406,968	-£33,069,865
30%	60%	-£39,954,722	-£29,480,928	-£36,276,044	-£38,983,899	-£28,510,104	-£35,305,581
35%	60%	-£43,965,293	-£31,745,867	-£39,673,924	-£42,832,667	-£30,613,239	-£38,541,296
40%	60%	-£47,975,866	-£34,010,807	-£43,071,443	-£46,681,435	-£32,716,375	-£41,777,011
45%	60%	-£51,986,438	-£36,275,746	-£46,469,962	-£50,530,203	-£34,819,512	-£45,012,726
50%	60%	-£55,997,010	-£38,540,687	-£49,868,491	-£54,378,971	-£36,922,647	-£48,248,441

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249
10%	70%	-£433,107,251	-£420,034,108	-£431,676,793	-£432,884,544	-£428,791,402	-£431,434,088
15%	70%	-£437,218,252	-£431,108,538	-£435,072,566	-£436,854,192	-£430,744,479	-£434,709,507
20%	70%	-£441,329,253	-£433,182,968	-£438,468,338	-£440,843,840	-£432,697,556	-£437,983,927
25%	70%	-£445,440,253	-£435,257,398	-£441,864,111	-£444,833,488	-£434,650,533	-£441,257,346
30%	70%	-£449,551,254	-£437,331,828	-£445,259,883	-£448,823,136	-£436,603,710	-£444,531,766
35%	70%	-£453,662,255	-£439,406,257	-£448,655,656	-£452,812,784	-£438,556,788	-£447,806,186
40%	70%	-£457,773,256	-£441,480,687	-£452,051,428	-£456,802,432	-£440,509,863	-£451,080,605
45%	70%	-£461,884,256	-£443,555,117	-£455,847,201	-£460,792,079	-£442,462,940	-£454,355,024
50%	70%	-£465,995,257	-£445,629,547	-£459,642,974	-£464,781,727	-£444,416,017	-£457,629,443
100%	70%	-£507,106,265	-£466,373,844	-£492,800,698	-£504,676,206	-£463,846,785	-£490,373,639
0%	80%	-£433,308,108	-£428,653,088	-£431,673,300	-£433,146,304	-£428,491,285	-£431,511,497
15%	80%	-£437,519,338	-£430,537,008	-£435,067,326	-£437,276,832	-£430,294,303	-£434,824,620
20%	80%	-£441,730,968	-£432,420,928	-£438,461,351	-£441,407,359	-£432,097,320	-£438,137,744
25%	80%	-£445,942,598	-£434,304,848	-£441,856,376	-£445,531,886	-£434,898,347	-£441,450,239
30%	80%	-£450,154,228	-£436,188,768	-£445,251,401	-£449,656,413	-£436,799,364	-£444,762,764
35%	80%	-£454,365,858	-£438,072,688	-£448,646,426	-£453,780,940	-£438,700,381	-£448,075,289
40%	80%	-£458,577,488	-£439,956,608	-£452,041,451	-£457,905,467	-£440,601,398	-£451,387,814
45%	80%	-£462,789,118	-£441,840,528	-£455,436,476	-£462,029,994	-£442,502,415	-£454,700,339
50%	80%	-£466,999,748	-£443,724,447	-£458,825,501	-£466,154,521	-£444,413,432	-£458,012,864
10%	60%	-£432,906,393	-£429,415,129	-£431,680,287	-£432,582,785	-£429,091,521	-£431,356,679
15%	60%	-£438,918,965	-£431,880,069	-£435,077,808	-£436,431,553	-£431,194,656	-£434,592,358
20%	60%	-£444,930,537	-£434,349,008	-£438,472,329	-£440,280,321	-£433,297,792	-£437,826,110
25%	60%	-£448,942,109	-£436,813,948	-£441,867,354	-£444,370,848	-£435,400,819	-£441,050,635
30%	60%	-£452,953,681	-£439,278,887	-£445,262,379	-£448,461,375	-£437,503,846	-£444,273,160
35%	60%	-£456,965,253	-£441,743,826	-£448,657,404	-£451,852,402	-£439,606,871	-£447,495,685
40%	60%	-£460,976,825	-£444,208,765	-£452,052,429	-£455,243,429	-£441,710,335	-£450,720,770
50%	60%	-£464,988,397	-£446,673,704	-£455,447,454	-£458,634,956	-£443,813,360	-£453,945,855

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198
10%	70%	-£342,384,201	-£338,311,058	-£340,953,743	-£342,141,494	-£338,068,352	-£340,711,038
15%	70%	-£346,495,201	-£340,385,487	-£344,348,518	-£346,131,142	-£340,021,429	-£343,985,457
20%	70%	-£350,606,202	-£342,459,916	-£347,743,292	-£349,920,790	-£341,974,502	-£347,259,977
25%	70%	-£354,717,203	-£344,534,346	-£351,141,061	-£354,110,438	-£343,927,575	-£350,534,296
30%	70%	-£358,828,204	-£346,608,777	-£354,536,833	-£358,300,086	-£345,880,650	-£353,808,715
35%	70%	-£362,939,205	-£348,683,207	-£357,932,606	-£362,489,734	-£347,833,738	-£357,083,135
40%	70%	-£367,050,206	-£350,757,637	-£361,328,379	-£366,679,382	-£349,786,812	-£360,357,555
45%	70%	-£371,161,206	-£352,832,067	-£364,724,151	-£370,869,029	-£351,739,889	-£363,631,974
50%	70%	-£375,272,207	-£354,906,497	-£368,119,924	-£375,058,677	-£353,692,966	-£366,906,393
100%	70%	-£416,382,215	-£375,850,793	-£402,077,648	-£413,995,156	-£373,223,734	-£399,650,589
0%	80%	-£342,585,057	-£337,930,038	-£340,950,250	-£342,423,254	-£337,768,235	-£340,788,446
15%	80%	-£346,796,487	-£339,813,958	-£344,344,275	-£346,593,782	-£339,571,252	-£344,101,570
20%	80%	-£350,907,917	-£341,697,878	-£347,738,301	-£350,684,308	-£341,374,270	-£347,414,693
25%	80%	-£355,019,347	-£343,581,798	-£351,132,826	-£354,775,836	-£343,175,287	-£350,627,817
30%	80%	-£359,130,777	-£345,465,718	-£354,527,351	-£358,867,364	-£344,976,304	-£353,840,940
35%	80%	-£363,242,207	-£347,349,638	-£357,921,876	-£362,958,892	-£346,777,321	-£357,054,063
40%	80%	-£367,353,637	-£349,233,558	-£361,316,401	-£367,050,420	-£348,578,338	-£360,269,186
45%	80%	-£371,465,067	-£351,117,477	-£364,708,431	-£371,141,947	-£350,379,355	-£363,484,309
50%	80%	-£375,576,497	-£353,001,397	-£368,102,456	-£375,243,475	-£352,180,372	-£366,699,432
10%	60%	-£342,183,343	-£338,682,078	-£340,957,237	-£341,859,734	-£338,368,470	-£340,633,629
15%	60%	-£346,394,773	-£340,566,008	-£344,351,762	-£346,750,262	-£340,171,606	-£343,848,345
20%	60%	-£350,606,202	-£342,449,928	-£347,746,287	-£350,641,790	-£341,974,502	-£347,063,468
25%	60%	-£354,817,632	-£344,333,848	-£351,141,812	-£354,532,315	-£343,777,519	-£350,278,591
30%	60%	-£359,029,062	-£346,217,768	-£354,536,837	-£358,422,843	-£345,580,536	-£353,493,714
35%	60%	-£363,240,492	-£348,101,688	-£357,931,362	-£362,313,371	-£347,383,553	-£356,708,837
40%	60%	-£367,451,922	-£350,000,608	-£361,325,887	-£366,203,900	-£349,186,570	-£360,923,960
45%	60%	-£371,663,352	-£351,894,528	-£364,720,412	-£370,094,428	-£350,989,587	-£364,139,083
50%	60%	-£375,874,782	-£353,788,448	-£368,114,937	-£373,984,956	-£352,792,604	-£367,354,206
100%	60%	-£416,984,790	-£374,732,644	-£402,128,664	-£414,924,482	-£373,797,630	-£401,567,130

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410
10%	70%	-£169,632,413	-£165,559,269	-£168,201,955	-£169,390,706	-£165,316,594	-£167,959,248
15%	70%	-£173,743,413	-£167,633,698	-£171,597,728	-£173,379,554	-£167,269,641	-£171,233,668
20%	70%	-£177,854,414	-£169,708,128	-£174,993,500	-£177,369,002	-£169,222,718	-£174,508,088
25%	70%	-£181,965,415	-£171,782,558	-£178,389,273	-£181,358,650		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026
10%	70%	-£75,148,028	-£71,068,865	-£73,111,571	-£74,989,362	-£70,825,180	-£73,468,865
15%	70%	-£79,253,029	-£73,143,315	-£77,107,344	-£78,988,570	-£72,779,257	-£76,743,284
20%	70%	-£83,364,030	-£75,217,746	-£80,503,116	-£82,876,618	-£74,732,334	-£80,017,705
25%	70%	-£87,475,031	-£77,292,175	-£83,998,889	-£86,868,266	-£76,685,410	-£83,292,124
30%	70%	-£91,586,032	-£79,366,605	-£87,294,861	-£90,857,914	-£78,638,487	-£86,566,543
35%	70%	-£95,697,032	-£81,441,035	-£90,690,434	-£94,847,562	-£80,591,563	-£89,849,663
40%	70%	-£99,808,033	-£83,515,465	-£94,086,298	-£98,837,210	-£82,544,640	-£93,115,382
45%	70%	-£103,919,034	-£85,589,894	-£97,481,973	-£102,826,857	-£84,497,717	-£96,389,801
50%	70%	-£108,030,035	-£87,664,324	-£100,877,751	-£106,816,505	-£86,450,794	-£99,664,221
100%	70%	-£149,140,042	-£108,408,621	-£134,835,475	-£146,712,983	-£105,981,662	-£132,408,416
10%	80%	-£75,342,885	-£70,887,868	-£73,708,077	-£75,181,082	-£70,526,062	-£73,546,274
15%	80%	-£79,554,315	-£72,871,788	-£77,102,103	-£79,311,610	-£72,329,080	-£76,899,398
20%	80%	-£83,765,745	-£74,855,705	-£80,496,129	-£83,442,136	-£74,132,098	-£80,172,521
40%	80%	-£100,611,464	-£81,991,385	-£94,072,233	-£99,964,248	-£81,344,169	-£93,425,016
45%	80%	-£104,822,893	-£83,875,305	-£97,466,258	-£104,094,775	-£83,147,187	-£96,738,141
50%	80%	-£109,034,323	-£85,759,225	-£100,860,284	-£108,225,301	-£84,950,205	-£100,051,284
10%	60%	-£74,941,171	-£71,449,906	-£73,715,964	-£74,617,562	-£71,126,298	-£73,391,457
15%	60%	-£78,951,742	-£73,314,846	-£77,112,884	-£78,468,300	-£73,229,433	-£76,627,172
20%	60%	-£82,962,315	-£75,179,785	-£80,510,103	-£82,315,098	-£75,332,570	-£79,862,887
25%	60%	-£86,972,886	-£77,044,724	-£83,907,622	-£86,163,867	-£77,435,705	-£83,098,602
30%	60%	-£90,983,459	-£78,909,664	-£87,305,141	-£90,012,635	-£79,538,841	-£86,334,318
35%	60%	-£94,994,030	-£80,774,604	-£90,702,660	-£93,881,403	-£81,641,876	-£89,570,033
40%	60%	-£99,004,603	-£82,639,543	-£94,100,180	-£97,710,171	-£83,745,112	-£92,805,747
50%	60%	-£103,015,174	-£84,504,483	-£97,497,700	-£101,607,708	-£85,853,383	-£96,037,178

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081
10%	70%	-£53,471,084	-£49,397,941	-£52,040,626	-£53,228,377	-£49,153,295	-£51,797,921
15%	70%	-£57,582,085	-£51,472,370	-£55,436,959	-£56,218,025	-£51,108,312	-£55,172,340
20%	70%	-£61,693,085	-£53,546,801	-£58,832,171	-£61,207,673	-£53,061,389	-£58,546,760
25%	70%	-£65,804,086	-£55,621,231	-£62,227,944	-£65,197,321	-£55,014,466	-£61,621,179
30%	70%	-£69,915,087	-£57,695,660	-£65,623,716	-£69,186,969	-£56,967,543	-£64,895,598
35%	70%	-£74,026,088	-£59,770,090	-£69,019,489	-£73,176,617	-£58,920,619	-£68,170,018
40%	70%	-£78,137,089	-£61,844,520	-£72,415,261	-£77,166,265	-£60,873,695	-£71,444,438
45%	70%	-£82,248,089	-£63,918,950	-£75,811,034	-£81,155,912	-£62,826,772	-£74,718,857
50%	70%	-£86,359,090	-£65,993,379	-£79,206,806	-£85,145,560	-£64,779,849	-£77,993,276
100%	70%	-£127,469,098	-£86,737,676	-£113,164,531	-£125,042,039	-£84,310,617	-£110,737,472
10%	80%	-£53,671,940	-£49,016,921	-£52,037,133	-£53,510,137	-£48,855,118	-£51,875,329
15%	80%	-£57,883,370	-£50,900,841	-£55,431,158	-£57,640,865	-£50,808,135	-£55,168,453
20%	80%	-£62,094,801	-£52,784,761	-£58,835,184	-£61,771,192	-£52,661,153	-£58,501,576
40%	80%	-£78,940,519	-£60,320,440	-£72,401,288	-£78,293,303	-£59,673,224	-£71,754,071
45%	80%	-£83,151,948	-£62,204,360	-£75,795,314	-£82,423,930	-£61,476,242	-£75,067,196
50%	80%	-£87,363,378	-£64,088,280	-£79,189,339	-£86,554,358	-£63,279,260	-£78,380,319
10%	60%	-£53,270,226	-£49,778,961	-£52,044,120	-£52,946,617	-£49,455,354	-£51,720,512
15%	60%	-£57,280,798	-£52,043,901	-£55,441,639	-£56,795,385	-£51,558,489	-£54,956,226
20%	60%	-£61,291,370	-£54,308,840	-£58,838,158	-£60,644,153	-£53,661,625	-£58,191,942
25%	60%	-£65,301,942	-£56,573,780	-£62,236,677	-£64,492,923	-£55,764,760	-£61,427,657
30%	60%	-£69,312,514	-£58,838,720	-£65,634,196	-£68,341,691	-£57,867,896	-£64,663,373
35%	60%	-£73,323,085	-£61,103,659	-£69,031,716	-£72,190,459	-£59,971,031	-£67,899,088
40%	60%	-£77,333,656	-£63,368,599	-£72,429,235	-£76,039,227	-£62,074,167	-£71,134,803
50%	60%	-£81,344,227	-£65,633,539	-£75,824,273	-£80,736,763	-£64,289,439	-£74,369,233

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176
10%	70%	-£43,905,178	-£39,832,035	-£42,474,721	-£43,662,472	-£39,589,330	-£42,232,015
15%	70%	-£48,016,179	-£41,906,465	-£45,870,494	-£47,552,120	-£41,542,407	-£45,506,434
20%	70%	-£52,127,180	-£43,980,896	-£49,266,266	-£51,641,768	-£43,495,483	-£48,780,855
25%	70%	-£56,238,181	-£46,055,325	-£52,662,039	-£55,731,416	-£45,448,560	-£52,055,274
30%	70%	-£60,349,182	-£48,129,755	-£56,057,811	-£59,821,064	-£47,401,637	-£55,329,693
35%	70%	-£64,460,182	-£50,204,185	-£59,453,584	-£63,910,712	-£49,354,713	-£58,604,113
40%	70%	-£68,571,183	-£52,278,614	-£62,849,356	-£67,999,360	-£51,307,790	-£61,878,532
45%	70%	-£72,682,184	-£54,353,044	-£66,245,129	-£72,088,007	-£53,260,867	-£65,152,951
50%	70%	-£76,793,185	-£56,427,474	-£69,640,901	-£76,176,655	-£55,213,944	-£68,427,371
100%	70%	-£117,903,192	-£77,171,771	-£109,586,625	-£115,476,133	-£74,744,712	-£101,171,566
10%	80%	-£44,106,035	-£39,451,016	-£42,471,227	-£43,944,232	-£39,289,212	-£42,309,424
15%	80%	-£48,317,465	-£41,334,935	-£45,865,253	-£48,074,759	-£41,092,230	-£45,622,547
20%	80%	-£52,528,895	-£43,218,854	-£49,259,279	-£52,205,286	-£43,145,247	-£48,896,671
40%	80%	-£68,374,613	-£50,754,535	-£62,653,385	-£68,727,388	-£50,107,319	-£62,168,166
45%	80%	-£73,586,043	-£52,638,455	-£66,229,408	-£72,857,925	-£51,910,337	-£65,501,291
50%	80%	-£77,797,473	-£54,522,374	-£69,624,434	-£76,988,453	-£53,713,354	-£68,814,414
10%	60%	-£43,704,321	-£40,213,056	-£42,478,214	-£43,380,712	-£39,889,448	-£42,154,606
15%	60%	-£47,714,892	-£42,177,996	-£45,875,733	-£47,229,480	-£41,992,593	-£45,390,322
20%	60%	-£51,725,463	-£44,142,936	-£49,273,253	-£51,078,948	-£44,095,719	-£48,626,037
25%	60%	-£55,736,034	-£46,107,875	-£52,670,772	-£54,927,017	-£46,198,855	-£51,861,752
30%	60%	-£59,746,605	-£48,072,814	-£56,068,291	-£58,775,785	-£48,301,991	-£55,097,468
35%	60%	-£63,757,176	-£50,037,754	-£59,465,810	-£62,624,553	-£50,405,126	-£58,333,182
40%	60%	-£67,767,747	-£52,002,693	-£62,863,329	-£66,473,321	-£52,508,262	-£61,568,897
50%	60%	-£71,778,318	-£53,971,633	-£66,261,848	-£70,322,089	-£54,611,393	-£64,804,328

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670
10%	70%	-£76,509,673	-£72,436,530	-£75,079,215	-£76,286,966	-£72,193,824	-£74,836,510
15%	70%	-£80,620,674	-£74,510,959	-£78,474,988	-£80,256,514	-£74,146,901	-£78,110,929
20%	70%	-£84,731,674	-£76,585,390	-£81,870,760	-£84,246,262	-£76,099,978	-£81,385,349
25%	70%	-£88,842,675	-£78,659,820	-£85,266,533	-£88,235,010	-£78,053,055	-£84,659,768
30%	70%	-£92,953,676	-£80,734,249	-£88,662,305	-£92,225,558	-£80,006,132	-£87,934,187
35%	70%	-£97,064,677	-£82,808,679	-£92,058,078	-£96,215,206	-£81,959,209	-£91,208,607
40%	70%	-£101,175,677	-£84,883,109	-£95,453,850	-£100,204,854	-£83,912,284	-£94,483,027
45%	70%	-£105,286,678	-£86,957,539	-£98,849,623	-£104,194,501	-£85,865,361	-£97,757,446
50%	70%	-£109,397,679	-£89,031,968	-£102,245,395	-£108,184,149	-£87,818,438	-£101,031,865
100%	70%	-£150,507,687	-£109,776,265	-£136,203,120	-£148,080,628	-£107,349,206	-£133,776,061
10%	80%	-£76,710,529	-£72,055,510	-£75,075,722	-£76,548,726	-£71,893,707	-£74,913,918
15%	80%	-£80,821,959	-£73,939,430	-£78,469,747	-£80,679,254	-£73,698,724	-£78,227,042
20%	80%	-£84,933,389	-£75,823,350	-£81,863,773	-£84,809,781	-£75,499,742	-£81,540,165
40%	80%	-£101,970,108	-£83,959,029	-£95,439,877	-£101,331,892	-£82,711,913	-£94,792,689
45%	80%	-£106,190,537	-£85,242,949	-£98,833,903	-£105,462,419	-£84,514,831	-£98,105,785
50%	80%	-£110,401,967	-£87,126,869	-£102,227,928	-£109,592,947	-£86,317,849	-£101,418,908
10%	60%	-£76,308,815	-£72,817,550	-£75,082,709	-£76,585,206	-£72,493,943	-£74,759,101
15%	60%	-£80,319,387	-£74,682,480	-£78,480,228	-£79,833,974	-£74,597,078	-£77,994,817
20%	60%	-£84,329,959	-£76,547,409	-£81,877,747	-£83,682,742	-£76,709,214	-£81,230,531
25%	60%	-£88,340,531	-£78,412,338	-£85,275,266	-£87,531,512	-£78,803,349	-£84,466,246
30%	60%	-£92,351,103	-£80,277,267	-£88,672,785	-£91,380,280	-£80,906,485	-£87,701,962
35%	60%	-£96,361,674	-£82,142,196	-£92,070,305	-£95,229,048	-£83,009,620	-£90,93

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007
10%	70%	-£34,186,010	-£30,112,867	-£32,755,552	-£33,943,303	-£29,870,161	-£32,512,846
15%	70%	-£38,297,010	-£32,187,296	-£36,151,325	-£37,932,961	-£31,823,238	-£35,787,246
20%	70%	-£42,408,011	-£34,261,727	-£39,547,097	-£41,922,599	-£33,776,315	-£39,061,686
25%	70%	-£46,519,012	-£36,336,157	-£42,942,870	-£45,912,247	-£35,729,392	-£42,336,105
30%	70%	-£50,630,013	-£38,410,586	-£46,338,642	-£49,901,895	-£37,682,469	-£45,610,524
35%	70%	-£54,741,014	-£40,485,016	-£49,734,415	-£53,891,543	-£39,635,544	-£48,884,944
40%	70%	-£58,852,014	-£42,559,446	-£53,130,187	-£57,881,191	-£41,588,621	-£52,159,363
45%	70%	-£62,963,015	-£44,633,875	-£56,525,960	-£61,870,838	-£43,541,698	-£55,433,783
50%	70%	-£67,074,016	-£46,708,305	-£59,921,732	-£65,860,486	-£45,494,775	-£58,708,202
100%	70%	-£108,184,024	-£67,452,602	-£93,878,456	-£105,756,965	-£65,025,543	-£91,452,397
10%	80%	-£34,386,866	-£29,731,847	-£32,752,059	-£34,225,063	-£29,570,043	-£32,590,255
15%	80%	-£38,598,296	-£31,615,767	-£36,146,064	-£38,355,591	-£31,373,061	-£35,903,379
20%	80%	-£42,809,726	-£33,499,687	-£39,540,110	-£42,486,116	-£33,175,079	-£39,216,502
40%	80%	-£59,655,445	-£41,035,966	-£53,116,214	-£59,008,229	-£40,388,150	-£52,468,997
45%	80%	-£63,866,874	-£42,919,286	-£56,510,240	-£63,138,756	-£42,191,168	-£55,782,122
50%	80%	-£68,078,304	-£44,803,206	-£59,904,265	-£67,269,284	-£43,994,186	-£59,095,245
10%	60%	-£33,985,152	-£30,493,887	-£32,759,046	-£33,661,543	-£30,170,279	-£32,435,438
15%	60%	-£37,995,724	-£32,758,827	-£36,156,865	-£37,510,311	-£32,273,415	-£35,671,154
20%	60%	-£42,006,296	-£35,023,766	-£39,554,084	-£41,359,079	-£34,376,551	-£38,906,868
25%	60%	-£46,016,867	-£37,288,706	-£42,951,603	-£45,207,848	-£36,479,686	-£42,142,583
30%	60%	-£50,027,440	-£39,553,645	-£46,349,122	-£49,056,617	-£38,582,822	-£45,378,299
35%	60%	-£54,038,011	-£41,818,585	-£49,746,642	-£52,905,385	-£40,685,957	-£48,614,014
40%	60%	-£58,048,584	-£44,083,525	-£53,144,161	-£56,754,153	-£42,789,093	-£51,849,729
50%	60%	-£62,059,157	-£46,348,465	-£56,539,189	-£60,602,921	-£44,892,229	-£55,084,444

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691
10%	70%	-£31,274,694	-£27,201,550	-£29,844,236	-£31,031,987	-£26,958,845	-£29,601,530
15%	70%	-£35,385,694	-£29,275,980	-£33,240,009	-£35,021,635	-£28,911,922	-£32,875,950
20%	70%	-£39,496,695	-£31,350,411	-£36,635,781	-£39,011,283	-£30,864,999	-£36,150,370
25%	70%	-£43,607,696	-£33,424,841	-£40,031,554	-£43,000,931	-£32,818,076	-£39,424,789
30%	70%	-£47,718,697	-£35,499,270	-£43,427,326	-£46,990,579	-£34,771,153	-£42,699,208
35%	70%	-£51,829,697	-£37,573,700	-£46,823,099	-£50,980,227	-£36,724,228	-£45,973,628
40%	70%	-£55,940,698	-£39,648,130	-£50,218,871	-£54,969,875	-£38,677,305	-£49,248,047
45%	70%	-£60,051,699	-£41,722,559	-£53,614,644	-£58,959,522	-£40,630,382	-£52,522,467
50%	70%	-£64,162,700	-£43,796,989	-£57,010,416	-£62,949,170	-£42,583,459	-£55,796,886
100%	70%	-£105,272,707	-£64,541,286	-£90,968,140	-£102,845,648	-£62,114,227	-£88,541,081
10%	80%	-£31,475,550	-£26,820,531	-£29,840,743	-£31,313,747	-£26,658,727	-£29,678,939
15%	80%	-£35,686,980	-£28,704,451	-£33,234,789	-£35,444,275	-£28,461,745	-£32,992,063
20%	80%	-£39,898,410	-£30,588,371	-£36,628,794	-£39,574,802	-£30,264,763	-£36,305,186
40%	80%	-£56,744,129	-£38,124,050	-£50,204,898	-£56,096,913	-£37,476,834	-£49,557,681
45%	80%	-£60,955,558	-£40,007,970	-£53,598,924	-£60,227,440	-£39,279,852	-£52,870,806
50%	80%	-£65,166,988	-£41,891,890	-£56,992,949	-£64,357,968	-£41,082,870	-£56,183,929
10%	60%	-£31,073,836	-£27,582,571	-£29,847,729	-£30,750,227	-£27,258,963	-£29,524,122
15%	60%	-£35,084,407	-£29,847,511	-£33,245,249	-£34,598,995	-£29,362,099	-£32,759,638
20%	60%	-£39,094,980	-£32,112,450	-£36,642,769	-£38,447,763	-£31,465,235	-£35,995,552
25%	60%	-£43,105,551	-£34,377,990	-£40,040,287	-£42,296,532	-£33,568,370	-£39,231,267
30%	60%	-£47,116,124	-£36,642,329	-£43,437,806	-£46,145,300	-£35,671,506	-£42,466,983
35%	60%	-£51,126,695	-£38,907,269	-£46,835,326	-£49,994,069	-£37,774,641	-£45,702,698
40%	60%	-£55,137,268	-£41,172,209	-£50,232,845	-£53,842,837	-£39,877,777	-£48,938,413
50%	60%	-£59,147,841	-£43,437,149	-£53,627,363	-£57,691,605	-£41,980,913	-£52,174,128

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£26,098,797	-£26,098,797	-£26,098,797	-£26,098,797	-£26,098,797	-£26,098,797
10%	70%	-£33,456,600	-£29,590,554	-£31,988,703	-£33,488,184	-£29,622,140	-£32,020,288
15%	70%	-£37,135,500	-£31,336,434	-£34,933,656	-£37,182,878	-£31,383,811	-£34,981,033
20%	70%	-£40,814,402	-£33,082,313	-£37,878,609	-£40,877,572	-£33,145,482	-£37,941,780
25%	70%	-£44,493,303	-£34,828,192	-£40,823,563	-£44,572,266	-£34,907,154	-£40,902,525
30%	70%	-£48,172,205	-£36,574,070	-£43,768,516	-£48,266,960	-£36,668,826	-£43,863,271
35%	70%	-£51,851,106	-£38,319,950	-£46,713,469	-£51,961,654	-£38,430,497	-£46,824,017
40%	70%	-£55,530,008	-£40,065,829	-£49,658,423	-£55,656,348	-£40,192,169	-£49,784,763
45%	70%	-£59,208,909	-£41,811,708	-£52,603,376	-£59,351,042	-£41,953,841	-£52,745,509
50%	70%	-£62,887,811	-£43,557,587	-£55,548,329	-£63,045,735	-£43,715,512	-£55,706,254
100%	70%	-£99,676,825	-£61,016,377	-£84,997,862	-£99,992,675	-£61,332,228	-£85,313,713
10%	80%	-£33,858,240	-£29,240,903	-£31,981,944	-£33,680,296	-£29,261,959	-£32,002,701
15%	80%	-£37,439,461	-£30,811,956	-£34,923,067	-£37,471,047	-£30,843,541	-£34,954,653
20%	80%	-£41,219,683	-£32,383,010	-£37,864,492	-£41,261,796	-£32,425,123	-£37,906,605
25%	80%	-£44,999,904	-£33,954,062	-£40,805,915	-£44,952,546	-£34,006,704	-£40,858,557
30%	80%	-£48,780,126	-£35,525,116	-£43,747,339	-£48,843,296	-£35,588,285	-£43,810,509
35%	80%	-£52,560,347	-£37,096,169	-£46,688,762	-£52,634,046	-£37,169,867	-£46,762,461
40%	80%	-£56,340,569	-£38,667,222	-£49,630,187	-£56,424,796	-£38,751,449	-£49,714,414
45%	80%	-£60,120,791	-£40,238,275	-£52,571,610	-£60,215,546	-£40,333,030	-£52,666,366
50%	80%	-£63,901,013	-£41,809,329	-£55,513,034	-£64,006,295	-£41,914,612	-£55,618,318
10%	60%	-£33,253,958	-£29,940,206	-£31,995,762	-£33,296,072	-£29,962,320	-£32,037,875
15%	60%	-£36,831,540	-£31,860,911	-£34,944,245	-£36,894,710	-£31,924,081	-£35,007,415
20%	60%	-£40,409,121	-£33,778,616	-£37,892,728	-£40,465,343	-£33,976,954	-£37,978,954
25%	60%	-£43,986,702	-£35,702,321	-£40,841,211	-£43,991,986	-£35,807,605	-£40,946,494
30%	60%	-£47,564,284	-£37,623,026	-£43,789,693	-£47,609,624	-£37,749,366	-£43,916,033
35%	60%	-£51,141,865	-£39,543,731	-£46,738,176	-£51,289,261	-£39,691,128	-£46,885,573
40%	60%	-£54,719,446	-£41,464,436	-£49,686,659	-£54,887,899	-£41,632,889	-£49,855,113
45%	60%	-£58,297,027	-£43,385,140	-£52,635,142	-£58,486,537	-£43,574,651	-£52,824,652
50%	60%	-£61,874,609	-£45,305,845	-£55,583,625	-£62,085,175	-£45,516,412	-£55,794,191

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756
10%	70%	-£442,450,589	-£438,584,514	-£440,982,663	-£442,482,144	-£438,616,099	-£441,014,247
15%	70%	-£446,129,459	-£440,330,393	-£443,927,615	-£446,176,837	-£440,377,770	-£443,974,993
20%	70%	-£449,808,361	-£442,076,272	-£446,872,568	-£449,871,631	-£442,139,442	-£446,835,739
25%	70%	-£453,487,262	-£443,822,151	-£449,817,522	-£453,566,225	-£443,901,113	-£449,796,484
30%	70%	-£457,166,164	-£445,568,030	-£452,762,475	-£457,260,919	-£445,662,785	-£452,657,230
35%	70%	-£460,845,065	-£447,313,910	-£455,707,429	-£460,955,614	-£447,424,457	-£455,617,977
40%	70%	-£464,523,967	-£449,059,788	-£458,652,382	-£464,650,307	-£449,186,128	-£458,578,722
45%	70%	-£468,202,869	-£450,805,667	-£461,597,336	-£468,345,001	-£450,947,800	-£461,539,468
50%	70%	-£471,881,770	-£452,551,546	-£464,542,289	-£471,639,695	-£452,709,472	-£464,500,213
100%	70%	-£508,670,784	-£470,010,337	-£493,991,821	-£508,986,634	-£470,326,187	-£494,007,672
10%	80%	-£442,653,199	-£438,234,862	-£440,975,603	-£442,674,255	-£438,255,919	-£440,956,660
15%	80%	-£446,433,420	-£439,805,915	-£443,917,027	-£446,465,006	-£439,837,500	-£443,948,612
20%	80%	-£450,213,642	-£441,376,969	-£446,858,451	-£450,255,759	-£441,418,082	-£446,900,564
25%	80%	-£453,993,864	-£442,948,023	-£449,800,896	-£453,946,146	-£442,958,573	-£449,752,513
30%	80%	-£457,774,086	-£444,519,077	-£452,743,341	-£457,728,489	-£444,909,064	-£452,604,464
35%	80%	-£461,554,308	-£446,089,130	-£455,685,786	-£461,503,934	-£446,959,555	-£455,456,415
40%	80%	-£465,334,530	-£447,659,183	-£458,628,231	-£465,288,379	-£448,010,046	-£458,308,366
45%	80%	-£469,114,752	-£449,229,236	-£461,570,676	-£469,032,824	-£449,060,537	-£461,160,315
50%	80%	-£472,894,974	-£450,800,289	-£464,513,121	-£472,727,269	-£450,907,571	-£464,112,277
10%	60%	-£442,247,918	-£438,934,166	-£440,989,721	-£442,290,031	-£438,976,279	-£441,031,335
15%	60%	-£445,825,500	-£440,854,871	-£443,938,205	-£445,888,689	-£440,918,040	-£444,001,374
20%	60%	-£449,407,081	-£442,775,575	-£446,889,697	-£449,467,307	-£442,859,892	-£446,970,913
25%	60%	-£452,988,662	-£444,696,280	-£449,840,705	-£452,946,921	-£444,801,586	-£449,941,454
30%	60%	-£456,570,243	-£446,616,985	-£452,791,713	-£456,528,435	-£446,743,325	-£452,902,992
35%	60%	-£460,151,824	-£448,537,690	-£455,732,721	-£460,133,220	-£448,685,087	-£455,853,533
40%	60%	-£463,733,405	-£450,458,395	-£458,683,729	-£463,714,809	-£450,626,848	-£458,804,072
50%	60%	-£467,315,986	-£452,379,100	-£461,634,737	-£467,296,393	-£452,569,609	-£461,754,613

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706
10%	70%	-£351,727,509	-£347,861,483	-£350,259,612	-£351,759,093	-£347,893,049	-£350,291,197
15%	70%	-£355,406,409	-£349,607,343	-£353,204,565	-£355,453,787	-£349,634,720	-£353,251,942
20%	70%	-£359,085,311	-£351,353,203	-£356,149,518	-£359,101,681	-£351,385,391	-£356,212,687
25%	70%	-£362,764,212	-£353,099,010	-£359,094,471	-£362,843,174	-£353,176,063	-£359,173,434
30%	70%	-£366,443,114	-£354,844,979	-£362,039,425	-£366,537,869	-£354,939,735	-£362,134,180
35%	70%	-£370,122,015	-£356,590,893	-£364,984,378	-£370,232,562	-£356,701,406	-£364,904,926
40%	70%	-£373,800,917	-£358,336,798	-£367,929,332	-£373,927,257	-£358,463,078	-£368,656,672
45%	70%	-£377,479,818	-£360,082,677	-£370,874,285	-£377,621,951	-£360,224,750	-£370,408,418
50%	70%	-£381,158,720	-£361,828,556	-£373,819,238	-£381,316,644	-£361,986,421	-£373,157,163
100%	70%	-£417,947,734	-£379,287,286	-£403,268,771	-£418,263,584	-£379,603,137	-£403,584,622
10%	80%	-£351,930,149	-£347,511,812	-£350,252,553	-£351,951,205	-£347,532,868	-£350,273,610
15%	80%	-£355,710,370	-£349,082,865	-£353,193,976	-£355,741,956	-£349,114,450	-£353,225,562
20%	80%	-£359,490,592	-£350,653,919	-£356,135,401	-£359,532,705	-£350,686,032	-£356,177,514
25%	80%	-£363,270,814	-£352,224,972	-£359,076,826	-£363,325,454	-£352,717,603	-£359,129,466
30%	80%	-£367,051,036	-£353,796,025	-£362,018,251	-£367,118,203	-£354,748,674	-£362,081,418
35%	80%	-£370,831,258	-£355,367,078	-£364,959,676	-£370,909,952	-£356,769,745	-£364,932,370
40%	80%	-£374,611,480	-£356,938,131	-£367,901,100	-£374,701,701	-£358,780,816	-£367,883,322
45%	80%	-£378,391,702	-£358,509,184	-£370,842,515	-£378,493,450	-£358,803,338	-£370,937,275
50%	80%	-£382,171,924	-£360,080,238	-£373,783,943	-£382,277,204	-£360,185,521	-£373,889,227
10%	60%	-£351,624,887	-£348,211,115	-£350,266,671	-£351,666,981	-£348,253,229	-£350,308,784
15%	60%	-£355,405,109	-£350,131,820	-£353,215,154	-£355,447,619	-£350,164,990	-£353,259,324
20%	60%	-£359,185,331	-£352,052,525	-£356,163,636	-£359,188,257	-£352,086,792	-£356,210,866
25%	60%	-£362,965,553	-£353,973,230	-£359,112,120	-£362,986,895	-£354,078,514	-£359,162,403
30%	60%	-£366,745,775	-£355,893,935	-£362,060,602	-£366,767,533	-£356,020,275	-£362,113,940
35%	60%	-£370,526,000	-£357,814,640	-£365,009,315	-£370,548,171	-£357,962,037	-£365,165,482
40%	60%	-£374,306,222	-£359,735,344	-£367,957,568	-£374,328,809	-£359,903,798	-£368,126,022
50%	60%	-£378,086,444	-£361,656,049	-£370,905,821	-£378,109,447	-£361,844,559	-£370,977,564

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917
10%	70%	-£178,975,720	-£175,109,675	-£177,507,824	-£178,907,305	-£175,141,261	-£177,539,408
15%	70%	-£182,654,621	-£176,855,535	-£180,452,777	-£182,701,999	-£176,922,891	-£180,501,354
20%	70%	-£186,333,522	-£178,601,395	-£183,397,730	-£186,396,693	-£178,664,603	-£183,460,900
25%	70%	-£190,012,424	-£180,347,212	-£186,342,683	-£190,091,386	-£180,426,275	-£186,421,646
30%	70%	-£193,691,325	-£182,093,191	-£189,287,636	-£193,786,081	-£182,197,946	-£189,382,392
35%	70%	-£197,370,227	-£183,839,071	-£192,232,590	-£197,480,775	-£183,949,618	-£192,343,138
40%	70%	-£201,049,128	-£185,584,950	-£195,177,54			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533
10%	70%	-£84,466,336	-£80,619,291	-£83,017,440	-£84,518,921	-£80,650,877	-£83,049,025
15%	70%	-£88,164,237	-£82,365,171	-£85,982,393	-£88,211,614	-£82,412,547	-£88,005,770
20%	70%	-£91,843,138	-£84,111,050	-£88,907,346	-£91,906,309	-£84,174,219	-£88,970,516
25%	70%	-£95,522,040	-£85,856,928	-£91,862,299	-£95,601,002	-£85,935,891	-£91,931,262
30%	70%	-£99,200,941	-£87,602,807	-£94,797,253	-£99,296,697	-£87,697,562	-£94,892,008
35%	70%	-£102,879,843	-£89,348,687	-£97,742,206	-£102,990,391	-£89,459,234	-£97,952,754
40%	70%	-£106,558,744	-£91,094,566	-£100,687,159	-£106,685,084	-£91,220,906	-£100,813,489
45%	70%	-£110,237,646	-£92,840,444	-£103,632,113	-£110,379,779	-£92,982,577	-£103,774,246
50%	70%	-£113,916,547	-£94,586,323	-£106,577,066	-£114,074,472	-£94,744,249	-£106,734,991
100%	70%	-£150,705,561	-£112,045,114	-£136,026,598	-£151,021,412	-£112,360,965	-£136,342,449
10%	80%	-£84,687,977	-£80,269,640	-£83,010,380	-£84,709,033	-£80,290,696	-£83,031,438
15%	80%	-£88,468,198	-£81,840,893	-£85,961,804	-£88,499,783	-£81,872,277	-£85,983,398
20%	80%	-£92,248,420	-£83,411,746	-£88,933,229	-£92,290,533	-£83,453,860	-£88,935,342
40%	80%	-£107,369,306	-£99,695,959	-£100,658,924	-£107,453,533	-£99,780,186	-£100,743,150
45%	80%	-£111,149,527	-£91,267,012	-£103,600,347	-£111,244,283	-£91,361,767	-£103,695,102
50%	80%	-£114,929,749	-£92,836,066	-£106,541,771	-£115,035,032	-£92,943,348	-£106,647,055
10%	60%	-£84,292,695	-£80,988,943	-£83,024,499	-£84,324,808	-£81,011,056	-£83,066,612
15%	60%	-£87,869,277	-£82,889,548	-£85,972,982	-£87,924,447	-£82,952,917	-£85,938,152
20%	60%	-£91,437,858	-£84,810,353	-£88,921,464	-£91,522,085	-£84,894,579	-£88,905,691
25%	60%	-£95,015,439	-£86,731,058	-£91,869,947	-£95,120,723	-£86,836,341	-£91,975,230
30%	60%	-£98,593,021	-£88,651,763	-£94,818,430	-£98,719,361	-£88,778,102	-£94,944,770
35%	60%	-£102,170,602	-£90,572,467	-£97,768,913	-£102,317,998	-£90,719,865	-£97,914,310
40%	60%	-£105,748,183	-£92,493,172	-£100,715,396	-£105,916,636	-£92,601,626	-£100,893,349
50%	60%	-£112,993,345	-£96,334,862	-£106,612,962	-£113,113,912	-£96,545,149	-£106,822,926

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589
10%	70%	-£62,814,392	-£59,346,346	-£61,346,496	-£62,845,976	-£59,379,932	-£61,378,080
15%	70%	-£66,493,292	-£60,694,226	-£64,291,448	-£66,540,670	-£60,741,693	-£64,338,826
20%	70%	-£70,172,194	-£62,440,105	-£67,236,401	-£70,236,364	-£62,503,274	-£67,299,572
25%	70%	-£73,851,095	-£64,185,984	-£70,181,356	-£73,930,057	-£64,264,946	-£70,260,317
30%	70%	-£77,529,997	-£65,931,862	-£73,126,309	-£77,624,752	-£66,026,618	-£73,221,063
35%	70%	-£81,208,898	-£67,677,742	-£76,071,261	-£81,319,446	-£67,798,289	-£76,181,809
40%	70%	-£84,887,799	-£69,423,621	-£79,016,213	-£84,914,140	-£69,569,861	-£79,142,555
45%	70%	-£88,566,701	-£71,169,500	-£81,961,168	-£88,508,834	-£71,331,633	-£82,103,301
50%	70%	-£92,245,603	-£72,915,379	-£84,906,121	-£92,403,527	-£73,073,304	-£85,064,046
100%	70%	-£129,034,617	-£90,374,169	-£114,355,654	-£129,350,467	-£90,690,020	-£114,671,505
10%	60%	-£63,017,032	-£58,598,695	-£61,339,436	-£63,038,088	-£58,619,751	-£61,360,493
15%	60%	-£66,797,253	-£60,169,749	-£64,280,859	-£66,828,839	-£60,201,333	-£64,312,445
20%	60%	-£70,576,474	-£61,740,802	-£67,222,284	-£70,519,988	-£61,782,915	-£67,264,397
40%	60%	-£85,698,361	-£68,025,014	-£76,987,979	-£85,782,588	-£68,109,241	-£79,072,206
45%	60%	-£89,478,583	-£69,586,067	-£81,929,402	-£89,573,338	-£69,690,822	-£82,024,158
50%	60%	-£93,258,805	-£71,167,121	-£84,870,826	-£93,364,087	-£71,272,404	-£84,976,110
10%	60%	-£62,611,750	-£59,297,998	-£61,353,534	-£62,653,864	-£59,340,112	-£61,395,667
15%	60%	-£66,391,332	-£61,218,703	-£64,302,037	-£66,252,502	-£61,281,873	-£64,365,207
20%	60%	-£69,766,913	-£63,139,408	-£67,250,520	-£69,851,140	-£63,223,635	-£67,334,746
25%	60%	-£73,344,494	-£65,060,113	-£70,199,003	-£73,449,776	-£65,165,397	-£70,304,286
30%	60%	-£76,922,076	-£66,980,818	-£73,147,485	-£76,948,416	-£67,107,158	-£73,273,825
35%	60%	-£80,499,657	-£68,901,523	-£76,095,968	-£80,647,053	-£69,048,920	-£76,243,365
40%	60%	-£84,077,238	-£70,822,228	-£79,044,451	-£84,245,691	-£70,999,681	-£79,212,905
50%	60%	-£91,232,401	-£74,663,637	-£84,941,417	-£91,449,967	-£74,874,204	-£86,151,983

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683
10%	70%	-£53,248,486	-£49,382,441	-£51,780,990	-£53,280,071	-£49,414,027	-£51,812,175
15%	70%	-£58,227,387	-£51,128,321	-£49,725,542	-£58,974,784	-£51,175,697	-£54,772,920
20%	70%	-£60,606,288	-£52,874,199	-£57,670,496	-£60,689,699	-£52,937,366	-£57,733,666
25%	70%	-£64,285,190	-£54,620,078	-£60,615,449	-£64,364,152	-£54,699,041	-£60,694,412
30%	70%	-£67,964,091	-£56,365,957	-£63,560,403	-£67,988,846	-£56,460,712	-£63,655,158
35%	70%	-£71,642,993	-£58,111,837	-£66,505,356	-£71,793,541	-£58,222,384	-£66,615,904
40%	70%	-£75,321,894	-£59,857,716	-£69,450,309	-£75,448,234	-£59,984,056	-£69,576,649
45%	70%	-£79,000,795	-£61,603,594	-£72,395,263	-£79,142,929	-£61,745,727	-£73,537,395
50%	70%	-£82,679,697	-£63,349,473	-£75,340,216	-£82,837,622	-£63,507,399	-£75,498,141
100%	70%	-£119,468,711	-£80,808,264	-£104,789,749	-£119,784,562	-£81,124,115	-£105,105,599
10%	80%	-£53,451,126	-£49,032,790	-£51,773,530	-£53,472,183	-£49,053,846	-£51,794,588
15%	80%	-£57,231,348	-£50,803,842	-£54,714,954	-£57,262,933	-£50,635,427	-£54,746,540
20%	80%	-£61,011,570	-£52,574,896	-£57,656,378	-£61,053,683	-£52,217,010	-£57,698,492
40%	80%	-£76,132,456	-£58,455,109	-£66,422,074	-£76,216,683	-£58,543,336	-£66,596,300
45%	80%	-£79,912,677	-£60,300,162	-£72,363,497	-£80,007,432	-£60,124,917	-£72,458,252
50%	80%	-£83,692,899	-£62,161,216	-£75,304,921	-£83,798,182	-£61,706,498	-£75,410,204
10%	60%	-£53,045,845	-£49,732,093	-£51,787,649	-£53,087,958	-£49,744,206	-£51,829,762
15%	60%	-£56,823,427	-£51,652,798	-£54,736,132	-£56,886,596	-£51,715,967	-£54,799,301
20%	60%	-£60,201,009	-£53,673,503	-£57,684,614	-£60,285,234	-£53,657,729	-£57,768,841
25%	60%	-£63,778,589	-£55,494,208	-£60,633,097	-£63,883,873	-£55,599,491	-£60,738,380
30%	60%	-£67,356,171	-£57,414,912	-£63,581,580	-£67,482,511	-£57,541,252	-£63,707,920
35%	60%	-£70,933,752	-£59,335,617	-£66,530,063	-£71,081,148	-£59,483,014	-£66,677,460
40%	60%	-£74,511,332	-£61,256,322	-£69,478,546	-£74,679,786	-£61,424,775	-£69,648,999
50%	60%	-£81,666,498	-£65,097,732	-£75,376,611	-£81,877,062	-£65,308,298	-£75,586,078

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178
10%	70%	-£85,852,981	-£81,986,935	-£84,385,084	-£85,884,565	-£82,018,521	-£84,416,669
15%	70%	-£89,531,881	-£83,732,815	-£87,330,937	-£89,570,259	-£83,790,192	-£87,397,414
20%	70%	-£93,210,783	-£85,478,694	-£90,274,990	-£93,273,983	-£85,541,863	-£90,338,161
25%	70%	-£96,889,684	-£87,224,573	-£93,219,944	-£96,968,646	-£87,303,535	-£93,298,906
30%	70%	-£100,568,586	-£88,970,451	-£96,164,897	-£100,663,341	-£89,065,207	-£96,259,652
35%	70%	-£104,247,487	-£90,716,331	-£99,109,850	-£104,358,035	-£90,826,878	-£99,220,398
40%	70%	-£107,926,389	-£92,462,210	-£102,054,804	-£108,052,729	-£92,588,550	-£102,181,144
45%	70%	-£111,605,290	-£94,208,089	-£104,999,757	-£111,747,423	-£94,350,222	-£105,141,890
50%	70%	-£115,284,192	-£95,953,968	-£107,944,710	-£115,442,116	-£96,111,893	-£108,102,635
100%	70%	-£152,073,206	-£113,412,758	-£137,394,243	-£152,389,056	-£113,728,609	-£137,710,094
10%	80%	-£86,055,621	-£81,637,284	-£84,378,025	-£86,076,677	-£81,658,340	-£84,389,082
15%	80%	-£89,835,842	-£83,208,337	-£87,319,448	-£89,867,428	-£83,239,922	-£87,351,034
20%	80%	-£93,616,064	-£84,779,391	-£90,260,873	-£93,658,177	-£84,821,504	-£90,302,986
40%	80%	-£108,796,950	-£91,083,693	-£102,028,598	-£108,821,177	-£91,147,830	-£102,119,785
45%	80%	-£112,517,172	-£92,634,656	-£104,967,991	-£112,611,927	-£92,729,411	-£105,062,747
50%	80%	-£116,297,394	-£94,205,710	-£107,909,415	-£116,402,676	-£94,310,993	-£108,014,699
10%	60%	-£85,650,339	-£82,336,587	-£84,382,143	-£85,692,453	-£82,378,701	-£84,434,256
15%	60%	-£89,227,921	-£84,257,292	-£87,340,626	-£89,291,091	-£84,320,462	-£87,403,796
20%	60%	-£92,805,502	-£86,177,997	-£90,289,109	-£92,889,729	-£86,262,224	-£90,373,335
25%	60%	-£96,383,083	-£88,098,702	-£93,237,592	-£96,488,367	-£88,203,986	-£93,342,876
30%	60%	-£99,960,665	-£90,019,407	-£96,186,074	-£100,087,005	-£90,145,747	-£96,312,414
35%	60%	-£103,538,246	-£91,940,112	-£99,134,557	-£1		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515
10%	70%	-£43,529,318	-£39,663,272	-£42,061,421	-£43,560,902	-£39,694,858	-£42,093,006
15%	70%	-£47,208,218	-£41,409,152	-£45,006,374	-£47,255,596	-£41,455,529	-£45,053,751
20%	70%	-£50,887,120	-£43,195,031	-£47,951,327	-£50,950,290	-£43,218,200	-£48,014,498
25%	70%	-£54,566,021	-£44,900,910	-£50,896,280	-£54,644,983	-£44,979,872	-£50,975,243
30%	70%	-£58,244,923	-£46,646,788	-£53,841,234	-£58,339,678	-£46,741,544	-£53,935,989
35%	70%	-£61,923,824	-£48,392,668	-£56,786,187	-£62,034,372	-£48,503,215	-£56,896,735
40%	70%	-£65,602,726	-£50,138,547	-£59,731,141	-£65,729,066	-£50,264,887	-£59,857,481
45%	70%	-£69,281,627	-£51,884,426	-£62,676,094	-£69,423,760	-£52,026,559	-£62,818,227
50%	70%	-£72,960,529	-£53,630,304	-£65,621,047	-£73,118,453	-£53,788,230	-£65,778,972
100%	70%	-£109,749,542	-£71,089,095	-£95,070,580	-£110,065,393	-£71,404,946	-£95,386,430
10%	80%	-£43,731,958	-£39,313,621	-£42,064,362	-£43,753,014	-£39,334,677	-£42,075,419
15%	80%	-£47,512,179	-£40,884,674	-£44,995,785	-£47,543,765	-£40,915,258	-£45,027,371
20%	80%	-£51,292,401	-£42,455,727	-£47,937,210	-£51,334,514	-£42,497,841	-£47,979,323
40%	80%	-£66,413,287	-£48,739,940	-£59,702,905	-£66,497,514	-£48,824,167	-£59,787,131
45%	80%	-£70,193,508	-£50,310,993	-£62,644,328	-£70,288,264	-£50,405,748	-£62,739,084
50%	80%	-£73,973,731	-£51,882,047	-£65,585,752	-£74,079,013	-£51,987,330	-£65,691,036
10%	60%	-£43,326,676	-£40,012,924	-£42,068,480	-£43,388,790	-£40,055,038	-£42,110,593
15%	60%	-£46,904,258	-£41,933,629	-£45,016,963	-£46,967,428	-£41,998,799	-£45,060,133
20%	60%	-£50,481,839	-£43,854,334	-£47,965,445	-£50,566,066	-£43,938,561	-£48,049,672
25%	60%	-£54,059,420	-£45,775,039	-£50,913,929	-£54,164,704	-£45,880,323	-£51,019,211
30%	60%	-£57,637,002	-£47,695,744	-£53,862,411	-£57,763,342	-£47,822,084	-£53,988,751
35%	60%	-£61,214,583	-£49,616,449	-£56,810,894	-£61,361,979	-£49,763,846	-£56,958,291
40%	60%	-£64,792,164	-£51,537,153	-£59,759,377	-£64,960,617	-£51,705,607	-£59,927,831
50%	60%	-£68,369,745	-£53,457,857	-£62,707,860	-£68,559,255	-£53,647,369	-£62,897,371

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and IR at council Income threshold	AR and IR at council Income threshold	SR & AR and IR at council Income threshold
0%	70%	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199
10%	70%	-£40,618,002	-£36,751,956	-£39,150,105	-£40,648,586	-£36,783,542	-£39,181,090
15%	70%	-£44,296,902	-£38,497,836	-£42,095,058	-£44,344,280	-£38,545,213	-£42,142,436
20%	70%	-£47,975,804	-£40,243,715	-£45,040,011	-£48,038,974	-£40,306,884	-£45,103,182
25%	70%	-£51,654,705	-£41,989,593	-£47,984,964	-£51,733,667	-£42,068,556	-£48,063,927
30%	70%	-£55,333,607	-£43,735,472	-£50,929,918	-£55,428,362	-£43,830,227	-£51,024,673
35%	70%	-£59,012,508	-£45,481,352	-£53,874,871	-£59,123,056	-£45,591,899	-£53,985,419
40%	70%	-£62,691,409	-£47,227,231	-£56,819,825	-£62,817,749	-£47,353,571	-£56,946,164
45%	70%	-£66,370,311	-£48,973,110	-£59,764,778	-£66,512,444	-£49,115,242	-£59,906,911
50%	70%	-£70,049,212	-£50,718,988	-£62,709,731	-£70,207,137	-£50,876,914	-£62,867,656
100%	70%	-£106,838,226	-£68,177,779	-£92,159,264	-£107,154,077	-£69,493,630	-£92,475,114
10%	80%	-£40,820,642	-£36,402,305	-£39,143,046	-£40,841,698	-£36,423,361	-£39,164,103
15%	80%	-£44,600,863	-£37,973,359	-£42,084,469	-£44,632,449	-£38,004,942	-£42,116,055
20%	80%	-£48,381,085	-£39,544,411	-£45,025,894	-£48,423,198	-£39,586,525	-£45,068,007
40%	80%	-£63,501,971	-£45,828,624	-£56,791,589	-£63,586,198	-£45,912,851	-£56,875,815
45%	80%	-£67,282,192	-£47,399,677	-£59,733,012	-£67,376,948	-£47,494,432	-£59,827,768
50%	80%	-£71,062,415	-£48,970,731	-£62,674,436	-£71,167,697	-£49,076,014	-£62,779,720
10%	60%	-£40,415,360	-£37,101,608	-£39,157,164	-£40,457,474	-£37,143,722	-£39,199,277
15%	60%	-£43,992,942	-£39,022,313	-£42,105,647	-£44,056,112	-£39,085,483	-£42,168,817
20%	60%	-£47,570,523	-£40,943,018	-£45,054,129	-£47,654,750	-£41,027,245	-£45,138,356
25%	60%	-£51,148,104	-£42,863,723	-£48,002,613	-£51,253,388	-£42,969,007	-£48,107,895
30%	60%	-£54,725,686	-£44,784,428	-£50,951,095	-£54,852,026	-£44,910,768	-£51,077,435
35%	60%	-£58,303,267	-£46,705,133	-£53,899,578	-£58,450,663	-£46,852,530	-£54,046,975
40%	60%	-£61,880,848	-£48,625,837	-£56,848,061	-£62,049,301	-£48,794,291	-£57,016,515
50%	60%	-£65,458,429	-£50,546,541	-£59,796,544	-£65,647,939	-£50,735,052	-£59,986,055

## Appendix 7 - Appraisal results of GLA thresholds on intermediate housing base position

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1		CIL Zone	1
		Value Area	High
No Units	11	Sales value inflation	0%
Site Area	0.06 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,259,033	£4,259,033	£4,259,033	£4,259,033	£4,259,033	£4,259,033
10%	70%	£3,792,716	£3,849,282	£3,807,352	£3,792,716	£3,849,282	£3,807,352
15%	70%	£3,559,558	£3,644,406	£3,581,511	£3,559,558	£3,644,406	£3,581,511
20%	70%	£3,326,399	£3,439,530	£3,355,671	£3,326,399	£3,439,530	£3,355,671
25%	70%	£3,093,240	£3,234,655	£3,129,830	£3,093,240	£3,234,655	£3,129,830
30%	70%	£2,860,082	£3,029,778	£2,903,989	£2,860,082	£3,029,778	£2,903,989
35%	70%	£2,626,922	£2,824,903	£2,678,148	£2,626,922	£2,824,903	£2,678,148
40%	70%	£2,393,764	£2,620,027	£2,452,308	£2,393,764	£2,620,027	£2,452,308
45%	70%	£2,160,605	£2,415,150	£2,226,467	£2,160,605	£2,415,150	£2,226,467
50%	70%	£1,927,447	£2,210,275	£2,000,626	£1,927,447	£2,210,275	£2,000,626
100%	70%	£410,751	£155,591	£261,988	£410,751	£155,591	£261,988
10%	80%	£3,784,365	£3,849,011	£3,801,391	£3,784,365	£3,849,011	£3,801,391
15%	80%	£3,547,030	£3,644,001	£3,572,120	£3,547,030	£3,644,001	£3,572,120
20%	80%	£3,309,696	£3,438,990	£3,343,149	£3,309,696	£3,438,990	£3,343,149
25%	80%	£3,072,362	£3,233,978	£3,114,178	£3,072,362	£3,233,978	£3,114,178
30%	80%	£2,835,028	£3,028,967	£2,885,207	£2,835,028	£3,028,967	£2,885,207
35%	80%	£2,597,693	£2,823,956	£2,656,237	£2,597,693	£2,823,956	£2,656,237
40%	80%	£2,360,359	£2,618,945	£2,427,266	£2,360,359	£2,618,945	£2,427,266
45%	80%	£2,123,025	£2,413,933	£2,198,295	£2,123,025	£2,413,933	£2,198,295
50%	80%	£1,885,691	£2,208,922	£1,969,324	£1,885,691	£2,208,922	£1,969,324
10%	60%	£3,801,068	£3,849,553	£3,813,613	£3,801,068	£3,849,553	£3,813,613
15%	60%	£3,572,085	£3,644,812	£3,590,902	£3,572,085	£3,644,812	£3,590,902
20%	60%	£3,343,011	£3,440,071	£3,368,192	£3,343,011	£3,440,071	£3,368,192
25%	60%	£3,114,118	£3,235,330	£3,145,481	£3,114,118	£3,235,330	£3,145,481
30%	60%	£2,885,135	£3,030,589	£2,922,771	£2,885,135	£3,030,589	£2,922,771
35%	60%	£2,656,152	£2,825,849	£2,700,060	£2,656,152	£2,825,849	£2,700,060
40%	60%	£2,427,169	£2,621,108	£2,477,349	£2,427,169	£2,621,108	£2,477,349
45%	60%	£2,198,186	£2,416,368	£2,254,638	£2,198,186	£2,416,368	£2,254,638
50%	60%	£1,969,203	£2,211,627	£2,031,928	£1,969,203	£2,211,627	£2,031,928

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,045,214	£1,045,214	£1,045,214	£1,045,214	£1,045,214	£1,045,214
10%	70%	£1,511,531	£1,454,966	£1,496,895	£1,511,531	£1,454,966	£1,496,895
15%	70%	£1,744,690	£1,659,841	£1,722,736	£1,744,690	£1,659,841	£1,722,736
20%	70%	£1,977,848	£1,864,716	£1,948,576	£1,977,848	£1,864,716	£1,948,576
25%	70%	£2,211,007	£2,069,593	£2,174,417	£2,211,007	£2,069,593	£2,174,417
30%	70%	£2,444,166	£2,274,469	£2,400,258	£2,444,166	£2,274,469	£2,400,258
35%	70%	£2,677,325	£2,479,345	£2,626,099	£2,677,325	£2,479,345	£2,626,099
40%	70%	£2,910,484	£2,684,221	£2,851,939	£2,910,484	£2,684,221	£2,851,939
45%	70%	£3,143,643	£2,889,097	£3,077,781	£3,143,643	£2,889,097	£3,077,781
50%	70%	£3,376,801	£3,093,973	£3,303,622	£3,376,801	£3,093,973	£3,303,622
100%	70%	£5,714,998	£5,148,656	£5,566,246	£5,714,998	£5,148,656	£5,566,246
10%	80%	£1,519,883	£1,455,236	£1,503,156	£1,519,883	£1,455,236	£1,503,156
15%	80%	£1,757,217	£1,660,247	£1,732,127	£1,757,217	£1,660,247	£1,732,127
20%	80%	£1,994,551	£1,865,258	£1,961,098	£1,994,551	£1,865,258	£1,961,098
25%	80%	£2,231,885	£2,069,302	£2,203,868	£2,231,885	£2,069,302	£2,203,868
30%	80%	£2,469,219	£2,273,346	£2,431,412	£2,469,219	£2,273,346	£2,431,412
35%	80%	£2,706,553	£2,477,390	£2,668,188	£2,706,553	£2,477,390	£2,668,188
40%	80%	£2,943,887	£2,681,434	£2,905,965	£2,943,887	£2,681,434	£2,905,965
45%	80%	£3,181,221	£2,885,478	£3,137,743	£3,181,221	£2,885,478	£3,137,743
50%	80%	£3,418,555	£3,089,522	£3,374,925	£3,418,555	£3,089,522	£3,374,925
10%	60%	£1,503,180	£1,454,695	£1,490,634	£1,503,180	£1,454,695	£1,490,634
15%	60%	£1,732,163	£1,659,436	£1,713,346	£1,732,163	£1,659,436	£1,713,346
20%	60%	£1,961,147	£1,864,176	£1,936,056	£1,961,147	£1,864,176	£1,936,056
25%	60%	£2,190,131	£2,068,917	£2,165,820	£2,190,131	£2,068,917	£2,165,820
30%	60%	£2,419,115	£2,273,658	£2,381,477	£2,419,115	£2,273,658	£2,381,477
35%	60%	£2,648,099	£2,478,399	£2,604,188	£2,648,099	£2,478,399	£2,604,188
40%	60%	£2,877,073	£2,683,140	£2,826,898	£2,877,073	£2,683,140	£2,826,898
50%	60%	£3,106,047	£2,887,881	£3,056,606	£3,106,047	£2,887,881	£3,056,606

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£131,374	£131,374	£131,374	£131,374	£131,374	£131,374
10%	70%	£334,943	£278,378	£320,307	£334,943	£278,378	£320,307
15%	70%	£568,102	£483,253	£546,148	£568,102	£483,253	£546,148
20%	70%	£801,260	£688,128	£771,989	£801,260	£688,128	£771,989
25%	70%	£1,034,419	£893,003	£997,829	£1,034,419	£893,003	£997,829
30%	70%	£1,267,577	£1,097,881	£1,223,670	£1,267,577	£1,097,881	£1,223,670
35%	70%	£1,500,735	£1,302,756	£1,449,511	£1,500,735	£1,302,756	£1,449,511
40%	70%	£1,733,893	£1,507,633	£1,675,351	£1,733,893	£1,507,633	£1,675,351
45%	70%	£1,967,051	£1,712,510	£1,861,192	£1,967,051	£1,712,510	£1,861,192
50%	70%	£2,200,210	£1,917,386	£2,127,033	£2,200,210	£1,917,386	£2,127,033
100%	70%	£4,538,410	£3,972,068	£4,389,657	£4,538,410	£3,972,068	£4,389,657
10%	80%	£343,294	£278,648	£326,568	£343,294	£278,648	£326,568
15%	80%	£580,629	£483,659	£555,539	£580,629	£483,659	£555,539
20%	80%	£817,963	£688,669	£817,963	£817,963	£688,669	£817,963
25%	80%	£1,055,297	£912,504	£1,055,297	£1,055,297	£912,504	£1,055,297
30%	80%	£1,292,631	£1,117,379	£1,292,631	£1,292,631	£1,117,379	£1,292,631
35%	80%	£1,529,965	£1,322,254	£1,529,965	£1,529,965	£1,322,254	£1,529,965
40%	80%	£1,767,299	£1,527,129	£1,767,299	£1,767,299	£1,527,129	£1,767,299
45%	80%	£2,004,633	£1,732,004	£2,004,633	£2,004,633	£1,732,004	£2,004,633
50%	80%	£2,241,967	£1,936,879	£2,241,967	£2,241,967	£1,936,879	£2,241,967
10%	60%	£326,592	£278,106	£314,046	£326,592	£278,106	£314,046
15%	60%	£555,574	£482,847	£536,757	£555,574	£482,847	£536,757
20%	60%	£784,556	£687,588	£769,467	£784,556	£687,588	£769,467
25%	60%	£1,013,538	£892,329	£982,178	£1,013,538	£892,329	£982,178
30%	60%	£1,242,520	£1,097,070	£1,204,889	£1,242,520	£1,097,070	£1,204,889
35%	60%	£1,471,502	£1,301,811	£1,427,600	£1,471,502	£1,301,811	£1,427,600
40%	60%	£1,700,484	£1,506,551	£1,650,310	£1,700,484	£1,506,551	£1,650,310
50%	60%	£1,929,466	£1,711,292	£1,865,045	£1,929,466	£1,711,292	£1,865,045

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,371,794	£2,371,794	£2,371,794	£2,371,794	£2,371,794	£2,371,794
10%	70%	£1,905,477	£1,962,042	£1,920,113	£1,905,477	£1,962,042	£1,920,113
15%	70%	£1,672,318	£1,757,167	£1,694,272	£1,672,318	£1,757,167	£1,694,272
20%	70%	£1,439,160	£1,552,291	£1,468,432	£1,439,160	£1,552,291	£1,468,432
25%	70%	£1,206,001	£1,347,415	£1,242,591	£1,206,001	£1,347,415	£1,242,591
30%	70%	£972,843	£1,142,539	£1,016,750	£972,843	£1,142,539	£1,016,750
35%	70%	£739,683	£937,664	£790,909	£739,683	£937,664	£790,909
40%	70%	£506,525	£732,787	£565,089	£506,525	£732,787	£565,089
45%	70%	£273,366	£527,910	£332,213	£273,366	£527,910	£332,213
50%	70%	£40,207	£323,036	£113,387	£40,207	£323,036	£113,387
100%	70%	£2,297,990	£1,731,648	£2,149,237	£2,297,990	£1,731,648	£2,149,237
10%	80%	£1,897,126	£1,961,772	£1,913,852	£1,897,126	£1,961,772	£1,913,852
15%	80%	£1,659,791	£1,756,761	£1,684,881	£1,659,791	£1,756,761	£1,684,881
20%	80%	£1,422,457	£1,551,751	£1,450,910	£1,422,457	£1,551,751	£1,450,910
25%	80%	£1,185,123	£1,346,741	£1,214,393	£1,185,123	£1,346,741	£1,214,393
30%	80%	£947,789	£1,141,731	£976,242	£947,789	£1,141,731	£976,242
35%	80%	£710,455	£936,721	£738,696	£710,455	£936,721	£738,696
40%	80%	£473,121	£731,711	£501,362	£473,121	£731,711	£501,362
45%	80%	£235,786	£526,694	£311,055	£235,786	£526,694	£311,055
50%	80%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,597,241	£3,597,241	£3,597,241	£3,597,241	£3,597,241	£3,597,241
10%	70%	£3,130,924	£3,187,489	£3,145,560	£3,130,924	£3,187,489	£3,145,560
15%	70%	£2,897,765	£2,982,614	£2,919,719	£2,897,765	£2,982,614	£2,919,719
20%	70%	£2,664,607	£2,777,738	£2,693,879	£2,664,607	£2,777,738	£2,693,879
25%	70%	£2,431,448	£2,572,862	£2,468,038	£2,431,448	£2,572,862	£2,468,038
30%	70%	£2,198,290	£2,367,986	£2,242,197	£2,198,290	£2,367,986	£2,242,197
35%	70%	£1,965,130	£2,163,111	£2,016,356	£1,965,130	£2,163,111	£2,016,356
40%	70%	£1,731,972	£1,958,234	£1,790,516	£1,731,972	£1,958,234	£1,790,516
45%	70%	£1,498,813	£1,753,358	£1,564,675	£1,498,813	£1,753,358	£1,564,675
50%	70%	£1,265,654	£1,548,483	£1,338,834	£1,265,654	£1,548,483	£1,338,834
100%	70%	£-1,072,543	£-506,201	£-923,790	£-1,072,543	£-506,201	£-923,790
10%	80%	£3,122,572	£3,187,219	£3,199,299	£3,122,572	£3,187,219	£3,199,299
15%	80%	£2,889,238	£2,982,208	£2,910,328	£2,889,238	£2,982,208	£2,910,328
20%	80%	£2,647,904	£2,777,197	£2,681,357	£2,647,904	£2,777,197	£2,681,357
25%	80%	£1,698,567	£1,957,153	£1,765,473	£1,698,567	£1,957,153	£1,765,473
30%	80%	£1,461,232	£1,752,141	£1,536,502	£1,461,232	£1,752,141	£1,536,502
35%	80%	£1,223,898	£1,547,130	£1,307,531	£1,223,898	£1,547,130	£1,307,531
40%	80%	£1,139,275	£1,387,760	£1,151,821	£1,139,275	£1,387,760	£1,151,821
45%	80%	£2,910,292	£2,939,285	£2,971,566	£2,910,292	£2,939,285	£2,971,566
50%	80%	£2,681,309	£2,778,279	£2,706,400	£2,681,309	£2,778,279	£2,706,400
25%	60%	£2,452,326	£2,573,538	£2,483,688	£2,452,326	£2,573,538	£2,483,688
30%	60%	£2,223,343	£2,368,978	£2,260,978	£2,223,343	£2,368,978	£2,260,978
35%	60%	£1,994,360	£2,164,056	£2,038,267	£1,994,360	£2,164,056	£2,038,267
40%	60%	£1,765,376	£1,959,316	£1,815,557	£1,765,376	£1,959,316	£1,815,557
50%	60%	£1,307,411	£1,548,835	£1,370,136	£1,307,411	£1,548,835	£1,370,136

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,878,292	£3,878,292	£3,878,292	£3,878,292	£3,878,292	£3,878,292
10%	70%	£3,411,975	£3,468,540	£3,426,911	£3,411,975	£3,468,540	£3,426,911
15%	70%	£3,178,816	£3,263,665	£3,203,770	£3,178,816	£3,263,665	£3,203,770
20%	70%	£2,945,657	£3,058,788	£2,974,930	£2,945,657	£3,058,788	£2,974,930
25%	70%	£2,712,499	£2,853,913	£2,749,089	£2,712,499	£2,853,913	£2,749,089
30%	70%	£2,479,340	£2,649,037	£2,523,248	£2,479,340	£2,649,037	£2,523,248
35%	70%	£2,246,181	£2,444,161	£2,297,406	£2,246,181	£2,444,161	£2,297,406
40%	70%	£2,013,022	£2,239,285	£2,071,566	£2,013,022	£2,239,285	£2,071,566
45%	70%	£1,779,863	£2,034,409	£1,845,725	£1,779,863	£2,034,409	£1,845,725
50%	70%	£1,546,705	£1,829,533	£1,619,884	£1,546,705	£1,829,533	£1,619,884
100%	70%	£-791,492	£-225,150	£-642,740	£-791,492	£-225,150	£-642,740
10%	80%	£3,403,623	£3,468,270	£3,420,350	£3,403,623	£3,468,270	£3,420,350
15%	80%	£3,169,289	£3,263,259	£3,191,379	£3,169,289	£3,263,259	£3,191,379
20%	80%	£2,935,955	£3,058,246	£2,962,408	£2,935,955	£3,058,246	£2,962,408
25%	80%	£1,979,618	£2,238,204	£2,046,524	£1,979,618	£2,238,204	£2,046,524
30%	80%	£1,742,283	£2,033,192	£1,817,553	£1,742,283	£2,033,192	£1,817,553
35%	80%	£1,504,949	£1,828,181	£1,588,582	£1,504,949	£1,828,181	£1,588,582
40%	80%	£3,420,326	£3,468,811	£3,432,972	£3,420,326	£3,468,811	£3,432,972
45%	80%	£3,187,000	£3,235,485	£3,210,160	£3,187,000	£3,235,485	£3,210,160
50%	80%	£2,952,359	£3,059,330	£2,987,450	£2,952,359	£3,059,330	£2,987,450
25%	60%	£2,733,377	£2,854,589	£2,764,738	£2,733,377	£2,854,589	£2,764,738
30%	60%	£2,504,394	£2,649,848	£2,542,029	£2,504,394	£2,649,848	£2,542,029
35%	60%	£2,275,411	£2,445,107	£2,319,318	£2,275,411	£2,445,107	£2,319,318
40%	60%	£2,046,427	£2,240,366	£2,086,808	£2,046,427	£2,240,366	£2,086,808
50%	60%	£1,588,461	£1,830,896	£1,651,187	£1,588,461	£1,830,896	£1,651,187

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,002,352	£4,002,352	£4,002,352	£4,002,352	£4,002,352	£4,002,352
10%	70%	£3,536,035	£3,592,600	£3,550,671	£3,536,035	£3,592,600	£3,550,671
15%	70%	£3,302,876	£3,387,725	£3,324,830	£3,302,876	£3,387,725	£3,324,830
20%	70%	£3,069,717	£3,182,849	£3,098,960	£3,069,717	£3,182,849	£3,098,960
25%	70%	£2,836,559	£2,977,973	£2,873,149	£2,836,559	£2,977,973	£2,873,149
30%	70%	£2,603,401	£2,773,097	£2,647,308	£2,603,401	£2,773,097	£2,647,308
35%	70%	£2,370,241	£2,568,222	£2,421,467	£2,370,241	£2,568,222	£2,421,467
40%	70%	£2,137,083	£2,363,345	£2,195,527	£2,137,083	£2,363,345	£2,195,527
45%	70%	£1,903,924	£2,158,469	£1,969,786	£1,903,924	£2,158,469	£1,969,786
50%	70%	£1,670,765	£1,953,594	£1,743,945	£1,670,765	£1,953,594	£1,743,945
100%	70%	£-667,432	£-101,090	£-518,679	£-667,432	£-101,090	£-518,679
10%	80%	£3,527,684	£3,592,330	£3,544,410	£3,527,684	£3,592,330	£3,544,410
15%	80%	£3,290,349	£3,387,319	£3,315,439	£3,290,349	£3,387,319	£3,315,439
20%	80%	£3,053,015	£3,182,398	£3,086,468	£3,053,015	£3,182,398	£3,086,468
25%	80%	£2,815,681	£2,977,473	£2,848,924	£2,815,681	£2,977,473	£2,848,924
30%	80%	£2,578,347	£2,772,547	£2,611,590	£2,578,347	£2,772,547	£2,611,590
35%	80%	£2,341,013	£2,567,621	£2,374,156	£2,341,013	£2,567,621	£2,374,156
40%	80%	£2,103,679	£2,362,695	£2,170,584	£2,103,679	£2,362,695	£2,170,584
45%	80%	£1,866,344	£2,157,769	£1,941,613	£1,866,344	£2,157,769	£1,941,613
50%	80%	£1,629,009	£1,952,843	£1,716,687	£1,629,009	£1,952,843	£1,716,687
10%	60%	£3,544,386	£3,592,871	£3,556,932	£3,544,386	£3,592,871	£3,556,932
15%	60%	£3,315,404	£3,388,131	£3,334,221	£3,315,404	£3,388,131	£3,334,221
20%	60%	£3,086,420	£3,183,390	£3,111,511	£3,086,420	£3,183,390	£3,111,511
25%	60%	£2,857,437	£2,978,649	£2,888,800	£2,857,437	£2,978,649	£2,888,800
30%	60%	£2,628,454	£2,773,908	£2,666,089	£2,628,454	£2,773,908	£2,666,089
35%	60%	£2,399,471	£2,569,167	£2,443,378	£2,399,471	£2,569,167	£2,443,378
40%	60%	£2,170,487	£2,364,427	£2,220,668	£2,170,487	£2,364,427	£2,220,668
50%	60%	£2,857,437	£2,978,649	£2,888,800	£2,857,437	£2,978,649	£2,888,800

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,579,504	£3,579,504	£3,579,504	£3,579,504	£3,579,504	£3,579,504
10%	70%	£3,113,187	£3,169,752	£3,127,823	£3,113,187	£3,169,752	£3,127,823
15%	70%	£2,880,028	£2,964,877	£2,901,962	£2,880,028	£2,964,877	£2,901,962
20%	70%	£2,646,870	£2,760,001	£2,687,142	£2,646,870	£2,760,001	£2,687,142
25%	70%	£2,413,711	£2,555,125	£2,450,301	£2,413,711	£2,555,125	£2,450,301
30%	70%	£2,180,553	£2,350,249	£2,224,460	£2,180,553	£2,350,249	£2,224,460
35%	70%	£1,947,393	£2,145,374	£1,998,619	£1,947,393	£2,145,374	£1,998,619
40%	70%	£1,714,235	£1,940,497	£1,772,779	£1,714,235	£1,940,497	£1,772,779
45%	70%	£1,481,076	£1,735,621	£1,546,398	£1,481,076	£1,735,621	£1,546,398
50%	70%	£1,247,917	£1,530,746	£1,321,097	£1,247,917	£1,530,746	£1,321,097
100%	70%	£-1,090,280	£-523,938	£-941,527	£-1,090,280	£-523,938	£-941,527
10%	80%	£3,104,835	£3,169,482	£3,121,562	£3,104,835	£3,169,482	£3,121,562
15%	80%	£2,867,501	£2,964,471	£2,892,591	£2,867,501	£2,964,471	£2,892,591
20%	80%	£2,630,167	£2,759,460	£2,663,620	£2,630,167	£2,759,460	£2,663,620
25%	80%	£1,680,830	£1,939,416	£1,747,736	£1,680,830	£1,939,416	£1,747,736
30%	80%	£1,443,495	£1,734,404	£1,518,765	£1,443,495	£1,734,404	£1,518,765
35%	80%	£1,206,161	£1,529,393	£1,289,794	£1,206,161	£1,529,393	£1,289,794
40%	80%	£1,121,538	£1,370,223	£1,134,084	£1,121,538	£1,370,223	£1,134,084
45%	80%	£2,892,555	£2,965,283	£2,911,373	£2,892,555	£2,965,283	£2,911,373
50%	80%	£2,653,972	£2,760,542	£2,688,863	£2,653,972	£2,760,542	£2,688,863
25%	60%	£2,434,589	£2,555,801	£2,485,951	£2,434,589	£2,555,801	£2,485,951
30%	60%	£2,205,606	£2,351,060	£2,243,241	£2,205,606	£2,351,060	£2,243,241
35%	60%	£1,976,623	£2,146,319	£2,020,530	£1,976,623	£2,146,319	£2,020,530
40%	60%	£1,747,639	£1,941,579	£1,797,820	£1,747,639	£1,941,579	£1,797,820
50%	60%	£1,289,674	£1,532,098	£1,352,399	£1,289,674	£1,532,098	£1,352,399

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,128,400	£4,128,400	£4,128,400	£4,128,400	£4,128,400	£4,128,400
10%	70%	£3,662,083	£3,718,648	£3,676,719	£3,662,083	£3,718,648	£3,676,719
15%	70%	£3,428,924	£3,513,773	£3,450,876	£3,428,924	£3,513,773	£3,450,876
20%	70%	£3,195,766	£3,308,897	£3,225,038	£3,195,766	£3,308,897	£3,225,038
25%	70%	£2,962,607	£3,104,021	£2,989,197	£2,962,607	£3,104,021	£2,989,197
30%	70%	£2,729,449	£2,899,145	£2,773,356	£2,729,449	£2,899,145	£2,773,356
35%	70%	£2,496,289	£2,694,270	£2,547,515	£2,496,289	£2,694,270	£2,547,515
40%	70%	£2,263,131	£2,489,395	£2,321,675	£2,263,131	£2,489,395	£2,321,675
45%	70%	£2,029,972	£2,284,517	£2,095,834	£2,029,972	£2,284,517	£2,095,834
50%	70%	£1,796,813	£2,079,642	£1,869,993	£1,796,813	£2,079,642	£1,869,993
100%	70%	£-541,384	£24,958	£-392,631	£-541,384	£24,958	£-392,631
10%	80%	£3,653,732	£3,718,378	£3,670,458	£3,653,732	£3,718,378	£3,670,458
15%	80%	£3,418,387	£3,513,367	£3,441,487	£3,418,387	£3,513,367	£3,441,487
20%	80%	£3,179,063	£3,308,357	£3,212,516	£3,179,063	£3,308,357	£3,212,516
40%	80%	£2,229,726	£2,488,312	£2,296,632	£2,229,726	£2,488,312	£2,296,632
45%	80%	£1,992,392	£2,283,300	£2,067,661	£1,992,392	£2,283,300	£2,067,661
50%	80%	£1,755,057	£2,078,289	£1,838,690	£1,755,057	£2,078,289	£1,838,690
10%	60%	£3,670,434	£3,718,919	£3,682,980	£3,670,434	£3,718,919	£3,682,980
15%	60%	£3,441,452	£3,514,179	£3,460,289	£3,441,452	£3,514,179	£3,460,289
20%	60%	£3,212,468	£3,309,438	£3,237,559	£3,212,468	£3,309,438	£3,237,559
25%	60%	£2,983,485	£3,104,697	£3,014,848	£2,983,485	£3,104,697	£3,014,848
30%	60%	£2,754,502	£2,899,956	£2,792,137	£2,754,502	£2,899,956	£2,792,137
35%	60%	£2,525,519	£2,695,215	£2,569,426	£2,525,519	£2,695,215	£2,569,426
40%	60%	£2,296,535	£2,490,475	£2,346,716	£2,296,535	£2,490,475	£2,346,716
50%	60%	£1,838,570	£2,080,994	£1,901,295	£1,838,570	£2,080,994	£1,901,295

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,166,157	£4,166,157	£4,166,157	£4,166,157	£4,166,157	£4,166,157
10%	70%	£3,699,840	£3,756,405	£3,714,476	£3,699,840	£3,756,405	£3,714,476
15%	70%	£3,466,681	£3,551,530	£3,488,633	£3,466,681	£3,551,530	£3,488,633
20%	70%	£3,233,523	£3,346,654	£3,262,795	£3,233,523	£3,346,654	£3,262,795
25%	70%	£3,000,364	£3,141,778	£3,036,954	£3,000,364	£3,141,778	£3,036,954
30%	70%	£2,767,206	£2,936,902	£2,811,113	£2,767,206	£2,936,902	£2,811,113
35%	70%	£2,534,046	£2,732,027	£2,585,272	£2,534,046	£2,732,027	£2,585,272
40%	70%	£2,300,888	£2,527,150	£2,359,432	£2,300,888	£2,527,150	£2,359,432
45%	70%	£2,067,729	£2,322,274	£2,133,591	£2,067,729	£2,322,274	£2,133,591
50%	70%	£1,834,570	£2,117,399	£1,907,750	£1,834,570	£2,117,399	£1,907,750
100%	70%	£-903,627	£82,715	£-354,874	£-903,627	£82,715	£-354,874
10%	80%	£3,691,488	£3,756,135	£3,708,215	£3,691,488	£3,756,135	£3,708,215
15%	80%	£3,454,154	£3,551,124	£3,479,244	£3,454,154	£3,551,124	£3,479,244
20%	80%	£3,216,820	£3,346,113	£3,250,273	£3,216,820	£3,346,113	£3,250,273
40%	80%	£2,267,483	£2,526,069	£2,334,389	£2,267,483	£2,526,069	£2,334,389
45%	80%	£2,030,148	£2,321,057	£2,105,418	£2,030,148	£2,321,057	£2,105,418
50%	80%	£1,792,814	£2,116,046	£1,876,447	£1,792,814	£2,116,046	£1,876,447
10%	60%	£3,708,191	£3,756,676	£3,720,737	£3,708,191	£3,756,676	£3,720,737
15%	60%	£3,479,208	£3,551,936	£3,498,026	£3,479,208	£3,551,936	£3,498,026
20%	60%	£3,250,225	£3,347,195	£3,275,316	£3,250,225	£3,347,195	£3,275,316
25%	60%	£3,021,242	£3,142,454	£3,052,604	£3,021,242	£3,142,454	£3,052,604
30%	60%	£2,792,259	£2,937,713	£2,829,894	£2,792,259	£2,937,713	£2,829,894
35%	60%	£2,563,276	£2,732,972	£2,607,183	£2,563,276	£2,732,972	£2,607,183
40%	60%	£2,334,292	£2,528,232	£2,384,473	£2,334,292	£2,528,232	£2,384,473
50%	60%	£1,876,327	£2,118,751	£1,939,852	£1,876,327	£2,118,751	£1,939,852

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	1
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,087,322	£3,087,322	£3,087,322	£3,087,322	£3,087,322	£3,087,322
10%	70%	£2,709,573	£2,768,097	£2,726,089	£2,709,573	£2,768,097	£2,726,089
15%	70%	£2,535,700	£2,623,484	£2,560,472	£2,535,700	£2,623,484	£2,560,472
20%	70%	£2,361,826	£2,478,872	£2,394,855	£2,361,826	£2,478,872	£2,394,855
25%	70%	£2,187,951	£2,334,259	£2,229,238	£2,187,951	£2,334,259	£2,229,238
30%	70%	£2,014,077	£2,189,646	£2,063,621	£2,014,077	£2,189,646	£2,063,621
35%	70%	£1,840,203	£2,045,034	£1,898,005	£1,840,203	£2,045,034	£1,898,005
40%	70%	£1,666,329	£1,900,421	£1,732,388	£1,666,329	£1,900,421	£1,732,388
45%	70%	£1,492,455	£1,755,809	£1,566,771	£1,492,455	£1,755,809	£1,566,771
50%	70%	£1,318,581	£1,611,196	£1,401,155	£1,318,581	£1,611,196	£1,401,155
100%	70%	-£427,032	£159,004	-£259,183	-£427,032	£159,004	-£259,183
10%	80%	£2,700,824	£2,767,708	£2,719,698	£2,700,824	£2,767,708	£2,719,698
15%	80%	£2,522,575	£2,622,901	£2,550,887	£2,522,575	£2,622,901	£2,550,887
20%	80%	£2,344,327	£2,478,094	£2,382,075	£2,344,327	£2,478,094	£2,382,075
25%	80%	£2,166,078	£2,333,287	£2,213,263	£2,166,078	£2,333,287	£2,213,263
30%	80%	£1,987,829	£2,188,480	£2,044,452	£1,987,829	£2,188,480	£2,044,452
35%	80%	£1,809,580	£2,043,673	£1,875,640	£1,809,580	£2,043,673	£1,875,640
40%	80%	£1,631,331	£1,898,866	£1,706,828	£1,631,331	£1,898,866	£1,706,828
45%	80%	£1,453,083	£1,754,059	£1,538,017	£1,453,083	£1,754,059	£1,538,017
50%	80%	£1,274,834	£1,609,252	£1,369,205	£1,274,834	£1,609,252	£1,369,205
10%	60%	£2,718,323	£2,768,486	£2,732,479	£2,718,323	£2,768,486	£2,732,479
15%	60%	£2,548,824	£2,624,067	£2,570,057	£2,548,824	£2,624,067	£2,570,057
20%	60%	£2,379,324	£2,479,649	£2,407,635	£2,379,324	£2,479,649	£2,407,635
25%	60%	£2,209,825	£2,335,231	£2,245,214	£2,209,825	£2,335,231	£2,245,214
30%	60%	£2,040,325	£2,190,813	£2,082,792	£2,040,325	£2,190,813	£2,082,792
35%	60%	£1,870,826	£2,046,395	£1,920,371	£1,870,826	£2,046,395	£1,920,371
40%	60%	£1,701,326	£1,901,977	£1,757,949	£1,701,326	£1,901,977	£1,757,949
45%	60%	£1,531,827	£1,757,559	£1,595,527	£1,531,827	£1,757,559	£1,595,527
50%	60%	£1,362,328	£1,613,141	£1,433,105	£1,362,328	£1,613,141	£1,433,105

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,246,926	-£2,246,926	-£2,246,926	-£2,246,926	-£2,246,926	-£2,246,926
10%	70%	-£2,594,674	-£2,538,151	-£2,578,158	-£2,594,674	-£2,538,151	-£2,578,158
15%	70%	-£2,788,548	-£2,690,783	-£2,743,775	-£2,788,548	-£2,690,783	-£2,743,775
20%	70%	-£2,982,422	-£2,825,376	-£2,909,392	-£2,982,422	-£2,825,376	-£2,909,392
25%	70%	-£3,176,296	-£2,959,968	-£3,075,009	-£3,176,296	-£2,959,968	-£3,075,009
30%	70%	-£3,290,170	-£3,114,601	-£3,240,626	-£3,290,170	-£3,114,601	-£3,240,626
35%	70%	-£3,404,044	-£3,259,214	-£3,406,242	-£3,404,044	-£3,259,214	-£3,406,242
40%	70%	-£3,637,919	-£3,403,826	-£3,571,859	-£3,637,919	-£3,403,826	-£3,571,859
45%	70%	-£3,871,793	-£3,548,439	-£3,837,476	-£3,871,793	-£3,548,439	-£3,837,476
50%	70%	-£3,985,666	-£3,693,051	-£3,903,093	-£3,985,666	-£3,693,051	-£3,903,093
100%	70%	-£5,731,290	-£5,145,243	-£5,563,431	-£5,731,290	-£5,145,243	-£5,563,431
10%	80%	-£2,603,423	-£2,536,540	-£2,584,549	-£2,603,423	-£2,536,540	-£2,584,549
15%	80%	-£2,781,672	-£2,681,347	-£2,753,361	-£2,781,672	-£2,681,347	-£2,753,361
20%	80%	-£2,959,921	-£2,826,154	-£2,922,172	-£2,959,921	-£2,826,154	-£2,922,172
25%	80%	-£3,138,170	-£2,970,961	-£3,077,419	-£3,138,170	-£2,970,961	-£3,077,419
30%	80%	-£3,316,419	-£3,115,768	-£3,232,666	-£3,316,419	-£3,115,768	-£3,232,666
35%	80%	-£3,494,668	-£3,260,575	-£3,387,913	-£3,494,668	-£3,260,575	-£3,387,913
40%	80%	-£3,672,917	-£3,405,382	-£3,543,160	-£3,672,917	-£3,405,382	-£3,543,160
45%	80%	-£3,851,166	-£3,550,189	-£3,700,407	-£3,851,166	-£3,550,189	-£3,700,407
50%	80%	-£4,029,415	-£3,694,996	-£3,855,654	-£4,029,415	-£3,694,996	-£3,855,654
10%	60%	-£2,585,324	-£2,535,762	-£2,571,769	-£2,585,324	-£2,535,762	-£2,571,769
15%	60%	-£2,755,424	-£2,690,180	-£2,734,190	-£2,755,424	-£2,690,180	-£2,734,190
20%	60%	-£2,925,524	-£2,844,598	-£2,896,612	-£2,925,524	-£2,844,598	-£2,896,612
25%	60%	-£3,095,624	-£2,999,016	-£3,058,030	-£3,095,624	-£2,999,016	-£3,058,030
30%	60%	-£3,265,724	-£3,153,434	-£3,221,456	-£3,265,724	-£3,153,434	-£3,221,456
35%	60%	-£3,435,824	-£3,307,852	-£3,383,877	-£3,435,824	-£3,307,852	-£3,383,877
40%	60%	-£3,605,924	-£3,462,270	-£3,546,299	-£3,605,924	-£3,462,270	-£3,546,299
50%	60%	-£3,841,920	-£3,691,687	-£3,871,142	-£3,841,920	-£3,691,687	-£3,871,142

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,070,337	-£1,070,337	-£1,070,337	-£1,070,337	-£1,070,337	-£1,070,337
10%	70%	-£1,418,086	-£1,359,582	-£1,401,570	-£1,418,086	-£1,359,582	-£1,401,570
15%	70%	-£1,591,960	-£1,504,175	-£1,567,187	-£1,591,960	-£1,504,175	-£1,567,187
20%	70%	-£1,765,834	-£1,648,768	-£1,742,804	-£1,765,834	-£1,648,768	-£1,742,804
25%	70%	-£1,939,708	-£1,793,400	-£1,918,421	-£1,939,708	-£1,793,400	-£1,918,421
30%	70%	-£2,113,582	-£1,938,013	-£2,064,038	-£2,113,582	-£1,938,013	-£2,064,038
35%	70%	-£2,287,456	-£2,082,625	-£2,229,654	-£2,287,456	-£2,082,625	-£2,229,654
40%	70%	-£2,461,330	-£2,227,238	-£2,395,271	-£2,461,330	-£2,227,238	-£2,395,271
45%	70%	-£2,635,204	-£2,371,850	-£2,600,888	-£2,635,204	-£2,371,850	-£2,600,888
50%	70%	-£2,809,078	-£2,516,463	-£2,726,505	-£2,809,078	-£2,516,463	-£2,726,505
100%	70%	-£4,554,692	-£3,968,655	-£4,386,843	-£4,554,692	-£3,968,655	-£4,386,843
10%	80%	-£1,426,835	-£1,359,951	-£1,407,961	-£1,426,835	-£1,359,951	-£1,407,961
15%	80%	-£1,605,084	-£1,504,758	-£1,578,772	-£1,605,084	-£1,504,758	-£1,578,772
20%	80%	-£1,783,333	-£1,649,565	-£1,745,584	-£1,783,333	-£1,649,565	-£1,745,584
25%	80%	-£1,961,582	-£1,794,372	-£1,923,393	-£1,961,582	-£1,794,372	-£1,923,393
30%	80%	-£2,139,831	-£1,939,179	-£2,091,204	-£2,139,831	-£1,939,179	-£2,091,204
35%	80%	-£2,318,080	-£2,083,986	-£2,259,015	-£2,318,080	-£2,083,986	-£2,259,015
40%	80%	-£2,496,329	-£2,228,793	-£2,426,826	-£2,496,329	-£2,228,793	-£2,426,826
45%	80%	-£2,674,578	-£2,373,600	-£2,589,643	-£2,674,578	-£2,373,600	-£2,589,643
50%	80%	-£2,852,827	-£2,518,407	-£2,752,460	-£2,852,827	-£2,518,407	-£2,752,460
10%	60%	-£1,409,336	-£1,359,174	-£1,395,181	-£1,409,336	-£1,359,174	-£1,395,181
15%	60%	-£1,578,585	-£1,503,982	-£1,557,602	-£1,578,585	-£1,503,982	-£1,557,602
20%	60%	-£1,747,834	-£1,648,790	-£1,720,034	-£1,747,834	-£1,648,790	-£1,720,034
25%	60%	-£1,917,083	-£1,793,597	-£1,882,445	-£1,917,083	-£1,793,597	-£1,882,445
30%	60%	-£2,086,332	-£1,938,404	-£2,044,867	-£2,086,332	-£1,938,404	-£2,044,867
35%	60%	-£2,255,581	-£2,083,211	-£2,207,289	-£2,255,581	-£2,083,211	-£2,207,289
40%	60%	-£2,424,830	-£2,228,018	-£2,369,711	-£2,424,830	-£2,228,018	-£2,369,711
50%	60%	-£2,755,329	-£2,514,519	-£2,694,554	-£2,755,329	-£2,514,519	-£2,694,554

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,170,083	£1,170,083	£1,170,083	£1,170,083	£1,170,083	£1,170,083
10%	70%	£822,334	£980,858	£838,850	£822,334	£980,858	£838,850
15%	70%	£646,460	£736,245	£673,233	£646,460	£736,245	£673,233
20%	70%	£474,587	£591,632	£507,616	£474,587	£591,632	£507,616
25%	70%	£300,712	£447,020	£341,999	£300,712	£447,020	£341,999
30%	70%	£126,838	£302,407	£176,382	£126,838	£302,407	£176,382
35%	70%	-£47,036	£157,795	£10,766	-£47,036	£157,795	£10,766
40%	70%	-£220,910	£13,182	-£154,851	-£220,910	£13,182	-£154,851
45%	70%	-£394,784	-£124,430	-£320,468	-£394,784	-£124,430	-£320,468
50%	70%	-£568,658	-£276,043	-£486,055	-£568,658	-£276,043	-£486,055
100%	70%	-£2,314,272	-£1,728,235	-£2,146,423	-£2,314,272	-£1,728,235	-£2,146,423
10%	80%	£813,585	£880,469	£832,459	£813,585	£880,469	£832,459
15%	80%	£635,336	£735,662	£663,648	£635,336	£735,662	£663,648
20%	80%	£457,087	£590,855	£494,836	£457,087	£590,855	£494,836
25%	80%	£275,908	£445,042	£311,627	£275,908	£445,042	£311,627
30%	80%	£94,729	£299,229	£157,418	£94,729	£299,229	£157,418
35%	80%	-£88,450	£153,416	£5,209	-£88,450	£153,416	£5,209
40%	80%	-£262,621	£17,603	-£205,018	-£262,621	£17,603	-£205

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,395,530	£2,395,530	£2,395,530	£2,395,530	£2,395,530	£2,395,530
10%	70%	£2,047,781	£2,106,304	£2,064,297	£2,047,781	£2,106,304	£2,064,297
15%	70%	£1,873,507	£1,961,692	£1,898,680	£1,873,507	£1,961,692	£1,898,680
20%	70%	£1,700,034	£1,817,079	£1,733,063	£1,700,034	£1,817,079	£1,733,063
25%	70%	£1,526,169	£1,672,467	£1,567,446	£1,526,169	£1,672,467	£1,567,446
30%	70%	£1,352,285	£1,527,854	£1,401,829	£1,352,285	£1,527,854	£1,401,829
35%	70%	£1,178,411	£1,383,242	£1,236,213	£1,178,411	£1,383,242	£1,236,213
40%	70%	£1,004,536	£1,238,629	£1,070,596	£1,004,536	£1,238,629	£1,070,596
45%	70%	£830,663	£1,094,016	£904,979	£830,663	£1,094,016	£904,979
50%	70%	£656,789	£949,404	£739,362	£656,789	£949,404	£739,362
100%	70%	£1,088,825	£502,788	£920,976	£1,088,825	£502,788	£920,976
10%	80%	£2,039,032	£2,105,916	£2,057,906	£2,039,032	£2,105,916	£2,057,906
15%	80%	£1,860,783	£1,961,109	£1,889,094	£1,860,783	£1,961,109	£1,889,094
20%	80%	£1,682,534	£1,816,302	£1,720,283	£1,682,534	£1,816,302	£1,720,283
40%	80%	£969,539	£1,237,074	£1,045,036	£969,539	£1,237,074	£1,045,036
45%	80%	£791,290	£1,092,267	£876,224	£791,290	£1,092,267	£876,224
50%	80%	£613,042	£947,460	£707,413	£613,042	£947,460	£707,413
10%	60%	£2,056,531	£2,106,693	£2,070,686	£2,056,531	£2,106,693	£2,070,686
15%	60%	£1,887,031	£1,962,275	£1,908,265	£1,887,031	£1,962,275	£1,908,265
20%	60%	£1,717,532	£1,817,857	£1,745,843	£1,717,532	£1,817,857	£1,745,843
25%	60%	£1,548,033	£1,673,439	£1,583,422	£1,548,033	£1,673,439	£1,583,422
30%	60%	£1,378,533	£1,529,021	£1,421,000	£1,378,533	£1,529,021	£1,421,000
35%	60%	£1,209,033	£1,384,603	£1,258,578	£1,209,033	£1,384,603	£1,258,578
40%	60%	£1,039,534	£1,240,184	£1,096,156	£1,039,534	£1,240,184	£1,096,156
50%	60%	£704,535	£961,346	£771,313	£704,535	£961,346	£771,313

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,676,580	£2,676,580	£2,676,580	£2,676,580	£2,676,580	£2,676,580
10%	70%	£2,329,892	£2,387,925	£2,345,947	£2,329,892	£2,387,925	£2,345,947
15%	70%	£2,154,968	£2,242,743	£2,184,858	£2,154,968	£2,242,743	£2,184,858
20%	70%	£1,981,084	£2,098,130	£2,014,114	£1,981,084	£2,098,130	£2,014,114
25%	70%	£1,807,209	£1,953,517	£1,848,497	£1,807,209	£1,953,517	£1,848,497
30%	70%	£1,633,336	£1,808,905	£1,682,880	£1,633,336	£1,808,905	£1,682,880
35%	70%	£1,459,462	£1,664,292	£1,517,264	£1,459,462	£1,664,292	£1,517,264
40%	70%	£1,285,587	£1,519,680	£1,285,587	£1,285,587	£1,519,680	£1,285,587
45%	70%	£1,111,713	£1,375,067	£1,186,030	£1,111,713	£1,375,067	£1,186,030
50%	70%	£937,840	£1,230,455	£1,020,413	£937,840	£1,230,455	£1,020,413
100%	70%	£807,774	£221,738	£639,925	£807,774	£221,738	£639,925
10%	80%	£2,320,083	£2,386,966	£2,338,957	£2,320,083	£2,386,966	£2,338,957
15%	80%	£2,141,834	£2,242,159	£2,170,145	£2,141,834	£2,242,159	£2,170,145
20%	80%	£1,963,585	£2,097,352	£2,001,333	£1,963,585	£2,097,352	£2,001,333
40%	80%	£1,250,590	£1,518,124	£1,326,087	£1,250,590	£1,518,124	£1,326,087
45%	80%	£1,072,341	£1,373,317	£1,157,275	£1,072,341	£1,373,317	£1,157,275
50%	80%	£894,092	£1,228,510	£988,463	£894,092	£1,228,510	£988,463
10%	60%	£2,337,582	£2,387,744	£2,351,737	£2,337,582	£2,387,744	£2,351,737
15%	60%	£2,169,082	£2,243,326	£2,189,316	£2,169,082	£2,243,326	£2,189,316
20%	60%	£1,998,582	£2,098,908	£2,026,894	£1,998,582	£2,098,908	£2,026,894
25%	60%	£1,829,084	£1,954,490	£1,864,472	£1,829,084	£1,954,490	£1,864,472
30%	60%	£1,659,584	£1,810,071	£1,702,050	£1,659,584	£1,810,071	£1,702,050
35%	60%	£1,490,084	£1,665,653	£1,539,629	£1,490,084	£1,665,653	£1,539,629
40%	60%	£1,320,584	£1,521,235	£1,377,207	£1,320,584	£1,521,235	£1,377,207
50%	60%	£981,586	£1,232,399	£1,052,364	£981,586	£1,232,399	£1,052,364

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,800,641	£2,800,641	£2,800,641	£2,800,641	£2,800,641	£2,800,641
10%	70%	£2,452,892	£2,511,416	£2,469,408	£2,452,892	£2,511,416	£2,469,408
15%	70%	£2,279,018	£2,366,803	£2,303,791	£2,279,018	£2,366,803	£2,303,791
20%	70%	£2,105,145	£2,222,190	£2,136,174	£2,105,145	£2,222,190	£2,136,174
25%	70%	£1,931,270	£2,077,578	£1,972,557	£1,931,270	£2,077,578	£1,972,557
30%	70%	£1,757,396	£1,932,965	£1,806,940	£1,757,396	£1,932,965	£1,806,940
35%	70%	£1,583,522	£1,788,353	£1,641,324	£1,583,522	£1,788,353	£1,641,324
40%	70%	£1,409,648	£1,643,740	£1,475,707	£1,409,648	£1,643,740	£1,475,707
45%	70%	£1,235,774	£1,499,128	£1,310,090	£1,235,774	£1,499,128	£1,310,090
50%	70%	£1,061,900	£1,354,515	£1,144,473	£1,061,900	£1,354,515	£1,144,473
100%	70%	£683,714	£97,677	£515,865	£683,714	£97,677	£515,865
10%	80%	£2,444,143	£2,511,027	£2,463,017	£2,444,143	£2,511,027	£2,463,017
15%	80%	£2,265,894	£2,366,220	£2,294,206	£2,265,894	£2,366,220	£2,294,206
20%	80%	£2,087,645	£2,221,413	£2,087,645	£2,087,645	£2,221,413	£2,087,645
40%	80%	£1,374,650	£1,642,185	£1,450,147	£1,374,650	£1,642,185	£1,450,147
45%	80%	£1,196,401	£1,497,378	£1,281,335	£1,196,401	£1,497,378	£1,281,335
50%	80%	£1,018,153	£1,352,571	£1,112,524	£1,018,153	£1,352,571	£1,112,524
10%	60%	£2,461,642	£2,511,804	£2,475,797	£2,461,642	£2,511,804	£2,475,797
15%	60%	£2,292,142	£2,367,386	£2,313,376	£2,292,142	£2,367,386	£2,313,376
20%	60%	£2,122,643	£2,223,968	£2,150,954	£2,122,643	£2,223,968	£2,150,954
25%	60%	£1,953,144	£2,079,550	£1,988,533	£1,953,144	£2,079,550	£1,988,533
30%	60%	£1,783,644	£1,934,132	£1,826,111	£1,783,644	£1,934,132	£1,826,111
35%	60%	£1,614,145	£1,789,714	£1,663,689	£1,614,145	£1,789,714	£1,663,689
40%	60%	£1,444,645	£1,645,296	£1,501,267	£1,444,645	£1,645,296	£1,501,267
50%	60%	£1,105,646	£1,366,459	£1,176,424	£1,105,646	£1,366,459	£1,176,424

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,377,793	£2,377,793	£2,377,793	£2,377,793	£2,377,793	£2,377,793
10%	70%	£2,030,044	£2,088,567	£2,046,560	£2,030,044	£2,088,567	£2,046,560
15%	70%	£1,856,170	£1,943,955	£1,880,943	£1,856,170	£1,943,955	£1,880,943
20%	70%	£1,682,297	£1,799,342	£1,715,326	£1,682,297	£1,799,342	£1,715,326
25%	70%	£1,508,422	£1,654,730	£1,549,709	£1,508,422	£1,654,730	£1,549,709
30%	70%	£1,334,548	£1,510,117	£1,384,092	£1,334,548	£1,510,117	£1,384,092
35%	70%	£1,160,674	£1,365,505	£1,218,476	£1,160,674	£1,365,505	£1,218,476
40%	70%	£986,799	£1,220,892	£1,052,859	£986,799	£1,220,892	£1,052,859
45%	70%	£812,926	£1,076,279	£887,242	£812,926	£1,076,279	£887,242
50%	70%	£639,052	£931,667	£721,625	£639,052	£931,667	£721,625
100%	70%	£1,106,562	£520,525	£638,713	£1,106,562	£520,525	£638,713
10%	80%	£2,021,295	£2,088,179	£2,040,169	£2,021,295	£2,088,179	£2,040,169
15%	80%	£1,843,046	£1,943,372	£1,871,357	£1,843,046	£1,943,372	£1,871,357
20%	80%	£1,664,797	£1,798,565	£1,702,546	£1,664,797	£1,798,565	£1,702,546
40%	80%	£951,802	£1,213,337	£1,027,299	£951,802	£1,213,337	£1,027,299
45%	80%	£773,553	£1,074,530	£858,487	£773,553	£1,074,530	£858,487
50%	80%	£595,305	£929,723	£689,676	£595,305	£929,723	£689,676
10%	60%	£2,038,794	£2,088,956	£2,052,949	£2,038,794	£2,088,956	£2,052,949
15%	60%	£1,869,294	£1,944,538	£1,899,294	£1,869,294	£1,944,538	£1,899,294
20%	60%	£1,699,795	£1,800,120	£1,728,106	£1,699,795	£1,800,120	£1,728,106
25%	60%	£1,530,296	£1,655,702	£1,565,695	£1,530,296	£1,655,702	£1,565,695
30%	60%	£1,360,796	£1,511,284	£1,403,263	£1,360,796	£1,511,284	£1,403,263
35%	60%	£1,191,296	£1,366,866	£1,240,841	£1,191,296	£1,366,866	£1,240,841
40%	60%	£1,021,797	£1,222,447	£1,078,419	£1,021,797	£1,222,447	£1,078,419
50%	60%	£682,798	£933,611	£753,576	£682,798	£933,611	£753,576

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,926,689	£2,926,689	£2,926,689	£2,926,689	£2,926,689	£2,926,689
10%	70%	£2,579,940	£2,637,464	£2,595,436	£2,579,940	£2,637,464	£2,595,436
15%	70%	£2,405,866	£2,492,851	£2,429,830	£2,405,866	£2,492,851	£2,429,830
20%	70%	£2,231,193	£2,348,238	£2,264,222	£2,231,193	£2,348,238	£2,264,222
25%	70%	£2,057,318	£2,203,626	£2,098,605	£2,057,318	£2,203,626	£2,098,605
30%	70%	£1,883,444	£2,059,013	£1,932,988	£1,883,444	£2,059,013	£1,932,988
35%	70%	£1,709,570	£1,914,401	£1,767,372	£1,709,570	£1,914,401	£1,767,372
40%	70%	£1,535,696	£1,769,789	£1,601,755	£1,535,696	£1,769,789	£1,601,755
45%	70%	£1,361,822	£1,625,176	£1,436,138	£1,361,822	£1,625,176	£1,436,138
50%	70%	£1,187,948	£1,480,563	£1,270,521	£1,187,948	£1,480,563	£1,270,521
100%	70%	£557,666	£28,371	£389,617	£557,666	£28,371	£389,617
10%	80%	£2,570,191	£2,637,075	£2,589,065	£2,570,191	£2,637,075	£2,589,065
15%	80%	£2,391,942	£2,492,268	£2,420,254	£2,391,942	£2,492,268	£2,420,254
20%	80%	£2,213,693	£2,347,461	£2,251,442	£2,213,693	£2,347,461	£2,251,442
40%	80%	£1,500,698	£1,768,233	£1,576,195	£1,500,698	£1,768,233	£1,576,195
45%	80%	£1,322,449	£1,623,426	£1,407,383	£1,322,449	£1,623,426	£1,407,383
50%	80%	£1,144,201	£1,478,619	£1,238,572	£1,144,201	£1,478,619	£1,238,572
10%	60%	£2,587,690	£2,637,852	£2,601,845	£2,587,690	£2,637,852	£2,601,845
15%	60%	£2,418,180	£2,493,434	£2,439,424	£2,418,180	£2,493,434	£2,439,424
20%	60%	£2,248,691	£2,349,016	£2,277,002	£2,248,691	£2,349,016	£2,277,002
25%	60%	£2,079,192	£2,204,598	£2,114,581	£2,079,192	£2,204,598	£2,114,581
30%	60%	£1,909,692	£2,060,180	£1,952,159	£1,909,692	£2,060,180	£1,952,159
35%	60%	£1,740,193	£1,915,762	£1,789,738	£1,740,193	£1,915,762	£1,789,738
40%	60%	£1,570,693	£1,771,344	£1,627,315	£1,570,693	£1,771,344	£1,627,315
50%	60%	£1,221,694	£1,482,507	£1,302,472	£1,221,694	£1,482,507	£1,302,472

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,964,446	£2,964,446	£2,964,446	£2,964,446	£2,964,446	£2,964,446
10%	70%	£2,616,697	£2,675,220	£2,633,213	£2,616,697	£2,675,220	£2,633,213
15%	70%	£2,442,823	£2,530,608	£2,467,996	£2,442,823	£2,530,608	£2,467,996
20%	70%	£2,268,949	£2,385,995	£2,301,979	£2,268,949	£2,385,995	£2,301,979
25%	70%	£2,095,075	£2,241,383	£2,136,362	£2,095,075	£2,241,383	£2,136,362
30%	70%	£1,921,201	£2,096,770	£1,970,745	£1,921,201	£2,096,770	£1,970,745
35%	70%	£1,747,327	£1,952,158	£1,805,129	£1,747,327	£1,952,158	£1,805,129
40%	70%	£1,573,452	£1,807,545	£1,639,512	£1,573,452	£1,807,545	£1,639,512
45%	70%	£1,399,578	£1,662,932	£1,473,895	£1,399,578	£1,662,932	£1,473,895
50%	70%	£1,225,705	£1,518,320	£1,308,278	£1,225,705	£1,518,320	£1,308,278
100%	70%	£519,909	£66,128	£352,060	£519,909	£66,128	£352,060
10%	80%	£2,607,948	£2,674,832	£2,626,822	£2,607,948	£2,674,832	£2,626,822
15%	80%	£2,429,699	£2,530,025	£2,458,010	£2,429,699	£2,530,025	£2,458,010
20%	80%	£2,251,450	£2,385,218	£2,289,199	£2,251,450	£2,385,218	£2,289,199
40%	80%	£1,538,455	£1,805,990	£1,613,952	£1,538,455	£1,805,990	£1,613,952
45%	80%	£1,360,206	£1,661,183	£1,445,140	£1,360,206	£1,661,183	£1,445,140
50%	80%	£1,181,958	£1,516,376	£1,276,329	£1,181,958	£1,516,376	£1,276,329
10%	60%	£2,625,447	£2,675,609	£2,639,602	£2,625,447	£2,675,609	£2,639,602
15%	60%	£2,455,947	£2,531,191	£2,477,181	£2,455,947	£2,531,191	£2,477,181
20%	60%	£2,286,448	£2,386,773	£2,314,759	£2,286,448	£2,386,773	£2,314,759
25%	60%	£2,116,949	£2,242,355	£2,152,338	£2,116,949	£2,242,355	£2,152,338
30%	60%	£1,947,449	£2,097,937	£1,989,916	£1,947,449	£2,097,937	£1,989,916
35%	60%	£1,777,949	£1,953,519	£1,827,494	£1,777,949	£1,953,519	£1,827,494
40%	60%	£1,608,450	£1,809,100	£1,685,072	£1,608,450	£1,809,100	£1,685,072
50%	60%	£1,269,451	£1,520,264	£1,340,229	£1,269,451	£1,520,264	£1,340,229

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

No Units	11
Site Area	0.06 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,855,610	£1,855,610	£1,855,610	£1,855,610	£1,855,610	£1,855,610
10%	70%	£1,620,773	£1,682,765	£1,640,757	£1,620,773	£1,682,765	£1,640,757
15%	70%	£1,503,354	£1,596,342	£1,533,330	£1,503,354	£1,596,342	£1,533,330
20%	70%	£1,385,935	£1,509,920	£1,425,904	£1,385,935	£1,509,920	£1,425,904
25%	70%	£1,268,517	£1,423,497	£1,318,477	£1,268,517	£1,423,497	£1,318,477
30%	70%	£1,151,098	£1,337,075	£1,211,049	£1,151,098	£1,337,075	£1,211,049
35%	70%	£1,033,679	£1,250,652	£1,103,623	£1,033,679	£1,250,652	£1,103,623
40%	70%	£916,260	£1,164,229	£996,196	£916,260	£1,164,229	£996,196
45%	70%	£798,841	£1,077,806	£888,769	£798,841	£1,077,806	£888,769
50%	70%	£681,423	£991,383	£781,343	£681,423	£991,383	£781,343
100%	70%	£500,825	£1,222,604	£-297,716	£500,825	£1,222,604	£-297,716
10%	80%	£1,612,792	£1,683,640	£1,636,630	£1,612,792	£1,683,640	£1,636,630
15%	80%	£1,491,382	£1,597,655	£1,525,641	£1,491,382	£1,597,655	£1,525,641
20%	80%	£1,369,973	£1,511,670	£1,415,651	£1,369,973	£1,511,670	£1,415,651
25%	80%	£1,248,564	£1,425,684	£1,305,661	£1,248,564	£1,425,684	£1,305,661
30%	80%	£1,127,154	£1,339,699	£1,195,670	£1,127,154	£1,339,699	£1,195,670
35%	80%	£1,005,745	£1,253,713	£1,085,680	£1,005,745	£1,253,713	£1,085,680
40%	80%	£884,335	£1,167,729	£976,691	£884,335	£1,167,729	£976,691
45%	80%	£762,926	£1,081,743	£865,701	£762,926	£1,081,743	£865,701
50%	80%	£641,517	£995,758	£755,711	£641,517	£995,758	£755,711
10%	60%	£1,628,754	£1,681,890	£1,645,883	£1,628,754	£1,681,890	£1,645,883
15%	60%	£1,515,326	£1,595,900	£1,541,020	£1,515,326	£1,595,900	£1,541,020
20%	60%	£1,401,898	£1,508,170	£1,408,170	£1,401,898	£1,508,170	£1,408,170
25%	60%	£1,288,469	£1,421,310	£1,331,292	£1,288,469	£1,421,310	£1,331,292
30%	60%	£1,175,041	£1,334,449	£1,226,428	£1,175,041	£1,334,449	£1,226,428
35%	60%	£1,061,613	£1,247,589	£1,121,565	£1,061,613	£1,247,589	£1,121,565
40%	60%	£948,185	£1,160,730	£1,016,702	£948,185	£1,160,730	£1,016,702
45%	60%	£834,757	£1,073,870	£911,838	£834,757	£1,073,870	£911,838
50%	60%	£721,329	£987,010	£806,974	£721,329	£987,010	£806,974

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-3,448,637	£-3,448,637	£-3,448,637	£-3,448,637	£-3,448,637	£-3,448,637
10%	70%	£-3,683,475	£-3,621,483	£-3,683,490	£-3,683,475	£-3,621,483	£-3,683,490
15%	70%	£-3,800,893	£-3,707,905	£-3,770,918	£-3,800,893	£-3,707,905	£-3,770,918
20%	70%	£-4,035,731	£-3,794,927	£-4,035,744	£-4,035,731	£-3,794,927	£-4,035,744
25%	70%	£-4,270,569	£-3,881,950	£-4,270,582	£-4,270,569	£-3,881,950	£-4,270,582
30%	70%	£-4,505,407	£-3,968,972	£-4,505,420	£-4,505,407	£-3,968,972	£-4,505,420
35%	70%	£-4,740,245	£-4,055,995	£-4,740,258	£-4,740,245	£-4,055,995	£-4,740,258
40%	70%	£-4,975,083	£-4,143,017	£-4,975,096	£-4,975,083	£-4,143,017	£-4,975,096
45%	70%	£-5,209,921	£-4,230,040	£-5,209,934	£-5,209,921	£-4,230,040	£-5,209,934
50%	70%	£-5,444,759	£-4,317,062	£-5,444,772	£-5,444,759	£-4,317,062	£-5,444,772
10%	60%	£-3,675,493	£-3,622,357	£-3,675,493	£-3,675,493	£-3,622,357	£-3,675,493
15%	60%	£-3,788,921	£-3,709,218	£-3,788,921	£-3,788,921	£-3,709,218	£-3,788,921
20%	60%	£-3,902,349	£-3,796,078	£-3,902,349	£-3,902,349	£-3,796,078	£-3,902,349
25%	60%	£-4,015,777	£-3,882,938	£-4,015,777	£-4,015,777	£-3,882,938	£-4,015,777
30%	60%	£-4,129,205	£-3,969,798	£-4,129,205	£-4,129,205	£-3,969,798	£-4,129,205
35%	60%	£-4,242,633	£-4,056,658	£-4,242,633	£-4,242,633	£-4,056,658	£-4,242,633
40%	60%	£-4,356,061	£-4,143,517	£-4,356,061	£-4,356,061	£-4,143,517	£-4,356,061
50%	60%	£-4,469,489	£-4,230,377	£-4,469,489	£-4,469,489	£-4,230,377	£-4,469,489

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-2,272,049	£-2,272,049	£-2,272,049	£-2,272,049	£-2,272,049	£-2,272,049
10%	70%	£-2,506,887	£-2,444,894	£-2,486,902	£-2,506,887	£-2,444,894	£-2,486,902
15%	70%	£-2,624,305	£-2,531,317	£-2,594,329	£-2,624,305	£-2,531,317	£-2,594,329
20%	70%	£-2,741,723	£-2,617,739	£-2,701,756	£-2,741,723	£-2,617,739	£-2,701,756
25%	70%	£-2,859,141	£-2,704,162	£-2,809,183	£-2,859,141	£-2,704,162	£-2,809,183
30%	70%	£-2,976,559	£-2,790,585	£-2,916,610	£-2,976,559	£-2,790,585	£-2,916,610
35%	70%	£-3,093,977	£-2,877,007	£-3,024,036	£-3,093,977	£-2,877,007	£-3,024,036
40%	70%	£-3,211,395	£-2,963,430	£-3,131,463	£-3,211,395	£-2,963,430	£-3,131,463
45%	70%	£-3,328,813	£-3,049,852	£-3,238,890	£-3,328,813	£-3,049,852	£-3,238,890
50%	70%	£-3,446,231	£-3,136,275	£-3,346,317	£-3,446,231	£-3,136,275	£-3,346,317
10%	60%	£-2,514,867	£-2,444,020	£-2,492,029	£-2,514,867	£-2,444,020	£-2,492,029
15%	60%	£-2,632,277	£-2,530,004	£-2,602,018	£-2,632,277	£-2,530,004	£-2,602,018
20%	60%	£-2,749,687	£-2,615,988	£-2,712,008	£-2,749,687	£-2,615,988	£-2,712,008
25%	60%	£-2,867,097	£-2,701,972	£-2,829,992	£-2,867,097	£-2,701,972	£-2,829,992
30%	60%	£-2,984,507	£-2,787,956	£-2,947,976	£-2,984,507	£-2,787,956	£-2,947,976
35%	60%	£-3,101,917	£-2,873,940	£-3,065,960	£-3,101,917	£-2,873,940	£-3,065,960
40%	60%	£-3,219,327	£-2,959,924	£-3,183,944	£-3,219,327	£-2,959,924	£-3,183,944
45%	60%	£-3,336,737	£-3,045,908	£-3,301,928	£-3,336,737	£-3,045,908	£-3,301,928
50%	60%	£-3,454,147	£-3,131,892	£-3,419,912	£-3,454,147	£-3,131,892	£-3,419,912
10%	60%	£-2,498,905	£-2,445,769	£-2,481,776	£-2,498,905	£-2,445,769	£-2,481,776
15%	60%	£-2,616,315	£-2,531,753	£-2,599,760	£-2,616,315	£-2,531,753	£-2,599,760
20%	60%	£-2,733,725	£-2,617,737	£-2,717,744	£-2,733,725	£-2,617,737	£-2,717,744
25%	60%	£-2,851,135	£-2,703,721	£-2,801,728	£-2,851,135	£-2,703,721	£-2,801,728
30%	60%	£-2,968,545	£-2,789,705	£-2,919,712	£-2,968,545	£-2,789,705	£-2,919,712
35%	60%	£-3,085,955	£-2,875,689	£-3,037,696	£-3,085,955	£-2,875,689	£-3,037,696
40%	60%	£-3,203,365	£-2,961,673	£-3,155,680	£-3,203,365	£-2,961,673	£-3,155,680
45%	60%	£-3,320,775	£-3,047,657	£-3,273,664	£-3,320,775	£-3,047,657	£-3,273,664
50%	60%	£-3,438,185	£-3,133,641	£-3,391,648	£-3,438,185	£-3,133,641	£-3,391,648

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-31,629	£-31,629	£-31,629	£-31,629	£-31,629	£-31,629
10%	70%	£-266,467	£-204,474	£-246,482	£-266,467	£-204,474	£-246,482
15%	70%	£-383,885	£-290,897	£-353,903	£-383,885	£-290,897	£-353,903
20%	70%	£-501,303	£-377,319	£-461,335	£-501,303	£-377,319	£-461,335
25%	70%	£-618,721	£-463,742	£-568,763	£-618,721	£-463,742	£-568,763
30%	70%	£-736,141	£-550,165	£-676,190	£-736,141	£-550,165	£-676,190
35%	70%	£-853,560	£-636,587	£-783,616	£-853,560	£-636,587	£-783,616
40%	70%	£-970,979	£-723,010	£-891,043	£-970,979	£-723,010	£-891,043
45%	70%	£-1,088,398	£-809,433	£-998,470	£-1,088,398	£-809,433	£-998,470
50%	70%	£-1,205,817	£-895,856	£-1,105,897	£-1,205,817	£-895,856	£-1,105,897
10%	60%	£-2,388,064	£-1,764,636	£-2,184,955	£-2,388,064	£-1,764,636	£-2,184,955
15%	60%	£-2,744,447	£-2,033,600	£-2,511,609	£-2,744,447	£-2,033,600	£-2,511,609
20%	60%	£-3,098,830	£-2,299,564	£-2,838,263	£-3,098,830	£-2,299,564	£-2,838,263
25%	60%	£-3,453,213	£-2,565,528	£-3,164,917	£-3,453,213	£-2,565,528	£-3,164,917
30%	60%	£-3,807,596	£-2,831,492	£-3,491,571	£-3,807,596	£-2,831,492	£-3,491,571
35%	60%	£-4,161,979	£-3,097,456	£-3,818,225	£-4,161,979	£-3,097,456	£-3,818,225
40%	60%	£-4,516,362	£-3,363,420	£-4,144,879	£-4,516,362	£-3,363,420	£-4,144,879
45%	60%	£-4,870,745	£-3,629,384	£-4,471,533	£-4,870,745	£-3,629,384	£-4,471,533
50%	60%	£-5,225,128	£-3,895,348	£-4,798,187	£-5,225,128	£-3,895,348	£-4,798,187
10%	60%	£-2,588,485	£-2,035,349	£-2,241,356	£-2,588,485	£-2,035,349	£-2,241,356
15%	60%	£-2,711,913	£-2,119,299	£-2,325,290	£-2,711,913	£-2,119,299	£-2,325,290
20%	60%	£-2,835,341	£-2,203,253	£-2,409,224	£-2,835,341	£-2,203,253	£-2,409,224
25%	60%	£-2,958,769	£-2,287,207	£-2,493,158	£-2,958,769	£-2,287,207	£-2,493,158
30%	60%	£-3,082,197	£-2,371,161	£-2,577,092	£-3,082,197	£-2,371,161	£-2,57

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,193,818	£1,193,818	£1,193,818	£1,193,818	£1,193,818	£1,193,818
10%	70%	£398,980	£1,020,873	£378,985	£398,980	£1,020,873	£378,985
15%	70%	£841,562	£334,550	£871,538	£841,562	£334,550	£871,538
20%	70%	£724,143	£948,128	£764,111	£724,143	£948,128	£764,111
25%	70%	£606,724	£761,705	£656,684	£606,724	£761,705	£656,684
30%	70%	£489,306	£675,282	£549,257	£489,306	£675,282	£549,257
35%	70%	£371,888	£588,859	£441,831	£371,888	£588,859	£441,831
40%	70%	£254,469	£502,437	£334,404	£254,469	£502,437	£334,404
45%	70%	£137,049	£416,014	£226,977	£137,049	£416,014	£226,977
50%	70%	£19,630	£329,591	£119,550	£19,630	£329,591	£119,550
100%	70%	£-1,162,617	£-539,189	£-989,508	£-1,162,617	£-539,189	£-989,508
10%	80%	£951,000	£1,021,847	£973,838	£951,000	£1,021,847	£973,838
15%	80%	£829,590	£335,363	£863,949	£829,590	£335,363	£863,949
20%	80%	£708,180	£949,877	£753,858	£708,180	£949,877	£753,858
25%	80%	£222,543	£505,936	£313,899	£222,543	£505,936	£313,899
30%	80%	£101,134	£419,951	£203,909	£101,134	£419,951	£203,909
35%	80%	£-20,276	£333,966	£93,919	£-20,276	£333,966	£93,919
40%	80%	£96,962	£1,020,098	£94,091	£96,962	£1,020,098	£94,091
45%	80%	£353,534	£333,238	£379,228	£353,534	£333,238	£379,228
50%	80%	£740,106	£846,377	£774,363	£740,106	£846,377	£774,363
25%	60%	£626,677	£759,517	£669,500	£626,677	£759,517	£669,500
30%	60%	£513,249	£672,657	£564,636	£513,249	£672,657	£564,636
35%	60%	£399,821	£585,797	£459,773	£399,821	£585,797	£459,773
40%	60%	£286,392	£498,938	£354,910	£286,392	£498,938	£354,910
50%	60%	£99,536	£325,217	£145,182	£99,536	£325,217	£145,182

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,474,869	£1,474,869	£1,474,869	£1,474,869	£1,474,869	£1,474,869
10%	70%	£1,240,031	£1,302,023	£1,260,076	£1,240,031	£1,302,023	£1,260,076
15%	70%	£1,122,613	£1,215,600	£1,152,588	£1,122,613	£1,215,600	£1,152,588
20%	70%	£1,005,193	£1,129,179	£1,045,162	£1,005,193	£1,129,179	£1,045,162
25%	70%	£887,775	£1,042,756	£937,735	£887,775	£1,042,756	£937,735
30%	70%	£770,357	£956,333	£830,308	£770,357	£956,333	£830,308
35%	70%	£652,937	£869,910	£722,882	£652,937	£869,910	£722,882
40%	70%	£535,519	£783,487	£615,454	£535,519	£783,487	£615,454
45%	70%	£418,099	£697,065	£508,027	£418,099	£697,065	£508,027
50%	70%	£300,681	£610,642	£400,601	£300,681	£610,642	£400,601
100%	70%	£-881,566	£-258,138	£-678,458	£-881,566	£-258,138	£-678,458
10%	80%	£1,232,051	£1,302,898	£1,254,889	£1,232,051	£1,302,898	£1,254,889
15%	80%	£1,110,641	£1,216,814	£1,144,899	£1,110,641	£1,216,814	£1,144,899
20%	80%	£989,231	£1,130,828	£1,034,909	£989,231	£1,130,828	£1,034,909
25%	80%	£867,821	£1,044,842	£919,920	£867,821	£1,044,842	£919,920
30%	80%	£746,411	£954,856	£814,939	£746,411	£954,856	£814,939
35%	80%	£625,001	£864,870	£709,952	£625,001	£864,870	£709,952
40%	80%	£503,591	£774,884	£604,965	£503,591	£774,884	£604,965
45%	80%	£382,181	£684,898	£500,000	£382,181	£684,898	£500,000
50%	80%	£260,771	£594,912	£395,013	£260,771	£594,912	£395,013
10%	60%	£1,248,013	£1,301,149	£1,265,141	£1,248,013	£1,301,149	£1,265,141
15%	60%	£1,134,585	£1,214,288	£1,160,278	£1,134,585	£1,214,288	£1,160,278
20%	60%	£1,021,157	£1,127,428	£1,055,414	£1,021,157	£1,127,428	£1,055,414
25%	60%	£907,727	£1,040,568	£950,551	£907,727	£1,040,568	£950,551
30%	60%	£794,299	£953,708	£845,687	£794,299	£953,708	£845,687
35%	60%	£680,871	£866,848	£740,823	£680,871	£866,848	£740,823
40%	60%	£567,443	£779,989	£635,960	£567,443	£779,989	£635,960
50%	60%	£454,015	£693,129	£521,097	£454,015	£693,129	£521,097

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,598,929	£1,598,929	£1,598,929	£1,598,929	£1,598,929	£1,598,929
10%	70%	£1,364,091	£1,426,084	£1,384,076	£1,364,091	£1,426,084	£1,384,076
15%	70%	£1,246,673	£1,339,661	£1,276,649	£1,246,673	£1,339,661	£1,276,649
20%	70%	£1,129,254	£1,253,239	£1,169,229	£1,129,254	£1,253,239	£1,169,229
25%	70%	£1,011,835	£1,166,816	£1,061,795	£1,011,835	£1,166,816	£1,061,795
30%	70%	£894,417	£1,080,393	£954,368	£894,417	£1,080,393	£954,368
35%	70%	£776,998	£993,971	£846,942	£776,998	£993,971	£846,942
40%	70%	£659,579	£907,548	£739,515	£659,579	£907,548	£739,515
45%	70%	£542,160	£821,125	£632,088	£542,160	£821,125	£632,088
50%	70%	£424,741	£734,702	£524,661	£424,741	£734,702	£524,661
100%	70%	£-757,506	£-134,078	£-554,397	£-757,506	£-134,078	£-554,397
10%	80%	£1,356,111	£1,426,958	£1,378,949	£1,356,111	£1,426,958	£1,378,949
15%	80%	£1,234,701	£1,340,974	£1,268,960	£1,234,701	£1,340,974	£1,268,960
20%	80%	£1,113,292	£1,254,989	£1,153,076	£1,113,292	£1,254,989	£1,153,076
25%	80%	£991,882	£1,168,004	£1,041,091	£991,882	£1,168,004	£1,041,091
30%	80%	£870,473	£1,072,019	£924,106	£870,473	£1,072,019	£924,106
35%	80%	£749,064	£986,034	£817,121	£749,064	£986,034	£817,121
40%	80%	£627,655	£899,049	£710,136	£627,655	£899,049	£710,136
45%	80%	£506,245	£812,064	£603,151	£506,245	£812,064	£603,151
50%	80%	£384,835	£725,079	£496,166	£384,835	£725,079	£496,166
10%	60%	£1,372,073	£1,425,209	£1,389,202	£1,372,073	£1,425,209	£1,389,202
15%	60%	£1,250,663	£1,339,224	£1,284,339	£1,250,663	£1,339,224	£1,284,339
20%	60%	£1,129,254	£1,253,239	£1,169,229	£1,129,254	£1,253,239	£1,169,229
25%	60%	£1,011,835	£1,166,816	£1,061,795	£1,011,835	£1,166,816	£1,061,795
30%	60%	£894,417	£1,080,393	£954,368	£894,417	£1,080,393	£954,368
35%	60%	£776,998	£993,971	£846,942	£776,998	£993,971	£846,942
40%	60%	£659,579	£907,548	£739,515	£659,579	£907,548	£739,515
45%	60%	£542,160	£821,125	£632,088	£542,160	£821,125	£632,088
50%	60%	£424,741	£734,702	£524,661	£424,741	£734,702	£524,661
10%	60%	£1,372,073	£1,425,209	£1,389,202	£1,372,073	£1,425,209	£1,389,202
15%	60%	£1,250,663	£1,339,224	£1,284,339	£1,250,663	£1,339,224	£1,284,339
20%	60%	£1,129,254	£1,253,239	£1,169,229	£1,129,254	£1,253,239	£1,169,229
25%	60%	£1,011,835	£1,166,816	£1,061,795	£1,011,835	£1,166,816	£1,061,795
30%	60%	£894,417	£1,080,393	£954,368	£894,417	£1,080,393	£954,368
35%	60%	£776,998	£993,971	£846,942	£776,998	£993,971	£846,942
40%	60%	£659,579	£907,548	£739,515	£659,579	£907,548	£739,515
45%	60%	£542,160	£821,125	£632,088	£542,160	£821,125	£632,088
50%	60%	£424,741	£734,702	£524,661	£424,741	£734,702	£524,661
10%	60%	£1,372,073	£1,425,209	£1,389,202	£1,372,073	£1,425,209	£1,389,202
15%	60%	£1,250,663	£1,339,224	£1,284,339	£1,250,663	£1,339,224	£1,284,339
20%	60%	£1,129,254	£1,253,239	£1,169,229	£1,129,254	£1,253,239	£1,169,229
25%	60%	£1,011,835	£1,166,816	£1,061,795	£1,011,835	£1,166,816	£1,061,795
30%	60%	£894,417	£1,080,393	£954,368	£894,417	£1,080,393	£954,368
35%	60%	£776,998	£993,971	£846,942	£776,998	£993,971	£846,942
40%	60%	£659,579	£907,548	£739,515	£659,579	£907,548	£739,515
45%	60%	£542,160	£821,125	£632,088	£542,160	£821,125	£632,088
50%	60%	£424,741	£734,702	£524,661	£424,741	£734,702	£524,661
10%	60%	£1,372,073	£1,425,209	£1,389,202	£1,372,073	£1,425,209	£1,389,202
15%	60%	£1,250,663	£1,339,224	£1,284,339	£1,250,663	£1,339,224	£1,284,339
20%	60%	£1,129,254	£1,253,239	£1,169,229	£1,129,254	£1,253,239	£1,169,229
25%	60%	£1,011,835	£1,166,816	£1,061,795	£1,011,835	£1,166,816	£1,061,795
30%	60%	£894,417	£1,080,393	£954,368	£894,417	£1,080,393	£954,368
35%	60%	£776,998	£993,971	£846,942	£776,998	£993,971	£846,942
40%	60%	£659,579	£907,548	£739,515	£659,579	£907,548	£739,515
45%	60%	£542,160	£821,125	£632,088	£542,160	£821,125	£632,088
50%	60%	£424,741	£734,702	£524,661	£424,741	£734,702	£524,661

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,176,081	£1,176,081	£1,176,081	£1,176,081	£1,176,081	£1,176,081
10%	70%	£941,243	£1,003,236	£961,228	£941,243	£1,003,236	£961,228
15%	70%	£					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,724,977	£1,724,977	£1,724,977	£1,724,977	£1,724,977	£1,724,977
10%	70%	£1,490,139	£1,552,132	£1,510,124	£1,490,139	£1,552,132	£1,510,124
15%	70%	£1,372,721	£1,465,709	£1,402,697	£1,372,721	£1,465,709	£1,402,697
20%	70%	£1,255,302	£1,379,287	£1,295,271	£1,255,302	£1,379,287	£1,295,271
25%	70%	£1,137,883	£1,292,864	£1,187,843	£1,137,883	£1,292,864	£1,187,843
30%	70%	£1,020,465	£1,206,441	£1,080,416	£1,020,465	£1,206,441	£1,080,416
35%	70%	£903,046	£1,120,019	£972,990	£903,046	£1,120,019	£972,990
40%	70%	£785,627	£1,033,596	£865,563	£785,627	£1,033,596	£865,563
45%	70%	£668,208	£947,173	£758,136	£668,208	£947,173	£758,136
50%	70%	£550,789	£860,750	£650,709	£550,789	£860,750	£650,709
100%	70%	£631,458	£8,030	£428,349	£631,458	£8,030	£428,349
10%	80%	£1,482,159	£1,553,006	£1,504,997	£1,482,159	£1,553,006	£1,504,997
15%	80%	£1,360,749	£1,467,022	£1,395,008	£1,360,749	£1,467,022	£1,395,008
20%	80%	£1,239,340	£1,381,036	£1,285,018	£1,239,340	£1,381,036	£1,285,018
40%	80%	£753,702	£1,037,096	£845,058	£753,702	£1,037,096	£845,058
45%	80%	£632,293	£951,110	£735,068	£632,293	£951,110	£735,068
50%	80%	£510,883	£865,125	£625,078	£510,883	£865,125	£625,078
10%	60%	£1,498,121	£1,551,257	£1,515,250	£1,498,121	£1,551,257	£1,515,250
15%	60%	£1,384,893	£1,464,397	£1,410,387	£1,384,893	£1,464,397	£1,410,387
20%	60%	£1,271,265	£1,377,537	£1,305,522	£1,271,265	£1,377,537	£1,305,522
25%	60%	£1,157,836	£1,290,676	£1,200,659	£1,157,836	£1,290,676	£1,200,659
30%	60%	£1,044,408	£1,203,816	£1,095,795	£1,044,408	£1,203,816	£1,095,795
35%	60%	£930,980	£1,116,956	£990,932	£930,980	£1,116,956	£990,932
40%	60%	£817,552	£1,030,097	£886,069	£817,552	£1,030,097	£886,069
50%	60%	£590,695	£856,577	£676,341	£590,695	£856,577	£676,341

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,762,734	£1,762,734	£1,762,734	£1,762,734	£1,762,734	£1,762,734
10%	70%	£1,527,896	£1,589,888	£1,547,881	£1,527,896	£1,589,888	£1,547,881
15%	70%	£1,410,478	£1,503,466	£1,440,454	£1,410,478	£1,503,466	£1,440,454
20%	70%	£1,293,059	£1,417,044	£1,333,027	£1,293,059	£1,417,044	£1,333,027
25%	70%	£1,175,640	£1,330,621	£1,225,600	£1,175,640	£1,330,621	£1,225,600
30%	70%	£1,058,222	£1,244,198	£1,118,173	£1,058,222	£1,244,198	£1,118,173
35%	70%	£940,802	£1,157,775	£1,010,747	£940,802	£1,157,775	£1,010,747
40%	70%	£823,384	£1,071,353	£903,320	£823,384	£1,071,353	£903,320
45%	70%	£705,965	£984,930	£795,892	£705,965	£984,930	£795,892
50%	70%	£588,546	£898,507	£688,466	£588,546	£898,507	£688,466
100%	70%	£593,701	£29,727	£390,592	£593,701	£29,727	£390,592
10%	80%	£1,519,916	£1,590,763	£1,542,754	£1,519,916	£1,590,763	£1,542,754
15%	80%	£1,398,506	£1,504,779	£1,432,765	£1,398,506	£1,504,779	£1,432,765
20%	80%	£1,277,096	£1,418,793	£1,322,774	£1,277,096	£1,418,793	£1,322,774
40%	80%	£791,459	£1,074,852	£882,815	£791,459	£1,074,852	£882,815
45%	80%	£670,050	£988,867	£772,825	£670,050	£988,867	£772,825
50%	80%	£548,640	£902,882	£662,835	£548,640	£902,882	£662,835
10%	60%	£1,535,878	£1,589,014	£1,553,007	£1,535,878	£1,589,014	£1,553,007
15%	60%	£1,422,450	£1,502,154	£1,448,144	£1,422,450	£1,502,154	£1,448,144
20%	60%	£1,309,022	£1,415,293	£1,343,279	£1,309,022	£1,415,293	£1,343,279
25%	60%	£1,195,593	£1,328,433	£1,238,416	£1,195,593	£1,328,433	£1,238,416
30%	60%	£1,082,165	£1,241,573	£1,133,552	£1,082,165	£1,241,573	£1,133,552
35%	60%	£968,737	£1,154,713	£1,028,689	£968,737	£1,154,713	£1,028,689
40%	60%	£855,308	£1,067,854	£923,826	£855,308	£1,067,854	£923,826
50%	60%	£628,452	£894,133	£714,098	£628,452	£894,133	£714,098

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,376,240	£3,376,240	£3,376,240	£3,376,240	£3,376,240	£3,376,240
10%	70%	£2,996,670	£3,054,915	£3,012,908	£2,996,670	£3,054,915	£3,012,908
15%	70%	£2,806,884	£2,894,254	£2,831,241	£2,806,884	£2,894,254	£2,831,241
20%	70%	£2,617,098	£2,733,592	£2,649,575	£2,617,098	£2,733,592	£2,649,575
25%	70%	£2,427,313	£2,572,929	£2,467,909	£2,427,313	£2,572,929	£2,467,909
30%	70%	£2,237,527	£2,412,267	£2,286,242	£2,237,527	£2,412,267	£2,286,242
35%	70%	£2,047,742	£2,251,605	£2,104,576	£2,047,742	£2,251,605	£2,104,576
40%	70%	£1,857,957	£2,090,942	£1,822,910	£1,857,957	£2,090,942	£1,822,910
45%	70%	£1,668,171	£1,930,280	£1,741,244	£1,668,171	£1,930,280	£1,741,244
50%	70%	£1,478,385	£1,769,619	£1,559,577	£1,478,385	£1,769,619	£1,559,577
100%	70%	-£426,330	£1,57,014	-£261,290	-£426,330	£157,014	-£261,290
10%	80%	£2,988,029	£3,054,596	£3,008,587	£2,988,029	£3,054,596	£3,008,587
15%	80%	£2,793,923	£2,893,774	£2,821,760	£2,793,923	£2,893,774	£2,821,760
20%	80%	£2,599,816	£2,732,952	£2,636,933	£2,599,816	£2,732,952	£2,636,933
25%	80%	£2,405,711	£2,572,130	£2,452,106	£2,405,711	£2,572,130	£2,452,106
30%	80%	£2,211,605	£2,411,308	£2,267,279	£2,211,605	£2,411,308	£2,267,279
35%	80%	£2,017,499	£2,250,486	£2,082,453	£2,017,499	£2,250,486	£2,082,453
40%	80%	£1,823,394	£2,089,664	£1,897,626	£1,823,394	£2,089,664	£1,897,626
45%	80%	£1,629,288	£1,928,841	£1,712,799	£1,629,288	£1,928,841	£1,712,799
50%	80%	£1,435,181	£1,768,019	£1,527,972	£1,435,181	£1,768,019	£1,527,972
10%	60%	£3,005,310	£3,055,236	£3,019,229	£3,005,310	£3,055,236	£3,019,229
15%	60%	£2,819,945	£2,894,733	£2,840,722	£2,819,945	£2,894,733	£2,840,722
20%	60%	£2,634,380	£2,734,231	£2,654,217	£2,634,380	£2,734,231	£2,654,217
25%	60%	£2,448,915	£2,573,729	£2,483,711	£2,448,915	£2,573,729	£2,483,711
30%	60%	£2,263,450	£2,413,227	£2,305,205	£2,263,450	£2,413,227	£2,305,205
35%	60%	£2,077,984	£2,252,724	£2,126,700	£2,077,984	£2,252,724	£2,126,700
40%	60%	£1,892,519	£2,092,222	£1,948,194	£1,892,519	£2,092,222	£1,948,194
45%	60%	£1,707,054	£1,931,720	£1,769,688	£1,707,054	£1,931,720	£1,769,688
50%	60%	£1,521,589	£1,771,217	£1,591,182	£1,521,589	£1,771,217	£1,591,182

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,928,007	-£1,928,007	-£1,928,007	-£1,928,007	-£1,928,007	-£1,928,007
10%	70%	-£2,307,578	-£2,249,332	-£2,291,340	-£2,307,578	-£2,249,332	-£2,291,340
15%	70%	-£2,497,984	-£2,409,993	-£2,473,008	-£2,497,984	-£2,409,993	-£2,473,008
20%	70%	-£2,687,150	-£2,570,658	-£2,654,673	-£2,687,150	-£2,570,658	-£2,654,673
25%	70%	-£2,876,934	-£2,731,318	-£2,836,338	-£2,876,934	-£2,731,318	-£2,836,338
30%	70%	-£3,066,720	-£2,891,980	-£3,018,006	-£3,066,720	-£2,891,980	-£3,018,006
35%	70%	-£3,256,506	-£3,052,643	-£3,199,671	-£3,256,506	-£3,052,643	-£3,199,671
40%	70%	-£3,446,291	-£3,213,305	-£3,381,338	-£3,446,291	-£3,213,305	-£3,381,338
45%	70%	-£3,636,077	-£3,373,967	-£3,563,001	-£3,636,077	-£3,373,967	-£3,563,001
50%	70%	-£3,825,862	-£3,534,629	-£3,744,670	-£3,825,862	-£3,534,629	-£3,744,670
100%	70%	-£5,730,577	-£5,147,234	-£5,565,538	-£5,730,577	-£5,147,234	-£5,565,538
10%	80%	-£2,316,219	-£2,249,651	-£2,297,661	-£2,316,219	-£2,249,651	-£2,297,661
15%	80%	-£2,510,325	-£2,410,474	-£2,482,488	-£2,510,325	-£2,410,474	-£2,482,488
20%	80%	-£2,704,431	-£2,571,296	-£2,667,314	-£2,704,431	-£2,571,296	-£2,667,314
25%	80%	-£2,898,537	-£2,732,118	-£2,836,222	-£2,898,537	-£2,732,118	-£2,836,222
30%	80%	-£3,092,643	-£2,892,940	-£3,030,136	-£3,092,643	-£2,892,940	-£3,030,136
35%	80%	-£3,286,749	-£3,053,762	-£3,224,050	-£3,286,749	-£3,053,762	-£3,224,050
40%	80%	-£3,480,855	-£3,214,584	-£3,417,964	-£3,480,855	-£3,214,584	-£3,417,964
45%	80%	-£3,674,961	-£3,375,406	-£3,591,448	-£3,674,961	-£3,375,406	-£3,591,448
50%	80%	-£3,869,067	-£3,536,228	-£3,776,275	-£3,869,067	-£3,536,228	-£3,776,275
10%	60%	-£2,298,937	-£2,249,011	-£2,285,019	-£2,298,937	-£2,249,011	-£2,285,019
15%	60%	-£2,484,403	-£2,409,514	-£2,463,525	-£2,484,403	-£2,409,514	-£2,463,525
20%	60%	-£2,669,869	-£2,570,017	-£2,642,081	-£2,669,869	-£2,570,017	-£2,642,081
25%	60%	-£2,855,335	-£2,730,518	-£2,820,538	-£2,855,335	-£2,730,518	-£2,820,538
30%	60%	-£3,040,798	-£2,891,021	-£2,999,042	-£3,040,798	-£2,891,021	-£2,999,042
35%	60%	-£3,226,263	-£3,051,523	-£3,177,548	-£3,226,263	-£3,051,523	-£3,177,548
40%	60%	-£3,411,729	-£3,212,025	-£3,396,053	-£3,411,729	-£3,212,025	-£3,396,053
50%	60%	-£3,782,658	-£3,533,030	-£3,713,085	-£3,782,658	-£3,533,030	-£3,713,085

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£751,419	-£751,419	-£751,419	-£751,419	-£751,419	-£751,419
10%	70%	-£1,130,990	-£1,072,744	-£1,114,751	-£1,130,990	-£1,072,744	-£1,114,751
15%	70%	-£1,320,775	-£1,233,405	-£1,296,518	-£1,320,775	-£1,233,405	-£1,296,518
20%	70%	-£1,510,561	-£1,394,067	-£1,478,684	-£1,510,561	-£1,394,067	-£1,478,684
25%	70%	-£1,700,346	-£1,554,730	-£1,659,751	-£1,700,346	-£1,554,730	-£1,659,751
30%	70%	-£1,890,132	-£1,715,392	-£1,841,417	-£1,890,132	-£1,715,392	-£1,841,417
35%	70%	-£2,079,918	-£1,876,054	-£2,023,083	-£2,079,918	-£1,876,054	-£2,023,083
40%	70%	-£2,269,704	-£2,036,717	-£2,204,750	-£2,269,704	-£2,036,717	-£2,204,750
45%	70%	-£2,459,490	-£2,197,379	-£2,386,415	-£2,459,490	-£2,197,379	-£2,386,415
50%	70%	-£2,649,276	-£2,358,040	-£2,568,082	-£2,649,276	-£2,358,040	-£2,568,082
100%	70%	-£4,553,989	-£3,970,645	-£4,388,950	-£4,553,989	-£3,970,645	-£4,388,950
10%	80%	-£1,139,630	-£1,073,063	-£1,121,073	-£1,139,630	-£1,073,063	-£1,121,073
15%	80%	-£1,333,737	-£1,233,985	-£1,306,989	-£1,333,737	-£1,233,985	-£1,306,989
20%	80%	-£1,527,843	-£1,394,707	-£1,480,726	-£1,527,843	-£1,394,707	-£1,480,726
25%	80%	-£1,721,949	-£1,555,429	-£1,703,462	-£1,721,949	-£1,555,429	-£1,703,462
30%	80%	-£1,916,055	-£1,716,151	-£1,897,195	-£1,916,055	-£1,716,151	-£1,897,195
35%	80%	-£2,110,161	-£1,876,873	-£2,080,928	-£2,110,161	-£1,876,873	-£2,080,928
40%	80%	-£2,304,267	-£2,037,595	-£2,264,661	-£2,304,267	-£2,037,595	-£2,264,661
45%	80%	-£2,498,373	-£2,198,317	-£2,448,395	-£2,498,373	-£2,198,317	-£2,448,395
50%	80%	-£2,692,479	-£2,359,039	-£2,599,687	-£2,692,479	-£2,359,039	-£2,599,687
10%	60%	-£1,122,349	-£1,072,423	-£1,108,430	-£1,122,349	-£1,072,423	-£1,108,430
15%	60%	-£1,307,814	-£1,232,926	-£1,286,337	-£1,307,814	-£1,232,926	-£1,286,337
20%	60%	-£1,493,280	-£1,393,428	-£1,465,442	-£1,493,280	-£1,393,428	-£1,465,442
25%	60%	-£1,678,744	-£1,553,930	-£1,643,948	-£1,678,744	-£1,553,930	-£1,643,948
30%	60%	-£1,864,209	-£1,714,433	-£1,822,454	-£1,864,209	-£1,714,433	-£1,822,454
35%	60%	-£2,049,675	-£1,874,935	-£2,000,959	-£2,049,675	-£1,874,935	-£2,000,959
40%	60%	-£2,235,140	-£2,035,437	-£2,179,465	-£2,235,140	-£2,035,437	-£2,179,465
50%	60%	-£2,606,070	-£2,356,442	-£2,536,477	-£2,606,070	-£2,356,442	-£2,536,477

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,489,001	£1,489,001	£1,489,001	£1,489,001	£1,489,001	£1,489,001
10%	70%	£1,109,430	£1,167,676	£1,125,669	£1,109,430	£1,167,676	£1,125,669
15%	70%	£939,645	£1,007,015	£994,002	£939,645	£1,007,015	£994,002
20%	70%	£779,859	£846,353	£822,336	£779,859	£846,353	£822,336
25%	70%	£620,074	£685,690	£669,669	£620,074	£685,690	£669,669
30%	70%	£460,288	£525,028	£499,003	£460,288	£525,028	£499,003
35%	70%	£300,502	£364,366	£337,337	£300,502	£364,366	£337,337
40%	70%	£140,716	£203,703	£176,670	£140,716	£203,703	£176,670
45%	70%	£-119,069	£43,041	£-145,905	£-119,069	£43,041	£-145,905
50%	70%	£-408,854	£-117,620	£-327,662	£-408,854	£-117,620	£-327,662
100%	70%	£-2,313,569	£-1,730,225	£-2,148,530	£-2,313,569	£-1,730,225	£-2,148,530
10%	80%	£1,100,790	£1,167,357	£1,119,347	£1,100,790	£1,167,357	£1,119,347
15%	80%	£906,683	£1,006,535	£934,521	£906,683	£1,006,535	£934,521
20%	80%	£712,577	£845,713	£749,694	£712,577	£845,713	£749,694
25%	80%	£518,471	£684,891	£619,873	£518,471	£684,891	£619,873
30%	80%	£324,365	£524,069	£435,057	£324,365	£524,069	£435,057
35%	80%	£130,259	£363,247	£245,241	£130,259	£363,247	£245,241
40%	80%	£-63,847	£202,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,714,448	£2,714,448	£2,714,448	£2,714,448	£2,714,448	£2,714,448
10%	70%	£2,334,877	£2,383,123	£2,381,115	£2,334,877	£2,389,123	£2,381,115
15%	70%	£2,145,081	£2,232,462	£2,169,448	£2,145,081	£2,232,462	£2,169,448
20%	70%	£1,955,306	£2,071,800	£1,987,783	£1,955,306	£2,071,800	£1,987,783
25%	70%	£1,765,521	£1,911,137	£1,806,116	£1,765,521	£1,911,137	£1,806,116
30%	70%	£1,575,735	£1,750,475	£1,624,450	£1,575,735	£1,750,475	£1,624,450
35%	70%	£1,385,949	£1,589,813	£1,442,784	£1,385,949	£1,589,813	£1,442,784
40%	70%	£1,196,164	£1,429,150	£1,261,117	£1,196,164	£1,429,150	£1,261,117
45%	70%	£1,006,379	£1,268,488	£1,079,452	£1,006,379	£1,268,488	£1,079,452
50%	70%	£816,593	£1,107,827	£897,785	£816,593	£1,107,827	£897,785
100%	70%	£1,088,122	£504,778	£923,083	£1,088,122	£504,778	£923,083
10%	80%	£2,326,237	£2,392,804	£2,344,794	£2,326,237	£2,392,804	£2,344,794
15%	80%	£2,132,130	£2,231,982	£2,159,988	£2,132,130	£2,231,982	£2,159,988
20%	80%	£1,938,024	£2,071,160	£1,975,141	£1,938,024	£2,071,160	£1,975,141
40%	80%	£1,161,601	£1,427,871	£1,235,834	£1,161,601	£1,427,871	£1,235,834
45%	80%	£967,495	£1,267,049	£1,051,007	£967,495	£1,267,049	£1,051,007
50%	80%	£773,389	£1,106,227	£866,180	£773,389	£1,106,227	£866,180
10%	60%	£2,343,518	£2,393,444	£2,357,437	£2,343,518	£2,393,444	£2,357,437
15%	60%	£2,158,053	£2,232,941	£2,178,930	£2,158,053	£2,232,941	£2,178,930
20%	60%	£1,972,587	£2,072,438	£2,000,424	£1,972,587	£2,072,438	£2,000,424
25%	60%	£1,787,123	£1,911,937	£1,821,919	£1,787,123	£1,911,937	£1,821,919
30%	60%	£1,601,657	£1,751,434	£1,643,413	£1,601,657	£1,751,434	£1,643,413
35%	60%	£1,416,192	£1,590,932	£1,464,908	£1,416,192	£1,590,932	£1,464,908
40%	60%	£1,230,727	£1,430,430	£1,286,402	£1,230,727	£1,430,430	£1,286,402
50%	60%	£869,797	£1,109,425	£926,390	£869,797	£1,109,425	£926,390

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,995,499	£2,995,499	£2,995,499	£2,995,499	£2,995,499	£2,995,499
10%	70%	£2,615,928	£2,674,174	£2,632,166	£2,615,928	£2,674,174	£2,632,166
15%	70%	£2,426,142	£2,513,513	£2,450,500	£2,426,142	£2,513,513	£2,450,500
20%	70%	£2,236,356	£2,352,850	£2,268,834	£2,236,356	£2,352,850	£2,268,834
25%	70%	£2,046,572	£2,192,188	£2,087,167	£2,046,572	£2,192,188	£2,087,167
30%	70%	£1,856,786	£2,031,526	£1,905,500	£1,856,786	£2,031,526	£1,905,500
35%	70%	£1,667,000	£1,870,863	£1,725,835	£1,667,000	£1,870,863	£1,725,835
40%	70%	£1,477,215	£1,710,201	£1,542,168	£1,477,215	£1,710,201	£1,542,168
45%	70%	£1,287,429	£1,549,539	£1,360,502	£1,287,429	£1,549,539	£1,360,502
50%	70%	£1,097,644	£1,388,877	£1,178,836	£1,097,644	£1,388,877	£1,178,836
100%	70%	£907,071	£223,728	£642,032	£907,071	£223,728	£642,032
10%	80%	£2,607,287	£2,673,854	£2,625,845	£2,607,287	£2,673,854	£2,625,845
15%	80%	£2,413,191	£2,513,032	£2,441,018	£2,413,191	£2,513,032	£2,441,018
20%	80%	£2,219,075	£2,352,210	£2,256,191	£2,219,075	£2,352,210	£2,256,191
40%	80%	£1,442,652	£1,708,922	£1,516,884	£1,442,652	£1,708,922	£1,516,884
45%	80%	£1,248,546	£1,548,100	£1,332,058	£1,248,546	£1,548,100	£1,332,058
50%	80%	£1,054,440	£1,387,278	£1,147,231	£1,054,440	£1,387,278	£1,147,231
10%	60%	£2,624,569	£2,674,494	£2,636,487	£2,624,569	£2,674,494	£2,636,487
15%	60%	£2,430,103	£2,513,992	£2,459,981	£2,430,103	£2,513,992	£2,459,981
20%	60%	£2,235,638	£2,353,489	£2,281,475	£2,235,638	£2,353,489	£2,281,475
25%	60%	£2,068,174	£2,192,988	£2,102,970	£2,068,174	£2,192,988	£2,102,970
30%	60%	£1,882,708	£2,032,485	£1,824,464	£1,882,708	£2,032,485	£1,824,464
35%	60%	£1,697,243	£1,871,983	£1,745,958	£1,697,243	£1,871,983	£1,745,958
40%	60%	£1,511,777	£1,711,481	£1,567,453	£1,511,777	£1,711,481	£1,567,453
50%	60%	£1,140,847	£1,390,476	£1,210,440	£1,140,847	£1,390,476	£1,210,440

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,119,559	£3,119,559	£3,119,559	£3,119,559	£3,119,559	£3,119,559
10%	70%	£2,739,988	£2,798,234	£2,756,227	£2,739,988	£2,798,234	£2,756,227
15%	70%	£2,550,203	£2,637,573	£2,574,980	£2,550,203	£2,637,573	£2,574,980
20%	70%	£2,360,417	£2,476,911	£2,385,894	£2,360,417	£2,476,911	£2,385,894
25%	70%	£2,170,632	£2,316,248	£2,211,227	£2,170,632	£2,316,248	£2,211,227
30%	70%	£1,980,846	£2,155,586	£2,029,561	£1,980,846	£2,155,586	£2,029,561
35%	70%	£1,791,060	£1,994,924	£1,847,895	£1,791,060	£1,994,924	£1,847,895
40%	70%	£1,601,274	£1,834,261	£1,666,228	£1,601,274	£1,834,261	£1,666,228
45%	70%	£1,411,489	£1,673,599	£1,484,563	£1,411,489	£1,673,599	£1,484,563
50%	70%	£1,221,704	£1,512,938	£1,302,896	£1,221,704	£1,512,938	£1,302,896
100%	70%	£683,011	£99,667	£517,972	£683,011	£99,667	£517,972
10%	80%	£2,731,348	£2,797,915	£2,749,905	£2,731,348	£2,797,915	£2,749,905
15%	80%	£2,537,241	£2,637,093	£2,565,079	£2,537,241	£2,637,093	£2,565,079
20%	80%	£2,343,134	£2,476,271	£2,380,252	£2,343,134	£2,476,271	£2,380,252
40%	80%	£1,566,712	£1,832,962	£1,640,945	£1,566,712	£1,832,962	£1,640,945
45%	80%	£1,372,606	£1,672,160	£1,456,118	£1,372,606	£1,672,160	£1,456,118
50%	80%	£1,178,500	£1,511,338	£1,271,291	£1,178,500	£1,511,338	£1,271,291
10%	60%	£2,748,629	£2,798,555	£2,762,548	£2,748,629	£2,798,555	£2,762,548
15%	60%	£2,563,164	£2,638,052	£2,584,041	£2,563,164	£2,638,052	£2,584,041
20%	60%	£2,377,698	£2,477,550	£2,405,535	£2,377,698	£2,477,550	£2,405,535
25%	60%	£2,192,234	£2,317,048	£2,227,030	£2,192,234	£2,317,048	£2,227,030
30%	60%	£2,006,768	£2,156,545	£2,048,524	£2,006,768	£2,156,545	£2,048,524
35%	60%	£1,821,303	£1,996,043	£1,870,019	£1,821,303	£1,996,043	£1,870,019
40%	60%	£1,635,838	£1,835,541	£1,691,513	£1,635,838	£1,835,541	£1,691,513
50%	60%	£1,264,908	£1,514,536	£1,334,501	£1,264,908	£1,514,536	£1,334,501

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,696,711	£2,696,711	£2,696,711	£2,696,711	£2,696,711	£2,696,711
10%	70%	£2,317,140	£2,375,386	£2,333,378	£2,317,140	£2,375,386	£2,333,378
15%	70%	£2,127,354	£2,214,725	£2,151,712	£2,127,354	£2,214,725	£2,151,712
20%	70%	£1,937,568	£2,054,063	£1,970,046	£1,937,568	£2,054,063	£1,970,046
25%	70%	£1,747,784	£1,893,400	£1,788,379	£1,747,784	£1,893,400	£1,788,379
30%	70%	£1,557,998	£1,732,738	£1,606,713	£1,557,998	£1,732,738	£1,606,713
35%	70%	£1,368,212	£1,572,076	£1,425,047	£1,368,212	£1,572,076	£1,425,047
40%	70%	£1,178,427	£1,411,413	£1,243,380	£1,178,427	£1,411,413	£1,243,380
45%	70%	£988,642	£1,250,751	£1,061,715	£988,642	£1,250,751	£1,061,715
50%	70%	£798,856	£1,090,090	£880,048	£798,856	£1,090,090	£880,048
100%	70%	£1,105,859	£522,515	£940,820	£1,105,859	£522,515	£940,820
10%	80%	£2,308,500	£2,375,067	£2,327,057	£2,308,500	£2,375,067	£2,327,057
15%	80%	£2,114,393	£2,214,245	£2,142,231	£2,114,393	£2,214,245	£2,142,231
20%	80%	£1,920,287	£2,053,423	£1,957,404	£1,920,287	£2,053,423	£1,957,404
40%	80%	£1,143,864	£1,410,134	£1,218,097	£1,143,864	£1,410,134	£1,218,097
45%	80%	£949,758	£1,249,312	£1,033,270	£949,758	£1,249,312	£1,033,270
50%	80%	£755,652	£1,088,490	£848,443	£755,652	£1,088,490	£848,443
10%	60%	£2,325,781	£2,375,707	£2,339,700	£2,325,781	£2,375,707	£2,339,700
15%	60%	£2,140,316	£2,215,204	£2,161,193	£2,140,316	£2,215,204	£2,161,193
20%	60%	£1,954,850	£2,054,702	£1,982,887	£1,954,850	£2,054,702	£1,982,887
25%	60%	£1,769,386	£1,894,200	£1,804,182	£1,769,386	£1,894,200	£1,804,182
30%	60%	£1,583,920	£1,733,697	£1,625,676	£1,583,920	£1,733,697	£1,625,676
35%	60%	£1,398,455	£1,573,195	£1,447,171	£1,398,455	£1,573,195	£1,447,171
40%	60%	£1,212,990	£1,412,693	£1,268,665	£1,212,990	£1,412,693	£1,268,665
50%	60%	£842,060	£1,091,688	£911,653	£842,060	£1,091,688	£911,653

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,245,607	£3,245,607	£3,245,607	£3,245,607	£3,245,607	£3,245,607
10%	70%	£2,886,036	£2,924,282	£2,882,275	£2,886,036	£2,924,282	£2,882,275
15%	70%	£2,676,251	£2,763,621	£2,700,608	£2,676,251	£2,763,621	£2,700,608
20%	70%	£2,486,465	£2,602,959	£2,516,942	£2,486,465	£2,602,959	£2,516,942
25%	70%	£2,296,680	£2,442,296	£2,337,275	£2,296,680	£2,442,296	£2,337,275
30%	70%	£2,106,894	£2,281,634	£2,155,609	£2,106,894	£2,281,634	£2,155,609
35%	70%	£1,917,108	£2,120,972	£1,973,943	£1,917,108	£2,120,972	£1,973,943
40%	70%	£1,727,324	£1,960,309	£1,782,276	£1,727,324	£1,960,309	£1,782,276
45%	70%	£1,537,538	£1,799,647	£1,610,611	£1,537,538	£1,799,647	£1,610,611
50%	70%	£1,347,752	£1,638,986	£1,428,944	£1,347,752	£1,638,986	£1,428,944
100%	70%	£556,963	£26,381	£391,924	£556,963	£26,381	£391,924
10%	80%	£2,857,396	£2,923,963	£2,875,953	£2,857,396	£2,923,963	£2,875,953
15%	80%	£2,663,289	£2,763,141	£2,691,127	£2,663,289	£2,763,141	£2,691,127
20%	80%	£2,469,183	£2,602,319	£2,506,300	£2,469,183	£2,602,319	£2,506,300
40%	80%	£1,692,760	£1,959,030	£1,766,993	£1,692,760	£1,959,030	£1,766,993
45%	80%	£1,498,654	£1,798,208	£1,582,166	£1,498,654	£1,798,208	£1,582,166
50%	80%	£1,304,548	£1,637,386	£1,397,339	£1,304,548	£1,637,386	£1,397,339
10%	60%	£2,874,677	£2,924,603	£2,888,596	£2,874,677	£2,924,603	£2,888,596
15%	60%	£2,689,212	£2,784,100	£2,710,989	£2,689,212	£2,784,100	£2,710,989
20%	60%	£2,503,746	£2,603,596	£2,531,584	£2,503,746	£2,603,596	£2,531,584
25%	60%	£2,318,282	£2,443,096	£2,353,078	£2,318,282	£2,443,096	£2,353,078
30%	60%	£2,132,816	£2,282,593	£2,174,572	£2,132,816	£2,282,593	£2,174,572
35%	60%	£1,947,351	£2,122,091	£1,996,067	£1,947,351	£2,122,091	£1,996,067
40%	60%	£1,761,886	£1,961,589	£1,817,561	£1,761,886	£1,961,589	£1,817,561
50%	60%	£1,576,421	£1,801,087	£1,632,035	£1,576,421	£1,801,087	£1,632,035

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,283,364	£3,283,364	£3,283,364	£3,283,364	£3,283,364	£3,283,364
10%	70%	£2,903,793	£2,962,039	£2,920,031	£2,903,793	£2,962,039	£2,920,031
15%	70%	£2,714,007	£2,801,378	£2,738,365	£2,714,007	£2,801,378	£2,738,365
20%	70%	£2,524,222	£2,640,716	£2,556,698	£2,524,222	£2,640,716	£2,556,698
25%	70%	£2,334,437	£2,480,053	£2,375,032	£2,334,437	£2,480,053	£2,375,032
30%	70%	£2,144,651	£2,319,391	£2,193,366	£2,144,651	£2,319,391	£2,193,366
35%	70%	£1,954,865	£2,158,729	£2,011,700	£1,954,865	£2,158,729	£2,011,700
40%	70%	£1,765,080	£1,998,066	£1,830,033	£1,765,080	£1,998,066	£1,830,033
45%	70%	£1,575,295	£1,837,404	£1,646,366	£1,575,295	£1,837,404	£1,646,366
50%	70%	£1,385,509	£1,676,743	£1,466,701	£1,385,509	£1,676,743	£1,466,701
100%	70%	£519,206	£64,137	£354,167	£519,206	£64,137	£354,167
10%	80%	£2,895,152	£2,961,720	£2,913,710	£2,895,152	£2,961,720	£2,913,710
15%	80%	£2,701,046	£2,800,898	£2,728,883	£2,701,046	£2,800,898	£2,728,883
20%	80%	£2,506,940	£2,640,076	£2,544,057	£2,506,940	£2,640,076	£2,544,057
40%	80%	£1,730,517	£1,996,787	£1,804,750	£1,730,517	£1,996,787	£1,804,750
45%	80%	£1,536,411	£1,835,965	£1,619,923	£1,536,411	£1,835,965	£1,619,923
50%	80%	£1,342,305	£1,675,143	£1,435,096	£1,342,305	£1,675,143	£1,435,096
10%	60%	£2,912,434	£2,962,360	£2,926,353	£2,912,434	£2,962,360	£2,926,353
15%	60%	£2,726,969	£2,801,857	£2,747,846	£2,726,969	£2,801,857	£2,747,846
20%	60%	£2,541,503	£2,641,355	£2,569,340	£2,541,503	£2,641,355	£2,569,340
25%	60%	£2,356,039	£2,480,853	£2,390,835	£2,356,039	£2,480,853	£2,390,835
30%	60%	£2,170,573	£2,320,350	£2,212,329	£2,170,573	£2,320,350	£2,212,329
35%	60%	£1,985,108	£2,159,848	£2,033,824	£1,985,108	£2,159,848	£2,033,824
40%	60%	£1,799,643	£1,999,346	£1,855,318	£1,799,643	£1,999,346	£1,855,318
50%	60%	£1,614,178	£1,838,844	£1,699,812	£1,614,178	£1,838,844	£1,699,812

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,021,712	£2,021,712	£2,021,712	£2,021,712	£2,021,712	£2,021,712
10%	70%	£1,770,324	£1,832,316	£1,790,308	£1,770,324	£1,832,316	£1,790,308
15%	70%	£1,644,629	£1,737,618	£1,674,606	£1,644,629	£1,737,618	£1,674,606
20%	70%	£1,518,935	£1,642,920	£1,558,904	£1,518,935	£1,642,920	£1,558,904
25%	70%	£1,393,242	£1,548,221	£1,443,201	£1,393,242	£1,548,221	£1,443,201
30%	70%	£1,267,547	£1,453,524	£1,327,498	£1,267,547	£1,453,524	£1,327,498
35%	70%	£1,141,853	£1,358,826	£1,211,796	£1,141,853	£1,358,826	£1,211,796
40%	70%	£1,016,158	£1,264,127	£1,096,094	£1,016,158	£1,264,127	£1,096,094
45%	70%	£890,464	£1,169,429	£980,392	£890,464	£1,169,429	£980,392
50%	70%	£764,770	£1,074,731	£864,690	£764,770	£1,074,731	£864,690
100%	70%	£450,222	£123,172	£297,114	£500,222	£123,172	£297,114
10%	80%	£1,782,323	£1,833,172	£1,785,162	£1,782,323	£1,833,172	£1,785,162
15%	80%	£1,632,628	£1,738,901	£1,666,887	£1,632,628	£1,738,901	£1,666,887
20%	80%	£1,502,934	£1,644,630	£1,548,611	£1,502,934	£1,644,630	£1,548,611
25%	80%	£1,373,239	£1,550,360	£1,430,336	£1,373,239	£1,550,360	£1,430,336
30%	80%	£1,243,544	£1,456,089	£1,312,061	£1,243,544	£1,456,089	£1,312,061
35%	80%	£1,113,849	£1,361,818	£1,193,785	£1,113,849	£1,361,818	£1,193,785
40%	80%	£984,154	£1,267,548	£1,075,510	£984,154	£1,267,548	£1,075,510
45%	80%	£854,460	£1,173,277	£957,235	£854,460	£1,173,277	£957,235
50%	80%	£724,765	£1,079,006	£838,959	£724,765	£1,079,006	£838,959
10%	60%	£1,778,325	£1,831,461	£1,795,454	£1,778,325	£1,831,461	£1,795,454
15%	60%	£1,656,631	£1,736,335	£1,682,324	£1,656,631	£1,736,335	£1,682,324
20%	60%	£1,534,937	£1,641,210	£1,569,196	£1,534,937	£1,641,210	£1,569,196
25%	60%	£1,413,243	£1,546,084	£1,456,086	£1,413,243	£1,546,084	£1,456,086
30%	60%	£1,291,550	£1,450,958	£1,342,937	£1,291,550	£1,450,958	£1,342,937
35%	60%	£1,169,856	£1,355,833	£1,229,807	£1,169,856	£1,355,833	£1,229,807
40%	60%	£1,048,162	£1,260,707	£1,116,679	£1,048,162	£1,260,707	£1,116,679
45%	60%	£926,468	£1,165,581	£1,003,549	£926,468	£1,165,581	£1,003,549
50%	60%	£804,774	£1,070,455	£890,420	£804,774	£1,070,455	£890,420

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,282,535	£3,282,535	£3,282,535	£3,282,535	£3,282,535	£3,282,535
10%	70%	£3,533,924	£3,471,932	£3,513,939	£3,533,924	£3,471,932	£3,513,939
15%	70%	£3,659,618	£3,566,629	£3,629,642	£3,659,618	£3,566,629	£3,629,642
20%	70%	£3,785,313	£3,661,327	£3,745,344	£3,785,313	£3,661,327	£3,745,344
25%	70%	£3,911,008	£3,756,026	£3,861,047	£3,911,008	£3,756,026	£3,861,047
30%	70%	£4,036,703	£3,850,724	£3,976,749	£4,036,703	£3,850,724	£3,976,749
35%	70%	£4,162,398	£3,945,422	£4,092,451	£4,162,398	£3,945,422	£4,092,451
40%	70%	£4,288,093	£4,040,121	£4,208,154	£4,288,093	£4,040,121	£4,208,154
45%	70%	£4,413,788	£4,134,819	£4,323,856	£4,413,788	£4,134,819	£4,323,856
50%	70%	£4,539,483	£4,229,518	£4,439,558	£4,539,483	£4,229,518	£4,439,558
100%	70%	£5,664,470	£5,181,075	£5,601,361	£5,664,470	£5,181,075	£5,601,361
10%	80%	£3,541,924	£3,471,076	£3,519,085	£3,541,924	£3,471,076	£3,519,085
15%	80%	£3,671,619	£3,565,347	£3,671,619	£3,671,619	£3,565,347	£3,671,619
20%	80%	£3,801,314	£3,659,618	£3,795,637	£3,801,314	£3,659,618	£3,795,637
25%	80%	£3,931,009	£3,753,889	£3,925,357	£3,931,009	£3,753,889	£3,925,357
30%	80%	£4,060,704	£3,848,160	£4,055,077	£4,060,704	£3,848,160	£4,055,077
35%	80%	£4,190,399	£3,942,431	£4,184,797	£4,190,399	£3,942,431	£4,184,797
40%	80%	£4,320,094	£4,036,703	£4,314,517	£4,320,094	£4,036,703	£4,314,517
45%	80%	£4,449,789	£4,130,974	£4,449,789	£4,449,789	£4,130,974	£4,449,789
50%	80%	£4,579,483	£4,225,245	£4,484,509	£4,579,483	£4,225,245	£4,484,509
10%	60%	£3,525,922	£3,472,786	£3,508,793	£3,525,922	£3,472,786	£3,508,793
15%	60%	£3,647,617	£3,567,912	£3,621,923	£3,647,617	£3,567,912	£3,621,923
20%	60%	£3,769,312	£3,663,038	£3,735,052	£3,769,312	£3,663,038	£3,735,052
25%	60%	£3,891,007	£3,758,164	£3,856,182	£3,891,007	£3,758,164	£3,856,182
30%	60%	£4,012,702	£3,853,289	£3,961,310	£4,012,702	£3,853,289	£3,961,310
35%	60%	£4,134,397	£3,948,415	£4,076,440	£4,134,397	£3,948,415	£4,076,440
40%	60%	£4,256,092	£4,043,541	£4,181,569	£4,256,092	£4,043,541	£4,181,569
50%	60%	£4,377,787	£4,138,667	£4,286,698	£4,377,787	£4,138,667	£4,286,698

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,105,947	£2,105,947	£2,105,947	£2,105,947	£2,105,947	£2,105,947
10%	70%	£2,357,335	£2,295,343	£2,337,351	£2,357,335	£2,295,343	£2,337,351
15%	70%	£2,483,030	£2,390,041	£2,453,053	£2,483,030	£2,390,041	£2,453,053
20%	70%	£2,608,725	£2,484,739	£2,568,751	£2,608,725	£2,484,739	£2,568,751
25%	70%	£2,734,420	£2,579,438	£2,684,450	£2,734,420	£2,579,438	£2,684,450
30%	70%	£2,860,115	£2,674,136	£2,800,149	£2,860,115	£2,674,136	£2,800,149
35%	70%	£2,985,810	£2,768,834	£2,915,848	£2,985,810	£2,768,834	£2,915,848
40%	70%	£3,111,505	£2,863,532	£3,031,547	£3,111,505	£2,863,532	£3,031,547
45%	70%	£3,237,200	£2,958,230	£3,147,246	£3,237,200	£2,958,230	£3,147,246
50%	70%	£3,362,895	£3,052,928	£3,262,945	£3,362,895	£3,052,928	£3,262,945
100%	70%	£4,627,882	£4,004,487	£4,424,773	£4,627,882	£4,004,487	£4,424,773
10%	80%	£2,365,336	£2,294,488	£2,342,497	£2,365,336	£2,294,488	£2,342,497
15%	80%	£2,495,031	£2,389,759	£2,460,773	£2,495,031	£2,389,759	£2,460,773
20%	80%	£2,624,726	£2,485,030	£2,576,044	£2,624,726	£2,485,030	£2,576,044
25%	80%	£2,754,421	£2,579,738	£2,681,315	£2,754,421	£2,579,738	£2,681,315
30%	80%	£2,884,116	£2,674,439	£2,786,586	£2,884,116	£2,674,439	£2,786,586
35%	80%	£3,013,811	£2,769,140	£2,891,857	£3,013,811	£2,769,140	£2,891,857
40%	80%	£3,143,506	£2,863,841	£3,007,128	£3,143,506	£2,863,841	£3,007,128
45%	80%	£3,273,201	£2,958,542	£3,112,400	£3,273,201	£2,958,542	£3,112,400
50%	80%	£3,402,896	£3,053,243	£3,217,671	£3,402,896	£3,053,243	£3,217,671
10%	60%	£2,349,334	£2,296,198	£2,332,205	£2,349,334	£2,296,198	£2,332,205
15%	60%	£2,471,029	£2,391,324	£2,445,336	£2,471,029	£2,391,324	£2,445,336
20%	60%	£2,592,724	£2,486,450	£2,559,467	£2,592,724	£2,486,450	£2,559,467
25%	60%	£2,714,419	£2,581,576	£2,671,593	£2,714,419	£2,581,576	£2,671,593
30%	60%	£2,836,114	£2,676,701	£2,783,720	£2,836,114	£2,676,701	£2,783,720
35%	60%	£2,957,809	£2,771,827	£2,895,846	£2,957,809	£2,771,827	£2,895,846
40%	60%	£3,079,504	£2,866,952	£3,010,981	£3,079,504	£2,866,952	£3,010,981
50%	60%	£3,201,199	£2,962,078	£3,126,117	£3,201,199	£2,962,078	£3,126,117

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£134,473	£134,473	£134,473	£134,473	£134,473	£134,473
10%	70%	£116,915	£54,923	£96,931	£116,915	£54,923	£96,931
15%	70%	£242,810	£149,621	£212,633	£242,810	£149,621	£212,633
20%	70%	£368,304	£244,319	£328,335	£368,304	£244,319	£328,335
25%	70%	£493,798	£339,018	£444,039	£493,798	£339,018	£444,039
30%	70%	£619,292	£433,716	£559,741	£619,292	£433,716	£559,741
35%	70%	£744,786	£528,413	£675,443	£744,786	£528,413	£675,443
40%	70%	£870,280	£623,112	£791,145	£870,280	£623,112	£791,145
45%	70%	£995,774	£717,810	£906,847	£995,774	£717,810	£906,847
50%	70%	£1,121,268	£812,508	£1,022,550	£1,121,268	£812,508	£1,022,550
100%	70%	£2,387,462	£1,764,067	£2,184,353	£2,387,462	£1,764,067	£2,184,353
10%	80%	£124,916	£54,068	£102,077	£124,916	£54,068	£102,077
15%	80%	£254,611	£148,339	£220,353	£254,611	£148,339	£220,353
20%	80%	£384,305	£242,609	£338,628	£384,305	£242,609	£338,628
25%	80%	£514,000	£336,879	£453,900	£514,000	£336,879	£453,900
30%	80%	£643,694	£431,150	£569,171	£643,694	£431,150	£569,171
35%	80%	£773,388	£525,421	£684,442	£773,388	£525,421	£684,442
40%	80%	£903,082	£619,692	£809,713	£903,082	£619,692	£809,713
45%	80%	£1,032,776					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,359,920	£1,359,920	£1,359,920	£1,359,920	£1,359,920	£1,359,920
10%	70%	£1,108,531	£1,170,524	£1,128,516	£1,108,531	£1,170,524	£1,128,516
15%	70%	£962,837	£1,075,626	£1,012,814	£962,837	£1,075,626	£1,012,814
20%	70%	£857,143	£981,128	£897,111	£857,143	£981,128	£897,111
25%	70%	£731,449	£886,429	£781,408	£731,449	£886,429	£781,408
30%	70%	£605,755	£791,731	£665,706	£605,755	£791,731	£665,706
35%	70%	£480,060	£697,033	£550,004	£480,060	£697,033	£550,004
40%	70%	£354,366	£602,335	£424,302	£354,366	£602,335	£424,302
45%	70%	£228,672	£507,637	£318,599	£228,672	£507,637	£318,599
50%	70%	£102,977	£412,939	£202,897	£102,977	£412,939	£202,897
100%	70%	£-1,162,015	£-538,620	£-958,806	£-1,162,015	£-538,620	£-958,806
10%	80%	£1,100,531	£1,171,379	£1,123,370	£1,100,531	£1,171,379	£1,123,370
15%	80%	£970,836	£1,077,108	£1,005,894	£970,836	£1,077,108	£1,005,894
20%	80%	£841,142	£982,837	£886,819	£841,142	£982,837	£886,819
40%	80%	£322,362	£605,756	£413,718	£322,362	£605,756	£413,718
45%	80%	£192,668	£511,485	£295,442	£192,668	£511,485	£295,442
50%	80%	£62,973	£417,214	£177,167	£62,973	£417,214	£177,167
10%	60%	£1,116,533	£1,159,669	£1,133,662	£1,116,533	£1,159,669	£1,133,662
15%	60%	£994,838	£1,074,543	£1,020,532	£994,838	£1,074,543	£1,020,532
20%	60%	£873,145	£979,417	£907,403	£873,145	£979,417	£907,403
25%	60%	£751,451	£884,292	£794,274	£751,451	£884,292	£794,274
30%	60%	£629,756	£789,166	£681,145	£629,756	£789,166	£681,145
35%	60%	£508,064	£694,040	£568,015	£508,064	£694,040	£568,015
40%	60%	£386,369	£598,915	£454,886	£386,369	£598,915	£454,886
50%	60%	£142,962	£408,663	£228,628	£142,962	£408,663	£228,628

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,640,971	£1,640,971	£1,640,971	£1,640,971	£1,640,971	£1,640,971
10%	70%	£1,389,582	£1,451,274	£1,409,567	£1,389,582	£1,451,274	£1,409,567
15%	70%	£1,263,888	£1,356,876	£1,293,864	£1,263,888	£1,356,876	£1,293,864
20%	70%	£1,138,193	£1,262,179	£1,178,162	£1,138,193	£1,262,179	£1,178,162
25%	70%	£1,012,500	£1,167,480	£1,062,459	£1,012,500	£1,167,480	£1,062,459
30%	70%	£886,806	£1,072,782	£946,757	£886,806	£1,072,782	£946,757
35%	70%	£761,111	£978,084	£831,055	£761,111	£978,084	£831,055
40%	70%	£635,417	£883,385	£715,352	£635,417	£883,385	£715,352
45%	70%	£509,722	£788,688	£599,650	£509,722	£788,688	£599,650
50%	70%	£384,028	£693,990	£483,948	£384,028	£693,990	£483,948
100%	70%	£-880,964	£-257,569	£-677,855	£-880,964	£-257,569	£-677,855
10%	80%	£1,381,582	£1,452,430	£1,404,421	£1,381,582	£1,452,430	£1,404,421
15%	80%	£1,251,886	£1,357,159	£1,286,145	£1,251,886	£1,357,159	£1,286,145
20%	80%	£1,122,192	£1,263,888	£1,167,869	£1,122,192	£1,263,888	£1,167,869
40%	80%	£603,413	£886,806	£694,769	£603,413	£886,806	£694,769
45%	80%	£473,718	£792,535	£576,493	£473,718	£792,535	£576,493
50%	80%	£344,023	£698,264	£458,217	£344,023	£698,264	£458,217
10%	60%	£1,397,584	£1,450,720	£1,414,712	£1,397,584	£1,450,720	£1,414,712
15%	60%	£1,275,889	£1,355,594	£1,301,583	£1,275,889	£1,355,594	£1,301,583
20%	60%	£1,154,195	£1,260,488	£1,188,454	£1,154,195	£1,260,488	£1,188,454
25%	60%	£1,032,502	£1,165,342	£1,075,324	£1,032,502	£1,165,342	£1,075,324
30%	60%	£910,808	£1,070,217	£962,196	£910,808	£1,070,217	£962,196
35%	60%	£789,115	£975,091	£849,066	£789,115	£975,091	£849,066
40%	60%	£667,420	£879,965	£735,937	£667,420	£879,965	£735,937
50%	60%	£424,033	£689,714	£509,679	£424,033	£689,714	£509,679

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,765,031	£1,765,031	£1,765,031	£1,765,031	£1,765,031	£1,765,031
10%	70%	£1,513,642	£1,575,635	£1,533,627	£1,513,642	£1,575,635	£1,533,627
15%	70%	£1,387,948	£1,480,937	£1,417,925	£1,387,948	£1,480,937	£1,417,925
20%	70%	£1,262,254	£1,386,239	£1,302,253	£1,262,254	£1,386,239	£1,302,253
25%	70%	£1,136,560	£1,291,540	£1,186,519	£1,136,560	£1,291,540	£1,186,519
30%	70%	£1,010,866	£1,196,842	£1,070,817	£1,010,866	£1,196,842	£1,070,817
35%	70%	£885,172	£1,102,145	£955,115	£885,172	£1,102,145	£955,115
40%	70%	£759,477	£1,007,446	£839,413	£759,477	£1,007,446	£839,413
45%	70%	£633,783	£912,745	£723,711	£633,783	£912,745	£723,711
50%	70%	£508,088	£818,050	£608,008	£508,088	£818,050	£608,008
100%	70%	£-756,904	£-133,509	£-553,795	£-756,904	£-133,509	£-553,795
10%	80%	£1,505,642	£1,576,490	£1,528,481	£1,505,642	£1,576,490	£1,528,481
15%	80%	£1,375,947	£1,482,219	£1,410,205	£1,375,947	£1,482,219	£1,410,205
20%	80%	£1,246,253	£1,387,948	£1,281,930	£1,246,253	£1,387,948	£1,281,930
40%	80%	£727,473	£1,010,867	£818,829	£727,473	£1,010,867	£818,829
45%	80%	£597,779	£916,596	£700,553	£597,779	£916,596	£700,553
50%	80%	£468,084	£822,325	£582,278	£468,084	£822,325	£582,278
10%	60%	£1,521,844	£1,574,780	£1,538,773	£1,521,844	£1,574,780	£1,538,773
15%	60%	£1,399,949	£1,479,654	£1,425,643	£1,399,949	£1,479,654	£1,425,643
45%	60%	£1,278,256	£1,384,628	£1,312,514	£1,278,256	£1,384,628	£1,312,514
25%	60%	£1,156,562	£1,289,403	£1,199,385	£1,156,562	£1,289,403	£1,199,385
30%	60%	£1,034,869	£1,194,277	£1,086,256	£1,034,869	£1,194,277	£1,086,256
35%	60%	£913,175	£1,099,151	£973,126	£913,175	£1,099,151	£973,126
40%	60%	£791,480	£1,004,026	£859,997	£791,480	£1,004,026	£859,997
50%	60%	£668,786	£908,900	£746,813	£668,786	£908,900	£746,813

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,342,183	£1,342,183	£1,342,183	£1,342,183	£1,342,183	£1,342,183
10%	70%	£1,090,794	£1,152,787	£1,110,779	£1,090,794	£1,152,787	£1,110,779
15%	70%	£965,100	£1,058,089	£995,077	£965,100	£1,058,089	£995,077
20%	70%	£839,406	£963,391	£879,374	£839,406	£963,391	£879,374
25%	70%	£713,712	£868,692	£763,671	£713,712	£868,692	£763,671
30%	70%	£588,018	£773,994	£647,969	£588,018	£773,994	£647,969
35%	70%	£462,323	£679,296	£532,267	£462,323	£679,296	£532,267
40%	70%	£336,629	£584,598	£416,565	£336,629	£584,598	£416,565
45%	70%	£210,935	£489,900	£300,862	£210,935	£489,900	£300,862
50%	70%	£85,240	£395,202	£185,160	£85,240	£395,202	£185,160
100%	70%	£-1,179,752	£-556,357	£-976,643	£-1,179,752	£-556,357	£-976,643
10%	80%	£1,082,794	£1,153,642	£1,105,633	£1,082,794	£1,153,642	£1,105,633
15%	80%	£953,099	£1,059,371	£987,357	£953,099	£1,059,371	£987,357
20%	80%	£823,405	£965,100	£869,082	£823,405	£965,100	£869,082
40%	80%	£304,625	£589,019	£395,981	£304,625	£589,019	£395,981
45%	80%	£174,931	£493,748	£277,705	£174,931	£493,748	£277,705
50%	80%	£45,236	£399,477	£159,430	£45,236	£399,477	£159,430
10%	60%	£1,086,796	£1,151,932	£1,115,925	£1,086,796	£1,151,932	£1,115,925
15%	60%	£977,101	£1,056,806	£1,002,795	£977,101	£1,056,806	£1,002,795
20%	60%	£869,666	£961,680	£899,666	£869,666	£961,680	£899,666
25%	60%	£753,714	£866,555	£776,537	£753,714	£866,555	£776,537
30%	60%	£612,021	£771,429	£663,408	£612,021	£771,429	£663,408
35%	60%	£490,327	£676,303	£550,278	£490,327	£676,303	£550,278
40%	60%	£368,632	£581,178	£437,149	£368,632	£581,178	£437,149
50%	60%	£125,245	£390,826	£210,891	£125,245	£390,826	£210,891

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,891,079	£1,891,079	£1,891,079	£1,891,079	£1,891,079	£1,891,079
10%	70%	£1,639,691	£1,701,683	£1,659,675	£1,639,691	£1,701,683	£1,659,675
15%	70%	£1,513,996	£1,606,985	£1,543,973	£1,513,996	£1,606,985	£1,543,973
20%	70%	£1,368,302	£1,512,287	£1,428,271	£1,368,302	£1,512,287	£1,428,271
25%	70%	£1,262,608	£1,417,588	£1,312,567	£1,262,608	£1,417,588	£1,312,567
30%	70%	£1,136,914	£1,322,890	£1,196,865	£1,136,914	£1,322,890	£1,196,865
35%	70%	£1,011,220	£1,228,193	£1,081,163	£1,011,220	£1,228,193	£1,081,163
40%	70%	£885,525	£1,133,494	£965,461	£885,525	£1,133,494	£965,461
45%	70%	£759,831	£1,038,796	£845,759	£759,831	£1,038,796	£845,759
50%	70%	£634,136	£944,098	£734,056	£634,136	£944,098	£734,056
100%	70%	£630,856	£7,461	£427,747	£630,856	£7,461	£427,747
10%	80%	£1,631,690	£1,702,538	£1,654,529	£1,631,690	£1,702,538	£1,654,529
15%	80%	£1,501,995	£1,608,267	£1,536,253	£1,501,995	£1,608,267	£1,536,253
20%	80%	£1,372,301	£1,513,997	£1,417,978	£1,372,301	£1,513,997	£1,417,978
40%	80%	£853,521	£1,136,915	£944,877	£853,521	£1,136,915	£944,877
45%	80%	£723,827	£1,042,644	£826,601	£723,827	£1,042,644	£826,601
50%	80%	£594,132	£948,373	£708,326	£594,132	£948,373	£708,326
10%	60%	£1,647,692	£1,700,828	£1,664,821	£1,647,692	£1,700,828	£1,664,821
15%	60%	£1,525,997	£1,605,702	£1,551,891	£1,525,997	£1,605,702	£1,551,891
20%	60%	£1,404,304	£1,510,576	£1,438,562	£1,404,304	£1,510,576	£1,438,562
25%	60%	£1,282,610	£1,415,451	£1,325,433	£1,282,610	£1,415,451	£1,325,433
30%	60%	£1,160,917	£1,320,325	£1,212,304	£1,160,917	£1,320,325	£1,212,304
35%	60%	£1,039,223	£1,225,199	£1,099,174	£1,039,223	£1,225,199	£1,099,174
40%	60%	£917,528	£1,130,074	£986,045	£917,528	£1,130,074	£986,045
50%	60%	£874,141	£939,822	£759,797	£874,141	£939,822	£759,797

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,928,836	£1,928,836	£1,928,836	£1,928,836	£1,928,836	£1,928,836
10%	70%	£1,677,447	£1,739,440	£1,697,432	£1,677,447	£1,739,440	£1,697,432
15%	70%	£1,551,753	£1,644,742	£1,581,730	£1,551,753	£1,644,742	£1,581,730
20%	70%	£1,426,059	£1,550,044	£1,466,027	£1,426,059	£1,550,044	£1,466,027
25%	70%	£1,300,365	£1,455,345	£1,350,324	£1,300,365	£1,455,345	£1,350,324
30%	70%	£1,174,671	£1,360,647	£1,234,622	£1,174,671	£1,360,647	£1,234,622
35%	70%	£1,048,976	£1,265,949	£1,118,920	£1,048,976	£1,265,949	£1,118,920
40%	70%	£923,282	£1,171,251	£1,003,218	£923,282	£1,171,251	£1,003,218
45%	70%	£797,588	£1,076,553	£887,515	£797,588	£1,076,553	£887,515
50%	70%	£671,893	£981,855	£771,813	£671,893	£981,855	£771,813
100%	70%	£593,099	£30,296	£389,990	£593,099	£30,296	£389,990
10%	80%	£1,669,447	£1,740,295	£1,692,286	£1,669,447	£1,740,295	£1,692,286
15%	80%	£1,539,752	£1,646,024	£1,574,010	£1,539,752	£1,646,024	£1,574,010
20%	80%	£1,410,058	£1,551,753	£1,455,735	£1,410,058	£1,551,753	£1,455,735
40%	80%	£891,278	£1,174,672	£982,634	£891,278	£1,174,672	£982,634
45%	80%	£761,584	£1,080,401	£864,358	£761,584	£1,080,401	£864,358
50%	80%	£631,889	£986,130	£746,083	£631,889	£986,130	£746,083
10%	60%	£1,685,449	£1,738,585	£1,702,576	£1,685,449	£1,738,585	£1,702,576
15%	60%	£1,563,754	£1,643,459	£1,589,448	£1,563,754	£1,643,459	£1,589,448
20%	60%	£1,442,061	£1,548,333	£1,476,319	£1,442,061	£1,548,333	£1,476,319
25%	60%	£1,320,367	£1,453,208	£1,363,190	£1,320,367	£1,453,208	£1,363,190
30%	60%	£1,198,674	£1,358,082	£1,250,061	£1,198,674	£1,358,082	£1,250,061
35%	60%	£1,076,980	£1,262,956	£1,136,931	£1,076,980	£1,262,956	£1,136,931
40%	60%	£955,285	£1,167,831	£1,023,802	£955,285	£1,167,831	£1,023,802
50%	60%	£711,898	£977,579	£797,544	£711,898	£977,579	£797,544

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£667,185	£667,185	£667,185	£667,185	£667,185	£667,185
10%	70%	£528,845	£601,689	£554,332	£528,845	£601,689	£554,332
15%	70%	£459,675	£568,942	£497,906	£459,675	£568,942	£497,906
20%	70%	£390,505	£536,194	£441,481	£390,505	£536,194	£441,481
25%	70%	£321,336	£503,446	£385,055	£321,336	£503,446	£385,055
30%	70%	£252,166	£470,700	£328,628	£252,166	£470,700	£328,628
35%	70%	£182,997	£437,952	£272,202	£182,997	£437,952	£272,202
40%	70%	£113,827	£405,204	£215,776	£113,827	£405,204	£215,776
45%	70%	£44,656	£372,456	£159,351	£44,656	£372,456	£159,351
50%	70%	£-24,914	£339,709	£102,924	£-24,914	£339,709	£102,924
100%	70%	£-727,924	£12,700	£-468,881	£-727,924	£12,700	£-468,881
10%	80%	£523,144	£606,395	£552,273	£523,144	£606,395	£552,273
15%	80%	£451,125	£576,000	£494,817	£451,125	£576,000	£494,817
20%	80%	£379,104	£545,605	£437,361	£379,104	£545,605	£437,361
25%	80%	£307,084	£515,211	£379,905	£307,084	£515,211	£379,905
30%	80%	£235,064	£484,816	£322,449	£235,064	£484,816	£322,449
35%	80%	£163,044	£454,422	£264,994	£163,044	£454,422	£264,994
40%	80%	£91,024	£424,028	£207,538	£91,024	£424,028	£207,538
45%	80%	£19,004	£393,632	£150,082	£19,004	£393,632	£150,082
50%	80%	£-53,883	£363,237	£92,626	£-53,883	£363,237	£92,626
10%	60%	£534,545	£596,984	£556,392	£534,545	£596,984	£556,392
15%	60%	£468,227	£561,883	£500,996	£468,227	£561,883	£500,996
20%	60%	£401,907	£526,783	£445,600	£401,907	£526,783	£445,600
25%	60%	£335,587	£491,683	£390,204	£335,587	£491,683	£390,204
30%	60%	£269,268	£456,582	£334,808	£269,268	£456,582	£334,808
35%	60%	£202,949	£421,482	£279,411	£202,949	£421,482	£279,411
40%	60%	£136,630	£386,381	£224,015	£136,630	£386,381	£224,015
45%	60%	£70,310	£351,281	£168,619	£70,310	£351,281	£168,619
50%	60%	£3,990	£316,180	£113,223	£3,990	£316,180	£113,223

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,637,063	£4,637,063	£4,637,063	£4,637,063	£4,637,063	£4,637,063
10%	70%	£4,775,403	£4,702,558	£4,749,915	£4,775,403	£4,702,558	£4,749,915
15%	70%	£4,944,572	£4,735,305	£4,806,341	£4,944,572	£4,735,305	£4,806,341
20%	70%	£4,913,742	£4,769,053	£4,962,767	£4,913,742	£4,769,053	£4,962,767
25%	70%	£4,982,912	£4,800,801	£4,918,193	£4,982,912	£4,800,801	£4,918,193
30%	70%	£5,052,081	£4,833,548	£4,973,619	£5,052,081	£4,833,548	£4,973,619
35%	70%	£5,121,251	£4,866,296	£5,032,045	£5,121,251	£4,866,296	£5,032,045
40%	70%	£5,190,420	£4,899,044	£5,088,472	£5,190,420	£4,899,044	£5,088,472
45%	70%	£5,259,590	£4,931,792	£5,144,897	£5,259,590	£4,931,792	£5,144,897
50%	70%	£5,328,760	£4,964,539	£5,201,323	£5,328,760	£4,964,539	£5,201,323
100%	70%	£6,032,171	£5,292,177	£5,773,128	£6,032,171	£5,292,177	£5,773,128
10%	80%	£4,781,104	£4,697,852	£4,751,975	£4,781,104	£4,697,852	£4,751,975
15%	80%	£4,853,123	£4,728,247	£4,809,430	£4,853,123	£4,728,247	£4,809,430
20%	80%	£4,925,143	£4,758,642	£4,866,887	£4,925,143	£4,758,642	£4,866,887
25%	80%	£4,997,162	£4,789,037	£4,924,344	£4,997,162	£4,789,037	£4,924,344
30%	80%	£5,069,181	£4,819,432	£4,981,801	£5,069,181	£4,819,432	£4,981,801
35%	80%	£5,141,200	£4,849,827	£5,039,258	£5,141,200	£4,849,827	£5,039,258
40%	80%	£5,213,219	£4,880,222	£5,096,715	£5,213,219	£4,880,222	£5,096,715
45%	80%	£5,285,238	£4,910,617	£5,154,172	£5,285,238	£4,910,617	£5,154,172
50%	80%	£5,357,257	£4,941,012	£5,211,629	£5,357,257	£4,941,012	£5,211,629
10%	60%	£4,769,702	£4,707,264	£4,747,856	£4,769,702	£4,707,264	£4,747,856
15%	60%	£4,830,021	£4,742,364	£4,803,252	£4,830,021	£4,742,364	£4,803,252
20%	60%	£4,900,340	£4,777,464	£4,858,648	£4,900,340	£4,777,464	£4,858,648
25%	60%	£4,969,659	£4,812,564	£4,914,044	£4,969,659	£4,812,564	£4,914,044
30%	60%	£5,039,978	£4,847,664	£4,969,440	£5,039,978	£4,847,664	£4,969,440
35%	60%	£5,110,297	£4,882,764	£5,024,837	£5,110,297	£4,882,764	£5,024,837
40%	60%	£5,180,616	£4,917,864	£5,080,233	£5,180,616	£4,917,864	£5,080,233
50%	60%	£5,250,935	£4,952,964	£5,135,629	£5,250,935	£4,952,964	£5,135,629

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,460,474	£3,460,474	£3,460,474	£3,460,474	£3,460,474	£3,460,474
10%	70%	£3,598,815	£3,525,970	£3,573,327	£3,598,815	£3,525,970	£3,573,327
15%	70%	£3,967,994	£3,559,717	£3,629,753	£3,967,994	£3,559,717	£3,629,753
20%	70%	£3,937,164	£3,591,465	£3,686,178	£3,937,164	£3,591,465	£3,686,178
25%	70%	£3,906,334	£3,624,213	£3,742,603	£3,906,334	£3,624,213	£3,742,603
30%	70%	£3,875,503	£3,656,960	£3,798,028	£3,875,503	£3,656,960	£3,798,028
35%	70%	£3,844,673	£3,689,707	£3,853,453	£3,844,673	£3,689,707	£3,853,453
40%	70%	£4,013,832	£3,722,455	£3,911,883	£4,013,832	£3,722,455	£3,911,883
45%	70%	£4,083,002	£3,755,203	£3,970,313	£4,083,002	£3,755,203	£3,970,313
50%	70%	£4,152,172	£3,787,950	£4,028,738	£4,152,172	£3,787,950	£4,028,738
100%	70%	£4,856,583	£4,115,589	£4,596,540	£4,856,583	£4,115,589	£4,596,540
10%	80%	£3,604,515	£3,521,264	£3,575,386	£3,604,515	£3,521,264	£3,575,386
15%	80%	£3,676,535	£3,551,869	£3,632,842	£3,676,535	£3,551,869	£3,632,842
20%	80%	£3,748,555	£3,582,474	£3,690,298	£3,748,555	£3,582,474	£3,690,298
25%	80%	£3,820,575	£3,613,079	£3,747,754	£3,820,575	£3,613,079	£3,747,754
30%	80%	£3,892,595	£3,643,684	£3,805,210	£3,892,595	£3,643,684	£3,805,210
35%	80%	£3,964,615	£3,674,289	£3,862,666	£3,964,615	£3,674,289	£3,862,666
40%	80%	£4,036,635	£3,704,894	£3,920,122	£4,036,635	£3,704,894	£3,920,122
45%	80%	£4,108,655	£3,735,499	£3,977,578	£4,108,655	£3,735,499	£3,977,578
50%	80%	£4,180,675	£3,766,104	£4,035,034	£4,180,675	£3,766,104	£4,035,034
10%	60%	£3,593,114	£3,530,875	£3,571,267	£3,593,114	£3,530,875	£3,571,267
15%	60%	£3,665,134	£3,561,480	£3,628,723	£3,665,134	£3,561,480	£3,628,723
20%	60%	£3,737,154	£3,592,085	£3,686,178	£3,737,154	£3,592,085	£3,686,178
25%	60%	£3,809,174	£3,622,690	£3,743,634	£3,809,174	£3,622,690	£3,743,634
30%	60%	£3,881,194	£3,653,295	£3,801,089	£3,881,194	£3,653,295	£3,801,089
35%	60%	£3,953,214	£3,683,900	£3,858,545	£3,953,214	£3,683,900	£3,858,545
40%	60%	£4,025,234	£3,714,505	£3,915,999	£4,025,234	£3,714,505	£3,915,999
45%	60%	£4,097,254	£3,745,110	£3,973,455	£4,097,254	£3,745,110	£3,973,455
50%	60%	£4,169,274	£3,775,715	£4,030,910	£4,169,274	£3,775,715	£4,030,910

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,220,054	£1,220,054	£1,220,054	£1,220,054	£1,220,054	£1,220,054
10%	70%	£1,358,395	£1,285,550	£1,332,907	£1,358,395	£1,285,550	£1,332,907
15%	70%	£1,427,565	£1,316,297	£1,389,333	£1,427,565	£1,316,297	£1,389,333
20%	70%	£1,496,735	£1,351,045	£1,445,758	£1,496,735	£1,351,045	£1,445,758
25%	70%	£1,565,905	£1,383,793	£1,502,183	£1,565,905	£1,383,793	£1,502,183
30%	70%	£1,635,075	£1,416,540	£1,558,608	£1,635,075	£1,416,540	£1,558,608
35%	70%	£1,704,245	£1,449,287	£1,615,033	£1,704,245	£1,449,287	£1,615,033
40%	70%	£1,773,415	£1,482,035	£1,671,458	£1,773,415	£1,482,035	£1,671,458
45%	70%	£1,842,585	£1,514,782	£1,727,883	£1,842,585	£1,514,782	£1,727,883
50%	70%	£1,911,755	£1,547,530	£1,784,308	£1,911,755	£1,547,530	£1,784,308
100%	70%	£2,616,163	£1,875,169	£2,356,120	£2,616,163	£1,875,169	£2,356,120
10%	80%	£1,364,095	£1,280,844	£1,334,966	£1,364,095	£1,280,844	£1,334,966
15%	80%	£1,436,115	£1,311,339	£1,392,422	£1,436,115	£1,311,339	£1,392,422
20%	80%	£1,508,135	£1,341,834	£1,449,878	£1,508,135	£1,341,834	£1,449,878
25%	80%	£1,580,155	£1,372,329	£1,507,334	£1,580,155	£1,372,329	£1,507,334
30%	80%	£1,652,175	£1,402,824	£1,564,789	£1,652,175	£1,402,824	£1,564,789
35%	80%	£1,724,195	£1,433,319	£1,622,245	£1,724,195	£1,433,319	£1,622,245
40%	80%	£1,796,215	£1,463,814	£1,679,700	£1,796,215	£1,463,814	£1,679,700
45%	80%	£1,					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,393	£5,393	£5,393	£5,393	£5,393	£5,393
10%	70%	-£132,948	-£60,103	-£107,460	-£132,948	-£60,103	-£107,460
15%	70%	-£202,117	-£92,850	-£163,886	-£202,117	-£92,850	-£163,886
20%	70%	-£271,287	-£125,598	-£220,311	-£271,287	-£125,598	-£220,311
25%	70%	-£340,456	-£158,346	-£276,738	-£340,456	-£158,346	-£276,738
30%	70%	-£409,626	-£191,093	-£333,164	-£409,626	-£191,093	-£333,164
35%	70%	-£478,796	-£223,841	-£389,590	-£478,796	-£223,841	-£389,590
40%	70%	-£547,965	-£256,589	-£446,016	-£547,965	-£256,589	-£446,016
45%	70%	-£617,136	-£289,336	-£502,442	-£617,136	-£289,336	-£502,442
50%	70%	-£686,306	-£322,083	-£558,868	-£686,306	-£322,083	-£558,868
100%	70%	-£1,389,716	-£649,722	-£1,130,673	-£1,389,716	-£649,722	-£1,130,673
10%	80%	-£138,648	-£55,397	-£109,519	-£138,648	-£55,397	-£109,519
15%	80%	-£210,668	-£85,792	-£166,975	-£210,668	-£85,792	-£166,975
20%	80%	-£282,688	-£116,187	-£224,431	-£282,688	-£116,187	-£224,431
25%	80%	-£354,708	-£146,582	-£285,888	-£354,708	-£146,582	-£285,888
30%	80%	-£426,728	-£176,977	-£347,345	-£426,728	-£176,977	-£347,345
35%	80%	-£498,748	-£207,372	-£408,802	-£498,748	-£207,372	-£408,802
40%	80%	-£570,768	-£237,767	-£470,259	-£570,768	-£237,767	-£470,259
45%	80%	-£642,788	-£268,162	-£531,716	-£642,788	-£268,162	-£531,716
50%	80%	-£714,808	-£298,557	-£593,173	-£714,808	-£298,557	-£593,173
10%	60%	-£127,247	-£54,809	-£105,401	-£127,247	-£54,809	-£105,401
15%	60%	-£193,267	-£85,204	-£160,797	-£193,267	-£85,204	-£160,797
20%	60%	-£259,287	-£115,600	-£216,193	-£259,287	-£115,600	-£216,193
25%	60%	-£325,307	-£145,995	-£271,589	-£325,307	-£145,995	-£271,589
30%	60%	-£391,327	-£176,390	-£326,985	-£391,327	-£176,390	-£326,985
35%	60%	-£457,347	-£206,785	-£382,381	-£457,347	-£206,785	-£382,381
40%	60%	-£523,367	-£237,180	-£437,777	-£523,367	-£237,180	-£437,777
50%	60%	-£877,802	-£446,612	-£748,570	-£877,802	-£446,612	-£748,570

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£286,443	£286,443	£286,443	£286,443	£286,443	£286,443
10%	70%	£148,103	£220,948	£173,591	£148,103	£220,948	£173,591
15%	70%	£78,933	£188,201	£117,165	£78,933	£188,201	£117,165
20%	70%	£9,764	£155,453	£80,739	£9,764	£155,453	£80,739
25%	70%	-£59,406	£122,705	£4,313	-£59,406	£122,705	£4,313
30%	70%	-£128,575	£89,958	-£52,113	-£128,575	£89,958	-£52,113
35%	70%	-£197,745	£57,210	-£108,539	-£197,745	£57,210	-£108,539
40%	70%	-£266,915	£24,462	-£169,966	-£266,915	£24,462	-£169,966
45%	70%	-£336,085	-£8,286	-£221,391	-£336,085	-£8,286	-£221,391
50%	70%	-£405,255	-£41,032	-£277,817	-£405,255	-£41,032	-£277,817
100%	70%	-£1,108,666	-£368,672	-£849,622	-£1,108,666	-£368,672	-£849,622
10%	80%	£142,402	£225,654	£171,531	£142,402	£225,654	£171,531
15%	80%	£70,205	£185,259	£114,076	£70,205	£185,259	£114,076
20%	80%	£1,837	£164,864	£56,619	£1,837	£164,864	£56,619
25%	80%	-£289,717	£43,285	-£173,203	-£289,717	£43,285	-£173,203
30%	80%	-£361,738	£12,891	-£230,660	-£361,738	£12,891	-£230,660
35%	80%	-£433,758	-£17,505	-£288,115	-£433,758	-£17,505	-£288,115
40%	80%	-£505,778	-£72,919	-£345,569	-£505,778	-£72,919	-£345,569
45%	80%	-£577,798	-£128,333	-£403,023	-£577,798	-£128,333	-£403,023
50%	80%	-£649,818	-£183,747	-£460,477	-£649,818	-£183,747	-£460,477
10%	60%	£153,804	£216,242	£175,650	£153,804	£216,242	£175,650
15%	60%	£87,485	£181,142	£120,254	£87,485	£181,142	£120,254
20%	60%	£21,185	£146,041	£64,858	£21,185	£146,041	£64,858
25%	60%	-£45,154	£110,941	£9,462	-£45,154	£110,941	£9,462
30%	60%	-£111,473	£75,841	-£45,934	-£111,473	£75,841	-£45,934
35%	60%	-£177,793	£40,740	-£101,331	-£177,793	£40,740	-£101,331
40%	60%	-£244,112	£5,640	-£156,727	-£244,112	£5,640	-£156,727
50%	60%	-£376,751	-£64,561	-£267,519	-£376,751	-£64,561	-£267,519

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£410,504	£410,504	£410,504	£410,504	£410,504	£410,504
10%	70%	£272,163	£345,008	£297,651	£272,163	£345,008	£297,651
15%	70%	£206,894	£312,261	£241,225	£206,894	£312,261	£241,225
20%	70%	£133,824	£279,513	£184,800	£133,824	£279,513	£184,800
25%	70%	£64,655	£246,765	£128,373	£64,655	£246,765	£128,373
30%	70%	-£4,515	£214,018	£71,947	-£4,515	£214,018	£71,947
35%	70%	-£73,685	£181,270	£15,521	-£73,685	£181,270	£15,521
40%	70%	-£142,854	£148,523	-£40,905	-£142,854	£148,523	-£40,905
45%	70%	-£212,023	£115,775	-£97,331	-£212,023	£115,775	-£97,331
50%	70%	-£281,192	£83,027	-£153,757	-£281,192	£83,027	-£153,757
100%	70%	-£984,605	-£244,611	-£725,562	-£984,605	-£244,611	-£725,562
10%	80%	£286,463	£349,714	£295,592	£286,463	£349,714	£295,592
15%	80%	£194,443	£319,319	£238,136	£194,443	£319,319	£238,136
20%	80%	£122,423	£288,924	£180,680	£122,423	£288,924	£180,680
25%	80%	£51,252	£258,529	£119,233	£51,252	£258,529	£119,233
30%	80%	-£18,081	£228,134	£48,787	-£18,081	£228,134	£48,787
35%	80%	-£86,910	£197,739	-£15,341	-£86,910	£197,739	-£15,341
40%	80%	-£156,079	£167,345	-£105,657	-£156,079	£167,345	-£105,657
45%	80%	-£225,248	£136,951	-£166,600	-£225,248	£136,951	-£166,600
50%	80%	-£294,417	£106,556	-£227,677	-£294,417	£106,556	-£227,677
10%	60%	£277,864	£340,302	£299,711	£277,864	£340,302	£299,711
15%	60%	£211,545	£305,202	£244,315	£211,545	£305,202	£244,315
20%	60%	£145,226	£270,101	£188,919	£145,226	£270,101	£188,919
25%	60%	£78,906	£235,002	£133,522	£78,906	£235,002	£133,522
30%	60%	£12,587	£199,901	£78,126	£12,587	£199,901	£78,126
35%	60%	-£53,733	£164,801	£22,729	-£53,733	£164,801	£22,729
40%	60%	-£120,051	£129,700	-£32,667	-£120,051	£129,700	-£32,667
50%	60%	-£252,691	£58,499	-£143,459	-£252,691	£58,499	-£143,459

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£12,344	-£12,344	-£12,344	-£12,344	-£12,344	-£12,344
10%	70%	-£150,885	-£77,840	-£125,197	-£150,885	-£77,840	-£125,197
15%	70%	-£219,854	-£110,587	-£181,623	-£219,854	-£110,587	-£181,623
20%	70%	-£289,024	-£143,335	-£238,048	-£289,024	-£143,335	-£238,048
25%	70%	-£358,193	-£176,083	-£294,475	-£358,193	-£176,083	-£294,475
30%	70%	-£427,363	-£208,830	-£350,901	-£427,363	-£208,830	-£350,901
35%	70%	-£496,533	-£241,578	-£407,327	-£496,533	-£241,578	-£407,327
40%	70%	-£565,702	-£274,325	-£463,753	-£565,702	-£274,325	-£463,753
45%	70%	-£634,872	-£307,073	-£520,179	-£634,872	-£307,073	-£520,179
50%	70%	-£704,042	-£339,820	-£576,605	-£704,042	-£339,820	-£576,605
100%	70%	-£1,407,453	-£667,459	-£1,148,410	-£1,407,453	-£667,459	-£1,148,410
10%	80%	-£156,385	-£73,134	-£127,256	-£156,385	-£73,134	-£127,256
15%	80%	-£228,405	-£103,529	-£184,712	-£228,405	-£103,529	-£184,712
20%	80%	-£300,425	-£133,924	-£242,168	-£300,425	-£133,924	-£242,168
25%	80%	-£372,445	-£164,319	-£300,624	-£372,445	-£164,319	-£300,624
30%	80%	-£444,465	-£194,714	-£359,079	-£444,465	-£194,714	-£359,079
35%	80%	-£516,485	-£225,109	-£417,534	-£516,485	-£225,109	-£417,534
40%	80%	-£588,505	-£255,504	-£475,989	-£588,505	-£255,504	-£475,989
45%	80%	-£660,525	-£285,899	-£534,444	-£660,525	-£285,899	-£534,444
50%	80%	-£732,545	-£316,294	-£592,899	-£732,545	-£316,294	-£592,899
10%	60%	-£144,384	-£82,546	-£123,138	-£144,384	-£82,546	-£123,138
15%	60%	-£211,303	-£117,646	-£178,534	-£211,303	-£117,646	-£178,534
20%	60%	-£278,222	-£152,747	-£233,930	-£278,222	-£152,747	-£233,930
25%	60%	-£345,141	-£187,848	-£289,326	-£345,141	-£187,848	-£289,326
30%	60%	-£412,060	-£222,947	-£344,722	-£412,060	-£222,947	-£344,722
35%	60%	-£478,979	-£258,047	-£400,119	-£478,979	-£258,047	-£400,119
40%	60%	-£545,898	-£293,148	-£455,515	-£545,898	-£293,148	-£455,515
50%	60%	-£875,539	-£563,349	-£748,570	-£875,539	-£563,349	-£748,570

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£536,552	£536,552	£536,552	£536,552	£536,552	£536,552
10%	70%	£398,211	£471,056	£423,699	£398,211	£471,056	£423,699
15%	70%	£339,642	£438,309	£387,273	£339,642	£438,309	£387,273
20%	70%	£259,872	£405,561	£310,848	£259,872	£405,561	£310,848
25%	70%	£190,703	£372,813	£254,421	£190,703	£372,813	£254,421
30%	70%	£121,533	£340,066	£197,995	£121,533	£340,066	£197,995
35%	70%	£52,363	£307,319	£141,569	£52,363	£307,319	£141,569
40%	70%	-£16,806	£274,571	£85,143	-£16,806	£274,571	£85,143
45%	70%	-£85,977	£241,823	£28,717	-£85,977	£241,823	£28,717
50%	70%	-£155,547	£209,076	-£27,709	-£155,547	£209,076	-£27,709
100%	70%	-£858,557	-£118,563	-£599,514	-£858,557	-£118,563	-£599,514
10%	80%	£392,511	£475,762	£421,640	£392,511	£475,762	£421,640
15%	80%	£320,491	£445,367	£364,184	£320,491	£445,367	£364,184
20%	80%	£248,471	£414,972	£298,729	£248,471	£414,972	£298,729
40%	80%	-£39,609	£293,393	£76,905	-£39,609	£293,393	£76,905
45%	80%	-£111,629	£262,999	£19,448	-£111,629	£262,999	£19,448
50%	80%	-£184,516	£232,604	-£38,007	-£184,516	£232,604	-£38,007
10%	60%	£403,912	£466,350	£425,759	£403,912	£466,350	£425,759
15%	60%	£337,693	£431,250	£370,363	£337,693	£431,250	£370,363
20%	60%	£271,274	£396,149	£314,967	£271,274	£396,149	£314,967
25%	60%	£204,954	£361,050	£259,570	£204,954	£361,050	£259,570
30%	60%	£138,635	£325,949	£204,174	£138,635	£325,949	£204,174
35%	60%	£72,315	£290,849	£148,777	£72,315	£290,849	£148,777
40%	60%	£5,997	£255,748	£93,381	£5,997	£255,748	£93,381
50%	60%	-£126,643	£185,547	-£17,411	-£126,643	£185,547	-£17,411

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£574,309	£574,309	£574,309	£574,309	£574,309	£574,309
10%	70%	£435,968	£508,813	£461,456	£435,968	£508,813	£461,456
15%	70%	£366,799	£476,066	£405,030	£366,799	£476,066	£405,030
20%	70%	£297,629	£443,318	£348,605	£297,629	£443,318	£348,605
25%	70%	£228,460	£410,570	£292,178	£228,460	£410,570	£292,178
30%	70%	£159,290	£377,823	£235,752	£159,290	£377,823	£235,752
35%	70%	£90,120	£345,075	£179,326	£90,120	£345,075	£179,326
40%	70%	£20,951	£312,328	£122,900	£20,951	£312,328	£122,900
45%	70%	-£48,220	£279,580	£66,474	-£48,220	£279,580	£66,474
50%	70%	-£117,790	£246,833	£10,048	-£117,790	£246,833	£10,048
100%	70%	-£820,800	-£80,806	-£561,757	-£820,800	-£80,806	-£561,757
10%	80%	£430,268	£513,519	£459,397	£430,268	£513,519	£459,397
15%	80%	£358,248	£483,124	£401,941	£358,248	£483,124	£401,941
20%	80%	£286,228	£452,729	£344,485	£286,228	£452,729	£344,485
40%	80%	-£1,852	£331,150	£114,662	-£1,852	£331,150	£114,662
45%	80%	-£73,872	£300,756	£57,205	-£73,872	£300,756	£57,205
50%	80%	-£146,759	£270,361	-£250	-£146,759	£270,361	-£250
10%	60%	£441,669	£504,107	£463,515	£441,669	£504,107	£463,515
15%	60%	£375,350	£469,007	£408,119	£375,350	£469,007	£408,119
20%	60%	£309,031	£433,906	£352,723	£309,031	£433,906	£352,723
25%	60%	£242,711	£398,807	£297,327	£242,711	£398,807	£297,327
30%	60%	£176,392	£363,706	£241,931	£176,392	£363,706	£241,931
35%	60%	£110,072	£328,606	£186,534	£110,072	£328,606	£186,534
40%	60%	£43,754	£293,505	£131,138	£43,754	£293,505	£131,138
50%	60%	-£88,886	£223,304	£20,346	-£88,886	£223,304	£20,346

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£887,414	£887,414	£887,414	£887,414	£887,414	£887,414
10%	70%	£822,437	£893,094	£847,090	£822,437	£893,094	£847,090
15%	70%	£739,948	£845,935	£776,928	£739,948	£845,935	£776,928
20%	70%	£667,459	£798,775	£706,766	£667,459	£798,775	£706,766
25%	70%	£574,970	£751,616	£636,604	£574,970	£751,616	£636,604
30%	70%	£492,481	£704,456	£566,443	£492,481	£704,456	£566,443
35%	70%	£409,992	£657,297	£496,280	£409,992	£657,297	£496,280
40%	70%	£327,504	£610,137	£426,118	£327,504	£610,137	£426,118
45%	70%	£245,015	£562,978	£355,956	£245,015	£562,978	£355,956
50%	70%	£162,527	£515,818	£285,794	£162,527	£515,818	£285,794
100%	70%	£673,194	£42,962	£422,626	£673,194	£42,962	£422,626
10%	80%	£815,982	£896,734	£844,157	£815,982	£896,734	£844,157
15%	80%	£730,266	£851,394	£772,529	£730,266	£851,394	£772,529
20%	80%	£644,549	£806,054	£700,901	£644,549	£806,054	£700,901
25%	80%	£568,833	£760,714	£629,272	£568,833	£760,714	£629,272
30%	80%	£473,118	£715,375	£557,644	£473,118	£715,375	£557,644
35%	80%	£387,401	£670,034	£486,015	£387,401	£670,034	£486,015
40%	80%	£301,685	£624,695	£414,387	£301,685	£624,695	£414,387
45%	80%	£215,970	£579,354	£342,759	£215,970	£579,354	£342,759
50%	80%	£130,253	£534,015	£271,130	£130,253	£534,015	£271,130
10%	60%	£628,891	£889,455	£850,022	£628,891	£889,455	£850,022
15%	60%	£749,629	£840,476	£781,327	£749,629	£840,476	£781,327
20%	60%	£870,368	£791,497	£712,631	£870,368	£791,497	£712,631
25%	60%	£991,107	£742,517	£643,936	£991,107	£742,517	£643,936
30%	60%	£511,845	£693,538	£575,241	£511,845	£693,538	£575,241
35%	60%	£432,584	£644,559	£506,544	£432,584	£644,559	£506,544
40%	60%	£353,323	£595,579	£437,849	£353,323	£595,579	£437,849
45%	60%	£274,062	£546,600	£369,154	£274,062	£546,600	£369,154
50%	60%	£194,800	£497,621	£300,458	£194,800	£497,621	£300,458

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,316,834	£4,316,834	£4,316,834	£4,316,834	£4,316,834	£4,316,834
10%	70%	£4,481,811	£4,411,153	£4,457,157	£4,481,811	£4,411,153	£4,457,157
15%	70%	£4,964,299	£4,458,312	£4,527,319	£4,964,299	£4,458,312	£4,527,319
20%	70%	£4,646,788	£4,557,473	£4,597,481	£4,646,788	£4,557,473	£4,597,481
25%	70%	£4,729,278	£4,552,632	£4,667,643	£4,729,278	£4,552,632	£4,667,643
30%	70%	£4,811,766	£4,599,791	£4,737,805	£4,811,766	£4,599,791	£4,737,805
35%	70%	£4,894,255	£4,646,950	£4,807,968	£4,894,255	£4,646,950	£4,807,968
40%	70%	£4,976,744	£4,694,111	£4,878,130	£4,976,744	£4,694,111	£4,878,130
45%	70%	£5,059,233	£4,741,270	£4,948,292	£5,059,233	£4,741,270	£4,948,292
50%	70%	£5,141,721	£4,788,429	£5,018,453	£5,141,721	£4,788,429	£5,018,453
100%	70%	£5,977,441	£5,261,285	£5,726,873	£5,977,441	£5,261,285	£5,726,873
10%	80%	£4,488,266	£4,407,514	£4,460,091	£4,488,266	£4,407,514	£4,460,091
15%	80%	£4,573,982	£4,452,853	£4,531,718	£4,573,982	£4,452,853	£4,531,718
20%	80%	£4,659,698	£4,498,194	£4,603,347	£4,659,698	£4,498,194	£4,603,347
25%	80%	£4,745,414	£4,543,535	£4,676,976	£4,745,414	£4,543,535	£4,676,976
30%	80%	£4,831,130	£4,588,876	£4,750,605	£4,831,130	£4,588,876	£4,750,605
35%	80%	£4,916,846	£4,634,217	£4,824,234	£4,916,846	£4,634,217	£4,824,234
40%	80%	£5,002,562	£4,679,558	£4,897,863	£5,002,562	£4,679,558	£4,897,863
45%	80%	£5,088,278	£4,724,899	£4,971,492	£5,088,278	£4,724,899	£4,971,492
50%	80%	£5,173,994	£4,770,240	£5,045,121	£5,173,994	£4,770,240	£5,045,121
10%	60%	£4,476,357	£4,414,792	£4,454,225	£4,476,357	£4,414,792	£4,454,225
15%	60%	£4,561,818	£4,463,771	£4,522,920	£4,561,818	£4,463,771	£4,522,920
20%	60%	£4,647,279	£4,512,750	£4,591,616	£4,647,279	£4,512,750	£4,591,616
25%	60%	£4,732,740	£4,561,729	£4,660,312	£4,732,740	£4,561,729	£4,660,312
30%	60%	£4,818,201	£4,610,709	£4,729,007	£4,818,201	£4,610,709	£4,729,007
35%	60%	£4,903,662	£4,659,688	£4,797,703	£4,903,662	£4,659,688	£4,797,703
40%	60%	£4,989,123	£4,708,668	£4,866,398	£4,989,123	£4,708,668	£4,866,398
50%	60%	£5,074,584	£4,757,647	£4,935,094	£5,074,584	£4,757,647	£4,935,094

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,140,245	£3,140,245	£3,140,245	£3,140,245	£3,140,245	£3,140,245
10%	70%	£3,305,223	£3,234,565	£3,280,569	£3,305,223	£3,234,565	£3,280,569
15%	70%	£3,387,711	£3,281,724	£3,350,731	£3,387,711	£3,281,724	£3,350,731
20%	70%	£3,470,200	£3,328,883	£3,420,893	£3,470,200	£3,328,883	£3,420,893
25%	70%	£3,552,689	£3,376,043	£3,491,055	£3,552,689	£3,376,043	£3,491,055
30%	70%	£3,635,178	£3,423,203	£3,561,217	£3,635,178	£3,423,203	£3,561,217
35%	70%	£3,717,667	£3,470,362	£3,631,379	£3,717,667	£3,470,362	£3,631,379
40%	70%	£3,800,156	£3,517,522	£3,701,541	£3,800,156	£3,517,522	£3,701,541
45%	70%	£3,882,645	£3,564,681	£3,771,703	£3,882,645	£3,564,681	£3,771,703
50%	70%	£3,965,134	£3,611,841	£3,841,865	£3,965,134	£3,611,841	£3,841,865
100%	70%	£4,800,853	£4,084,697	£4,550,285	£4,800,853	£4,084,697	£4,550,285
10%	80%	£3,311,678	£3,230,925	£3,283,502	£3,311,678	£3,230,925	£3,283,502
15%	80%	£3,397,393	£3,276,265	£3,355,130	£3,397,393	£3,276,265	£3,355,130
20%	80%	£3,483,110	£3,321,605	£3,426,758	£3,483,110	£3,321,605	£3,426,758
25%	80%	£3,568,827	£3,366,945	£3,498,386	£3,568,827	£3,366,945	£3,498,386
30%	80%	£3,654,544	£3,412,285	£3,570,014	£3,654,544	£3,412,285	£3,570,014
35%	80%	£3,740,261	£3,457,625	£3,641,642	£3,740,261	£3,457,625	£3,641,642
40%	80%	£3,825,978	£3,502,965	£3,713,270	£3,825,978	£3,502,965	£3,713,270
45%	80%	£3,911,695	£3,548,305	£3,784,900	£3,911,695	£3,548,305	£3,784,900
50%	80%	£3,997,412	£3,593,645	£3,856,528	£3,997,412	£3,593,645	£3,856,528
10%	60%	£3,288,768	£3,238,204	£3,277,637	£3,288,768	£3,238,204	£3,277,637
15%	60%	£3,374,484	£3,283,544	£3,348,265	£3,374,484	£3,283,544	£3,348,265
20%	60%	£3,460,200	£3,328,883	£3,418,893	£3,460,200	£3,328,883	£3,418,893
25%	60%	£3,545,916	£3,374,223	£3,489,521	£3,545,916	£3,374,223	£3,489,521
30%	60%	£3,631,632	£3,419,563	£3,560,149	£3,631,632	£3,419,563	£3,560,149
35%	60%	£3,717,348	£3,464,903	£3,630,777	£3,717,348	£3,464,903	£3,630,777
40%	60%	£3,803,064	£3,510,243	£3,701,405	£3,803,064	£3,510,243	£3,701,405
45%	60%	£3,888,780	£3,555,583	£3,772,033	£3,888,780	£3,555,583	£3,772,033
50%	60%	£3,974,496	£3,600,923	£3,842,661	£3,974,496	£3,600,923	£3,842,661

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£899,825	£899,825	£899,825	£899,825	£899,825	£899,825
10%	70%	£1,064,803	£994,145	£1,040,149	£1,064,803	£994,145	£1,040,149
15%	70%	£1,347,291	£1,041,304	£1,110,311	£1,347,291	£1,041,304	£1,110,311
20%	70%	£1,229,780	£1,088,464	£1,180,473	£1,229,780	£1,088,464	£1,180,473
25%	70%	£1,312,269	£1,135,623	£1,250,635	£1,312,269	£1,135,623	£1,250,635
30%	70%	£1,394,758	£1,182,783	£1,320,797	£1,394,758	£1,182,783	£1,320,797
35%	70%	£1,477,247	£1,229,942	£1,390,960	£1,477,247	£1,229,942	£1,390,960
40%	70%	£1,559,736	£1,277,102	£1,461,121	£1,559,736	£1,277,102	£1,461,121
45%	70%	£1,642,225	£1,324,261	£1,531,283	£1,642,225	£1,324,261	£1,531,283
50%	70%	£1,724,714	£1,371,421	£1,601,445	£1,724,714	£1,371,421	£1,601,445
100%	70%	£2,560,433	£1,844,277	£2,309,865	£2,560,433	£1,844,277	£2,309,865
10%	80%	£1,071,258	£990,505	£1,043,082	£1,071,258	£990,505	£1,043,082
15%	80%	£1,156,973	£1,035,845	£1,114,710	£1,156,973	£1,035,845	£1,114,710
20%	80%	£1,242,689	£1,081,185	£1,186,339	£1,242,689	£1,081,185	£1,186,339
25%	80%	£1,328,404	£1,126,525	£1,257,968	£1,328,404	£1,126,525	£1,257,968
30%	80%	£1,414,119	£1,171,865	£1,329,597	£1,414,119	£1,171,865	£1,329,597
35%	80%	£1,500,834	£1,217,205	£1,401,226	£1,500,834	£1,217,205	£1,401,226
40%	80%	£1,586,549	£1,262,545	£1,472,855	£1,586,549	£1,262,545	£1,472,855
45%	80%	£1,672,264					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£325,622	£325,622	£325,622	£325,622	£325,622	£325,622
10%	70%	£160,644	£231,392	£185,288	£160,644	£231,392	£185,288
15%	70%	£78,156	£184,143	£115,136	£78,156	£184,143	£115,136
20%	70%	£-4,333	£136,983	£44,974	£-4,333	£136,983	£44,974
25%	70%	£-86,823	£89,823	£-25,188	£-86,823	£89,823	£-25,188
30%	70%	£-189,311	£42,664	£-95,350	£-189,311	£42,664	£-95,350
35%	70%	£-251,800	£-4,495	£-165,513	£-251,800	£-4,495	£-165,513
40%	70%	£-334,388	£-51,655	£-226,674	£-334,388	£-51,655	£-226,674
45%	70%	£-416,777	£-98,815	£-305,836	£-416,777	£-98,815	£-305,836
50%	70%	£-499,266	£-145,974	£-375,998	£-499,266	£-145,974	£-375,998
100%	70%	£-1,334,986	£-618,830	£-1,084,418	£-1,334,986	£-618,830	£-1,084,418
10%	80%	£154,189	£234,942	£182,365	£154,189	£234,942	£182,365
15%	80%	£68,474	£189,662	£110,737	£68,474	£189,662	£110,737
20%	80%	£-17,243	£144,262	£38,108	£-17,243	£144,262	£38,108
25%	80%	£-90,107	£-37,098	£-247,405	£-90,107	£-37,098	£-247,405
30%	80%	£-182,823	£-82,438	£-319,033	£-182,823	£-82,438	£-319,033
35%	80%	£-275,539	£-127,778	£-390,662	£-275,539	£-127,778	£-390,662
40%	80%	£-368,255	£-173,118	£-462,290	£-368,255	£-173,118	£-462,290
45%	80%	£-461,971	£-218,458	£-533,918	£-461,971	£-218,458	£-533,918
50%	80%	£-555,687	£-263,798	£-605,546	£-555,687	£-263,798	£-605,546
10%	60%	£167,098	£227,663	£188,230	£167,098	£227,663	£188,230
15%	60%	£87,837	£173,694	£119,535	£87,837	£173,694	£119,535
20%	60%	£8,576	£129,705	£50,839	£8,576	£129,705	£50,839
25%	60%	£-70,685	£80,725	£-17,856	£-70,685	£80,725	£-17,856
30%	60%	£-149,947	£31,746	£-86,552	£-149,947	£31,746	£-86,552
35%	60%	£-229,208	£-17,233	£-155,248	£-229,208	£-17,233	£-155,248
40%	60%	£-308,469	£-66,213	£-223,943	£-308,469	£-66,213	£-223,943
50%	60%	£-387,730	£-111,553	£-292,643	£-387,730	£-111,553	£-292,643

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£606,672	£606,672	£606,672	£606,672	£606,672	£606,672
10%	70%	£441,695	£512,353	£466,349	£441,695	£512,353	£466,349
15%	70%	£309,206	£465,194	£396,187	£309,206	£465,194	£396,187
20%	70%	£276,718	£418,033	£326,025	£276,718	£418,033	£326,025
25%	70%	£194,228	£370,874	£255,863	£194,228	£370,874	£255,863
30%	70%	£111,740	£323,715	£185,701	£111,740	£323,715	£185,701
35%	70%	£29,251	£276,556	£115,538	£29,251	£276,556	£115,538
40%	70%	£-53,259	£229,395	£45,376	£-53,259	£229,395	£45,376
45%	70%	£-135,726	£182,236	£-24,786	£-135,726	£182,236	£-24,786
50%	70%	£-218,215	£135,077	£-94,948	£-218,215	£135,077	£-94,948
100%	70%	£-1,053,935	£-337,779	£-803,367	£-1,053,935	£-337,779	£-803,367
10%	80%	£435,240	£515,992	£463,415	£435,240	£515,992	£463,415
15%	80%	£349,524	£470,653	£391,788	£349,524	£470,653	£391,788
20%	80%	£263,808	£425,312	£305,856	£263,808	£425,312	£305,856
25%	80%	£178,092	£379,971	£220,020	£178,092	£379,971	£220,020
30%	80%	£92,376	£334,630	£134,184	£92,376	£334,630	£134,184
35%	80%	£7,660	£289,289	£48,348	£7,660	£289,289	£48,348
40%	80%	£-77,056	£243,953	£-33,646	£-77,056	£243,953	£-33,646
45%	80%	£-164,772	£198,613	£-37,983	£-164,772	£198,613	£-37,983
50%	80%	£-250,489	£153,273	£-109,611	£-250,489	£153,273	£-109,611
10%	60%	£448,149	£508,713	£469,281	£448,149	£508,713	£469,281
15%	60%	£363,888	£463,375	£400,586	£363,888	£463,375	£400,586
20%	60%	£279,627	£418,033	£331,889	£279,627	£418,033	£331,889
25%	60%	£195,366	£372,691	£263,194	£195,366	£372,691	£263,194
30%	60%	£111,104	£327,350	£194,499	£111,104	£327,350	£194,499
35%	60%	£26,842	£282,010	£125,803	£26,842	£282,010	£125,803
40%	60%	£-58,418	£236,670	£57,108	£-58,418	£236,670	£57,108
50%	60%	£-145,941	£191,330	£-20,284	£-145,941	£191,330	£-20,284

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£730,733	£730,733	£730,733	£730,733	£730,733	£730,733
10%	70%	£565,755	£636,413	£590,409	£565,755	£636,413	£590,409
15%	70%	£453,267	£589,254	£520,247	£453,267	£589,254	£520,247
20%	70%	£400,778	£542,094	£450,085	£400,778	£542,094	£450,085
25%	70%	£318,289	£494,934	£379,923	£318,289	£494,934	£379,923
30%	70%	£235,800	£447,775	£309,761	£235,800	£447,775	£309,761
35%	70%	£153,311	£400,616	£239,598	£153,311	£400,616	£239,598
40%	70%	£70,823	£353,456	£169,437	£70,823	£353,456	£169,437
45%	70%	£-11,666	£306,297	£99,275	£-11,666	£306,297	£99,275
50%	70%	£-94,155	£259,137	£29,113	£-94,155	£259,137	£29,113
100%	70%	£-929,875	£-213,719	£-679,307	£-929,875	£-213,719	£-679,307
10%	80%	£559,300	£640,053	£587,476	£559,300	£640,053	£587,476
15%	80%	£473,585	£594,713	£515,848	£473,585	£594,713	£515,848
20%	80%	£387,869	£549,373	£447,219	£387,869	£549,373	£447,219
25%	80%	£302,153	£504,033	£379,582	£302,153	£504,033	£379,582
30%	80%	£216,437	£458,693	£311,941	£216,437	£458,693	£311,941
35%	80%	£130,721	£413,353	£244,299	£130,721	£413,353	£244,299
40%	80%	£45,004	£368,013	£176,658	£45,004	£368,013	£176,658
45%	80%	£-40,712	£322,673	£86,078	£-40,712	£322,673	£86,078
50%	80%	£-126,428	£277,333	£14,449	£-126,428	£277,333	£14,449
10%	60%	£572,210	£632,774	£593,341	£572,210	£632,774	£593,341
15%	60%	£482,948	£583,795	£524,646	£482,948	£583,795	£524,646
20%	60%	£393,686	£534,816	£455,950	£393,686	£534,816	£455,950
25%	60%	£304,424	£485,836	£387,255	£304,424	£485,836	£387,255
30%	60%	£215,164	£436,857	£318,559	£215,164	£436,857	£318,559
35%	60%	£125,903	£387,878	£249,863	£125,903	£387,878	£249,863
40%	60%	£36,642	£338,898	£181,168	£36,642	£338,898	£181,168
50%	60%	£-81,881	£240,940	£43,776	£-81,881	£240,940	£43,776

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£307,885	£307,885	£307,885	£307,885	£307,885	£307,885
10%	70%	£142,907	£213,565	£167,561	£142,907	£213,565	£167,561
15%	70%	£60,419	£165,406	£97,399	£60,419	£165,406	£97,399
20%	70%	£-22,070	£117,246	£27,237	£-22,070	£117,246	£27,237
25%	70%	£-104,580	£72,086	£-42,925	£-104,580	£72,086	£-42,925
30%	70%	£-187,048	£24,927	£-113,087	£-187,048	£24,927	£-113,087
35%	70%	£-269,537	£-22,232	£-183,250	£-269,537	£-22,232	£-183,250
40%	70%	£-352,025	£-69,392	£-253,411	£-352,025	£-69,392	£-253,411
45%	70%	£-434,514	£-116,552	£-323,573	£-434,514	£-116,552	£-323,573
50%	70%	£-517,003	£-163,711	£-393,735	£-517,003	£-163,711	£-393,735
100%	70%	£-1,352,723	£-636,567	£-1,102,155	£-1,352,723	£-636,567	£-1,102,155
10%	80%	£136,452	£217,205	£164,628	£136,452	£217,205	£164,628
15%	80%	£50,737	£171,865	£93,000	£50,737	£171,865	£93,000
20%	80%	£-34,980	£126,525	£21,371	£-34,980	£126,525	£21,371
25%	80%	£-117,844	£81,185	£-285,142	£-117,844	£81,185	£-285,142
30%	80%	£-200,708	£35,845	£-358,006	£-200,708	£35,845	£-358,006
35%	80%	£-283,572	£-15,505	£-430,870	£-283,572	£-15,505	£-430,870
40%	80%	£-366,436	£-65,865	£-503,734	£-366,436	£-65,865	£-503,734
45%	80%	£-449,300	£-116,225	£-576,598	£-449,300	£-116,225	£-576,598
50%	80%	£-532,164	£-166,585	£-649,462	£-532,164	£-166,585	£-649,462
10%	60%	£149,361	£209,926	£170,493	£149,361	£209,926	£170,493
15%	60%	£70,100	£160,947	£101,798	£70,100	£160,947	£101,798
20%	60%	£-9,161	£111,968	£33,102	£-9,161	£111,968	£33,102
25%	60%	£-88,422	£62,988	£-35,593	£-88,422	£62,988	£-35,593
30%	60%	£-167,684	£14,009	£-104,289	£-167,684	£14,009	£-104,289
35%	60%	£-246,945	£-34,970	£-172,985	£-246,945	£-34,970	£-172,985
40%	60%	£-326,206	£-83,950	£-241,680	£-326,206	£-83,950	£-241,680
50%	60%	£-405,467	£-133,930	£-310,380	£-405,467	£-133,930	£-310,380

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£856,781	£856,781	£856,781	£856,781	£856,781	£856,781
10%	70%	£691,803	£762,461	£716,457	£691,803	£716,461	£716,457
15%	70%	£609,315	£715,302	£646,295	£609,315	£715,302	£646,295
20%	70%	£526,826	£668,142	£576,133	£526,826	£668,142	£576,133
25%	70%	£444,337	£620,983	£505,971	£444,337	£620,983	£505,971
30%	70%	£361,848	£573,823	£435,809	£361,848	£573,823	£435,809
35%	70%	£279,359	£526,664	£365,646	£279,359	£526,664	£365,646
40%	70%	£196,871	£479,504	£295,485	£196,871	£479,504	£295,485
45%	70%	£114,382	£432,345	£225,323	£114,382	£432,345	£225,323
50%	70%	£31,893	£385,185	£155,161	£31,893	£385,185	£155,161
100%	70%	£-803,827	£-87,671	£-553,259	£-803,827	£-87,671	£-553,259
10%	80%	£685,348	£766,101	£713,524	£685,348	£766,101	£713,524
15%	80%	£599,633	£720,761	£641,896	£599,633	£720,761	£641,896
20%	80%	£513,916	£675,421	£570,267	£513,916	£675,421	£570,267
40%	80%	£171,052	£494,061	£283,754	£171,052	£494,061	£283,754
45%	80%	£85,336	£448,721	£212,126	£85,336	£448,721	£212,126
50%	80%	£-380	£403,381	£140,497	£-380	£403,381	£140,497
10%	60%	£698,258	£758,822	£719,389	£698,258	£758,822	£719,389
15%	60%	£618,996	£709,943	£630,694	£618,996	£709,943	£630,694
20%	60%	£539,735	£660,964	£581,998	£539,735	£660,964	£581,998
25%	60%	£460,474	£611,884	£513,303	£460,474	£611,884	£513,303
30%	60%	£381,212	£562,905	£444,607	£381,212	£562,905	£444,607
35%	60%	£301,951	£513,926	£375,911	£301,951	£513,926	£375,911
40%	60%	£222,690	£464,946	£307,216	£222,690	£464,946	£307,216
50%	60%	£64,167	£366,968	£169,825	£64,167	£366,968	£169,825

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£894,538	£894,538	£894,538	£894,538	£894,538	£894,538
10%	70%	£729,560	£900,218	£754,214	£729,560	£900,218	£754,214
15%	70%	£647,072	£753,059	£694,052	£647,072	£753,059	£694,052
20%	70%	£564,583	£705,899	£613,890	£564,583	£705,899	£613,890
25%	70%	£482,093	£658,739	£543,728	£482,093	£658,739	£543,728
30%	70%	£399,605	£611,580	£473,566	£399,605	£611,580	£473,566
35%	70%	£317,116	£564,421	£403,403	£317,116	£564,421	£403,403
40%	70%	£234,628	£517,261	£333,241	£234,628	£517,261	£333,241
45%	70%	£152,139	£470,101	£263,080	£152,139	£470,101	£263,080
50%	70%	£69,650	£422,942	£192,918	£69,650	£422,942	£192,918
100%	70%	£-766,070	£-49,914	£-515,502	£-766,070	£-49,914	£-515,502
10%	80%	£723,105	£803,858	£751,281	£723,105	£803,858	£751,281
15%	80%	£637,390	£758,518	£679,653	£637,390	£758,518	£679,653
20%	80%	£551,673	£713,177	£608,024	£551,673	£713,177	£608,024
40%	80%	£208,809	£531,818	£321,511	£208,809	£531,818	£321,511
45%	80%	£123,093	£486,478	£249,883	£123,093	£486,478	£249,883
50%	80%	£37,377	£441,138	£178,254	£37,377	£441,138	£178,254
10%	60%	£736,014	£796,579	£757,146	£736,014	£796,579	£757,146
15%	60%	£656,753	£747,690	£688,451	£656,753	£747,690	£688,451
20%	60%	£577,492	£699,621	£619,755	£577,492	£699,621	£619,755
25%	60%	£498,231	£649,641	£551,060	£498,231	£649,641	£551,060
30%	60%	£418,969	£600,662	£482,364	£418,969	£600,662	£482,364
35%	60%	£339,708	£551,683	£413,668	£339,708	£551,683	£413,668
40%	60%	£260,447	£502,703	£344,973	£260,447	£502,703	£344,973
50%	60%	£101,824	£404,745	£207,581	£101,824	£404,745	£207,581

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	E797,995	E797,995	E797,995	E797,995	E797,995	E797,995
10%	70%	E547,081	E719,656	E672,569	E647,081	E719,656	E672,569
15%	70%	E571,625	E680,486	E609,856	E571,625	E680,486	E609,856
20%	70%	E496,168	E641,316	E547,144	E496,168	E641,316	E547,144
25%	70%	E420,712	E602,147	E484,431	E420,712	E602,147	E484,431
30%	70%	E345,255	E562,977	E421,717	E345,255	E562,977	E421,717
35%	70%	E269,799	E523,808	E359,005	E269,799	E523,808	E359,005
40%	70%	E194,342	E484,638	E296,292	E194,342	E484,638	E296,292
45%	70%	E118,886	E445,468	E233,579	E118,886	E445,468	E233,579
50%	70%	E43,429	E406,299	E170,867	E43,429	E406,299	E170,867
100%	70%	E722,767	E14,373	E463,724	E722,767	E14,373	E463,724
10%	80%	E641,341	E724,282	E670,469	E641,341	E724,282	E670,469
15%	80%	E563,014	E687,426	E606,706	E563,014	E687,426	E606,706
20%	80%	E484,686	E650,570	E542,943	E484,686	E650,570	E542,943
25%	80%	E406,360	E613,714	E479,180	E406,360	E613,714	E479,180
30%	80%	E328,033	E576,857	E415,418	E328,033	E576,857	E415,418
35%	80%	E249,705	E540,001	E351,655	E249,705	E540,001	E351,655
40%	80%	E171,378	E503,145	E287,892	E171,378	E503,145	E287,892
45%	80%	E93,051	E466,288	E224,129	E93,051	E466,288	E224,129
50%	80%	E14,724	E429,432	E160,366	E14,724	E429,432	E160,366
10%	60%	E652,823	E715,029	E674,669	E652,823	E715,029	E674,669
15%	60%	E580,237	E673,546	E613,007	E580,237	E673,546	E613,007
20%	60%	E507,650	E632,063	E551,343	E507,650	E632,063	E551,343
25%	60%	E435,065	E590,580	E489,681	E435,065	E590,580	E489,681
30%	60%	E362,479	E549,097	E428,017	E362,479	E549,097	E428,017
35%	60%	E289,893	E507,615	E366,355	E289,893	E507,615	E366,355
40%	60%	E217,306	E466,132	E304,692	E217,306	E466,132	E304,692
45%	60%	E144,720	E424,649	E243,029	E144,720	E424,649	E243,029
50%	60%	E72,135	E383,165	E181,366	E72,135	E383,165	E181,366

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

E82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,506,252	-£4,506,252	-£4,506,252	-£4,506,252	-£4,506,252	-£4,506,252
10%	70%	-£4,857,166	-£4,584,592	-£4,631,678	-£4,857,166	-£4,584,592	-£4,631,678
15%	70%	-£4,732,623	-£4,623,761	-£4,694,362	-£4,732,623	-£4,623,761	-£4,694,362
20%	70%	-£4,808,079	-£4,662,931	-£4,757,104	-£4,808,079	-£4,662,931	-£4,757,104
25%	70%	-£4,883,536	-£4,702,101	-£4,819,817	-£4,883,536	-£4,702,101	-£4,819,817
30%	70%	-£4,958,992	-£4,741,270	-£4,882,530	-£4,958,992	-£4,741,270	-£4,882,530
35%	70%	-£5,034,449	-£4,780,439	-£4,945,242	-£5,034,449	-£4,780,439	-£4,945,242
40%	70%	-£5,109,905	-£4,819,610	-£5,007,955	-£5,109,905	-£4,819,610	-£5,007,955
45%	70%	-£5,185,362	-£4,858,779	-£5,070,668	-£5,185,362	-£4,858,779	-£5,070,668
50%	70%	-£5,260,818	-£4,897,948	-£5,133,381	-£5,260,818	-£4,897,948	-£5,133,381
100%	70%	-£6,027,014	-£5,289,875	-£5,767,972	-£6,027,014	-£5,289,875	-£5,767,972
10%	80%	-£4,662,907	-£4,579,965	-£4,633,779	-£4,662,907	-£4,579,965	-£4,633,779
15%	80%	-£4,741,233	-£4,616,822	-£4,697,542	-£4,741,233	-£4,616,822	-£4,697,542
20%	80%	-£4,819,561	-£4,653,677	-£4,761,304	-£4,819,561	-£4,653,677	-£4,761,304
25%	80%	-£4,897,889	-£4,690,532	-£4,825,066	-£4,897,889	-£4,690,532	-£4,825,066
30%	80%	-£4,976,217	-£4,727,387	-£4,888,828	-£4,976,217	-£4,727,387	-£4,888,828
35%	80%	-£5,054,545	-£4,764,242	-£4,952,590	-£5,054,545	-£4,764,242	-£4,952,590
40%	80%	-£5,132,873	-£4,801,097	-£5,016,352	-£5,132,873	-£4,801,097	-£5,016,352
45%	80%	-£5,211,201	-£4,837,952	-£5,080,114	-£5,211,201	-£4,837,952	-£5,080,114
50%	80%	-£5,289,529	-£4,874,807	-£5,143,876	-£5,289,529	-£4,874,807	-£5,143,876
10%	60%	-£4,651,425	-£4,589,218	-£4,629,578	-£4,651,425	-£4,589,218	-£4,629,578
15%	60%	-£4,724,011	-£4,630,701	-£4,691,241	-£4,724,011	-£4,630,701	-£4,691,241
20%	60%	-£4,796,597	-£4,672,184	-£4,752,904	-£4,796,597	-£4,672,184	-£4,752,904
25%	60%	-£4,869,182	-£4,713,668	-£4,814,567	-£4,869,182	-£4,713,668	-£4,814,567
30%	60%	-£4,941,769	-£4,755,151	-£4,876,230	-£4,941,769	-£4,755,151	-£4,876,230
35%	60%	-£5,014,355	-£4,796,633	-£4,937,893	-£5,014,355	-£4,796,633	-£4,937,893
40%	60%	-£5,086,941	-£4,838,116	-£4,999,556	-£5,086,941	-£4,838,116	-£4,999,556
50%	60%	-£5,232,113	-£4,921,082	-£5,122,881	-£5,232,113	-£4,921,082	-£5,122,881

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

E64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,329,664	-£3,329,664	-£3,329,664	-£3,329,664	-£3,329,664	-£3,329,664
10%	70%	-£3,480,578	-£3,408,003	-£3,455,090	-£3,480,578	-£3,408,003	-£3,455,090
15%	70%	-£3,556,034	-£3,447,173	-£3,517,803	-£3,556,034	-£3,447,173	-£3,517,803
20%	70%	-£3,631,490	-£3,486,343	-£3,580,516	-£3,631,490	-£3,486,343	-£3,580,516
25%	70%	-£3,706,947	-£3,525,512	-£3,643,229	-£3,706,947	-£3,525,512	-£3,643,229
30%	70%	-£3,782,404	-£3,564,682	-£3,705,942	-£3,782,404	-£3,564,682	-£3,705,942
35%	70%	-£3,857,860	-£3,603,851	-£3,768,655	-£3,857,860	-£3,603,851	-£3,768,655
40%	70%	-£3,933,317	-£3,643,021	-£3,831,368	-£3,933,317	-£3,643,021	-£3,831,368
45%	70%	-£4,008,773	-£3,682,191	-£3,894,081	-£4,008,773	-£3,682,191	-£3,894,081
50%	70%	-£4,084,230	-£3,721,360	-£3,956,794	-£4,084,230	-£3,721,360	-£3,956,794
100%	70%	-£4,850,426	-£4,113,286	-£4,591,384	-£4,850,426	-£4,113,286	-£4,591,384
10%	80%	-£3,486,318	-£3,403,377	-£3,457,190	-£3,486,318	-£3,403,377	-£3,457,190
15%	80%	-£3,564,645	-£3,440,234	-£3,520,953	-£3,564,645	-£3,440,234	-£3,520,953
20%	80%	-£3,642,973	-£3,477,091	-£3,584,716	-£3,642,973	-£3,477,091	-£3,584,716
25%	80%	-£3,721,301	-£3,513,948	-£3,648,479	-£3,721,301	-£3,513,948	-£3,648,479
30%	80%	-£3,800,629	-£3,550,805	-£3,712,242	-£3,800,629	-£3,550,805	-£3,712,242
35%	80%	-£3,879,957	-£3,587,662	-£3,776,005	-£3,879,957	-£3,587,662	-£3,776,005
40%	80%	-£3,959,285	-£3,624,519	-£3,839,768	-£3,959,285	-£3,624,519	-£3,839,768
45%	80%	-£4,038,613	-£3,661,376	-£3,903,531	-£4,038,613	-£3,661,376	-£3,903,531
50%	80%	-£4,117,941	-£3,698,233	-£3,967,294	-£4,117,941	-£3,698,233	-£3,967,294
10%	60%	-£3,474,836	-£3,412,830	-£3,452,990	-£3,474,836	-£3,412,830	-£3,452,990
15%	60%	-£3,547,423	-£3,454,113	-£3,514,652	-£3,547,423	-£3,454,113	-£3,514,652
20%	60%	-£3,620,010	-£3,495,396	-£3,576,314	-£3,620,010	-£3,495,396	-£3,576,314
25%	60%	-£3,692,597	-£3,536,679	-£3,637,976	-£3,692,597	-£3,536,679	-£3,637,976
30%	60%	-£3,765,184	-£3,577,962	-£3,699,638	-£3,765,184	-£3,577,962	-£3,699,638
35%	60%	-£3,837,771	-£3,620,044	-£3,761,300	-£3,837,771	-£3,620,044	-£3,761,300
40%	60%	-£3,910,358	-£3,661,527	-£3,822,962	-£3,910,358	-£3,661,527	-£3,822,962
50%	60%	-£4,055,528	-£3,744,494	-£3,946,293	-£4,055,528	-£3,744,494	-£3,946,293

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

E29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,089,244	-£1,089,244	-£1,089,244	-£1,089,244	-£1,089,244	-£1,089,244
10%	70%	-£1,240,158	-£1,167,584	-£1,214,670	-£1,240,158	-£1,167,584	-£1,214,670
15%	70%	-£1,315,614	-£1,206,753	-£1,277,383	-£1,315,614	-£1,206,753	-£1,277,383
20%	70%	-£1,391,071	-£1,245,923	-£1,340,095	-£1,391,071	-£1,245,923	-£1,340,095
25%	70%	-£1,466,527	-£1,285,092	-£1,402,808	-£1,466,527	-£1,285,092	-£1,402,808
30%	70%	-£1,541,984	-£1,324,262	-£1,465,520	-£1,541,984	-£1,324,262	-£1,465,520
35%	70%	-£1,617,440	-£1,363,431	-£1,528,233	-£1,617,440	-£1,363,431	-£1,528,233
40%	70%	-£1,692,897	-£1,402,601	-£1,590,946	-£1,692,897	-£1,402,601	-£1,590,946
45%	70%	-£1,768,353	-£1,441,771	-£1,653,659	-£1,768,353	-£1,441,771	-£1,653,659
50%	70%	-£1,843,810	-£1,480,940	-£1,716,372	-£1,843,810	-£1,480,940	-£1,716,372
100%	70%	-£2,610,006	-£1,872,866	-£2,350,964	-£2,610,006	-£1,872,866	-£2,350,964
10%	80%	-£1,245,898	-£1,162,957	-£1,216,770	-£1,245,898	-£1,162,957	-£1,216,770
15%	80%	-£1,324,225	-£1,199,814	-£1,280,533	-£1,324,225	-£1,199,814	-£1,280,533
20%	80%	-£1,402,553	-£1,236,669	-£1,344,296	-£1,402,553	-£1,236,669	-£1,344,296
25%	80%	-£1,480,881	-£1,273,524	-£1,408,059	-£1,480,881	-£1,273,524	-£1,408,059
30%	80%	-£1,559,209	-£1,310,379	-£1,471,822	-£1,559,209	-£1,310,379	-£1,471,822
35%	80%	-£1,637,537	-£1,347,234	-£1,535,585	-£1,637,537	-£1,347,234	-£1,535,585
40%	80%	-£1,715,865	-£1,384,089	-£1,599,348	-£1,715,865	-£1,384,089	-£1,599,348
45%	80%	-£1,794,193	-£1,420,944	-£1,663,111	-£1,794,193	-£1,420,944	-£1,663,111
50%	80%	-£1,872,521	-£1,457,800	-£1,726,874	-£1,872,521	-£1,457,800	-£1,726,874
10%	60%	-£1,234,416	-£1,172,210	-£1,212,570	-£1,234,416	-£1,172,21	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£136,203	£136,203	£136,203	£136,203	£136,203	£136,203
10%	70%	£14,711	£37,863	£10,777	£14,711	£7,863	£10,777
15%	70%	£90,167	£18,694	£51,336	£90,167	£18,694	£51,336
20%	70%	£-165,624	£-20,476	£-114,649	£-165,624	£-20,476	£-114,649
25%	70%	£-241,080	£-59,646	£-177,362	£-241,080	£-59,646	£-177,362
30%	70%	£-316,537	£-98,815	£-240,075	£-316,537	£-98,815	£-240,075
35%	70%	£-391,993	£-137,994	£-302,787	£-391,993	£-137,994	£-302,787
40%	70%	£-467,450	£-177,155	£-365,500	£-467,450	£-177,155	£-365,500
45%	70%	£-542,906	£-216,324	£-428,213	£-542,906	£-216,324	£-428,213
50%	70%	£-618,363	£-255,493	£-490,926	£-618,363	£-255,493	£-490,926
100%	70%	£-1,384,559	£-647,419	£-1,125,517	£-1,384,559	£-647,419	£-1,125,517
10%	80%	£-20,451	£92,490	£9,076	£-20,451	£92,490	£9,076
15%	80%	£-98,778	£25,833	£55,086	£-98,778	£25,833	£55,086
20%	80%	£-177,106	£-11,222	£-118,849	£-177,106	£-11,222	£-118,849
40%	80%	£-490,414	£-158,647	£-373,900	£-490,414	£-158,647	£-373,900
45%	80%	£-568,741	£-195,504	£-437,663	£-568,741	£-195,504	£-437,663
50%	80%	£-647,069	£-232,361	£-501,426	£-647,069	£-232,361	£-501,426
10%	60%	£-9,969	£53,237	£12,877	£-9,969	£53,237	£12,877
40%	60%	£-31,556	£11,754	£-44,786	£-31,556	£11,754	£-44,786
20%	60%	£-154,142	£-29,729	£-110,449	£-154,142	£-29,729	£-110,449
25%	60%	£-226,727	£-71,212	£-172,112	£-226,727	£-71,212	£-172,112
30%	60%	£-299,313	£-112,695	£-233,775	£-299,313	£-112,695	£-233,775
35%	60%	£-371,900	£-154,178	£-295,438	£-371,900	£-154,178	£-295,438
40%	60%	£-444,486	£-195,661	£-357,100	£-444,486	£-195,661	£-357,100
50%	60%	£-517,073	£-237,627	£-420,426	£-517,073	£-237,627	£-420,426

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£417,254	£417,254	£417,254	£417,254	£417,254	£417,254
10%	70%	£266,340	£339,914	£291,827	£266,340	£339,914	£291,827
15%	70%	£190,883	£293,745	£228,114	£190,883	£293,745	£228,114
20%	70%	£115,427	£260,574	£166,402	£115,427	£260,574	£166,402
25%	70%	£39,970	£221,405	£103,689	£39,970	£221,405	£103,689
30%	70%	£-35,486	£182,236	£40,976	£-35,486	£182,236	£40,976
35%	70%	£-110,943	£143,066	£-21,736	£-110,943	£143,066	£-21,736
40%	70%	£-186,399	£103,896	£-144,449	£-186,399	£103,896	£-144,449
45%	70%	£-261,856	£64,727	£-147,163	£-261,856	£64,727	£-147,163
50%	70%	£-337,312	£25,558	£-209,875	£-337,312	£25,558	£-209,875
100%	70%	£-1,103,508	£-366,369	£-844,466	£-1,103,508	£-366,369	£-844,466
10%	80%	£260,599	£343,541	£289,727	£260,599	£343,541	£289,727
15%	80%	£192,272	£305,954	£225,964	£192,272	£305,954	£225,964
20%	80%	£103,945	£260,829	£162,202	£103,945	£260,829	£162,202
40%	80%	£-209,363	£122,403	£-192,850	£-209,363	£122,403	£-192,850
45%	80%	£-287,690	£85,547	£-156,612	£-287,690	£85,547	£-156,612
50%	80%	£-366,018	£48,690	£-220,375	£-366,018	£48,690	£-220,375
10%	60%	£272,081	£334,288	£293,928	£272,081	£334,288	£293,928
15%	60%	£199,495	£292,895	£232,265	£199,495	£292,895	£232,265
20%	60%	£126,909	£251,321	£170,602	£126,909	£251,321	£170,602
25%	60%	£54,324	£209,838	£108,938	£54,324	£209,838	£108,938
30%	60%	£-18,263	£168,355	£47,276	£-18,263	£168,355	£47,276
35%	60%	£-90,849	£126,873	£-14,387	£-90,849	£126,873	£-14,387
40%	60%	£-163,435	£85,390	£-109,049	£-163,435	£85,390	£-109,049
50%	60%	£-238,607	£2,424	£-199,375	£-238,607	£2,424	£-199,375

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£541,314	£541,314	£541,314	£541,314	£541,314	£541,314
10%	70%	£390,400	£462,974	£415,888	£390,400	£462,974	£415,888
15%	70%	£314,944	£423,995	£353,175	£314,944	£423,995	£353,175
20%	70%	£239,487	£384,663	£293,487	£239,487	£384,663	£293,487
25%	70%	£164,031	£345,465	£227,749	£164,031	£345,465	£227,749
30%	70%	£88,574	£306,296	£165,036	£88,574	£306,296	£165,036
35%	70%	£13,118	£267,127	£102,324	£13,118	£267,127	£102,324
40%	70%	£-62,339	£227,957	£39,611	£-62,339	£227,957	£39,611
45%	70%	£-137,795	£188,787	£-23,102	£-137,795	£188,787	£-23,102
50%	70%	£-213,252	£149,618	£-85,814	£-213,252	£149,618	£-85,814
100%	70%	£-979,448	£-242,308	£-720,406	£-979,448	£-242,308	£-720,406
10%	80%	£384,660	£467,601	£413,788	£384,660	£467,601	£413,788
15%	80%	£306,333	£430,744	£350,025	£306,333	£430,744	£350,025
20%	80%	£230,899	£393,889	£286,262	£230,899	£393,889	£286,262
40%	80%	£-55,303	£246,464	£31,211	£-55,303	£246,464	£31,211
45%	80%	£-163,630	£209,607	£-32,552	£-163,630	£209,607	£-32,552
50%	80%	£-241,958	£172,750	£-69,315	£-241,958	£172,750	£-69,315
10%	60%	£396,142	£458,348	£417,988	£396,142	£458,348	£417,988
15%	60%	£323,555	£416,895	£356,326	£323,555	£416,895	£356,326
20%	60%	£250,969	£375,862	£294,662	£250,969	£375,862	£294,662
25%	60%	£178,384	£333,899	£233,000	£178,384	£333,899	£233,000
30%	60%	£105,798	£292,416	£171,336	£105,798	£292,416	£171,336
35%	60%	£33,211	£250,933	£109,674	£33,211	£250,933	£109,674
40%	60%	£-39,375	£209,450	£48,011	£-39,375	£209,450	£48,011
50%	60%	£-184,546	£126,484	£-275,315	£-184,546	£126,484	£-275,315

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£118,466	£118,466	£118,466	£118,466	£118,466	£118,466
10%	70%	£-32,448	£40,126	£-6,960	£-32,448	£40,126	£-6,960
15%	70%	£-107,304	£9,567	£-93,673	£-107,304	£9,567	£-93,673
20%	70%	£-193,361	£-28,213	£-132,386	£-193,361	£-28,213	£-132,386
25%	70%	£-258,817	£-77,383	£-195,099	£-258,817	£-77,383	£-195,099
30%	70%	£-334,274	£-116,552	£-257,812	£-334,274	£-116,552	£-257,812
35%	70%	£-409,730	£-155,721	£-320,524	£-409,730	£-155,721	£-320,524
40%	70%	£-485,187	£-194,892	£-383,237	£-485,187	£-194,892	£-383,237
45%	70%	£-560,643	£-234,061	£-445,950	£-560,643	£-234,061	£-445,950
50%	70%	£-636,100	£-273,230	£-508,663	£-636,100	£-273,230	£-508,663
100%	70%	£-1,402,296	£-665,156	£-1,143,254	£-1,402,296	£-665,156	£-1,143,254
10%	80%	£-38,188	£44,753	£-9,061	£-38,188	£44,753	£-9,061
15%	80%	£-116,515	£7,896	£-12,823	£-116,515	£7,896	£-12,823
20%	80%	£-194,943	£-28,959	£-136,586	£-194,943	£-28,959	£-136,586
40%	80%	£-508,151	£-178,384	£-391,637	£-508,151	£-178,384	£-391,637
45%	80%	£-586,478	£-213,241	£-455,400	£-586,478	£-213,241	£-455,400
50%	80%	£-664,806	£-250,098	£-519,163	£-664,806	£-250,098	£-519,163
10%	60%	£-26,706	£35,500	£-4,860	£-26,706	£35,500	£-4,860
15%	60%	£-99,293	£5,983	£-66,522	£-99,293	£5,983	£-66,522
20%	60%	£-171,978	£-47,466	£-128,186	£-171,978	£-47,466	£-128,186
25%	60%	£-244,464	£-98,949	£-189,849	£-244,464	£-98,949	£-189,849
30%	60%	£-317,050	£-130,432	£-251,512	£-317,050	£-130,432	£-251,512
35%	60%	£-389,637	£-171,915	£-313,175	£-389,637	£-171,915	£-313,175
40%	60%	£-462,223	£-213,398	£-374,837	£-462,223	£-213,398	£-374,837
50%	60%	£-534,810	£-256,364	£-438,163	£-534,810	£-256,364	£-438,163

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£667,362	£667,362	£667,362	£667,362	£667,362	£667,362
10%	70%	£516,448	£589,022	£541,936	£516,448	£589,022	£541,936
15%	70%	£440,902	£549,853	£478,223	£440,902	£549,853	£478,223
20%	70%	£365,535	£510,683	£416,511	£365,535	£510,683	£416,511
25%	70%	£290,079	£471,514	£353,797	£290,079	£471,514	£353,797
30%	70%	£214,622	£432,344	£291,084	£214,622	£432,344	£291,084
35%	70%	£139,166	£393,175	£228,372	£139,166	£393,175	£228,372
40%	70%	£63,709	£354,005	£165,659	£63,709	£354,005	£165,659
45%	70%	£-11,747	£314,835	£102,946	£-11,747	£314,835	£102,946
50%	70%	£-87,204	£275,666	£40,234	£-87,204	£275,666	£40,234
100%	70%	£-853,400	£-116,260	£-594,358	£-853,400	£-116,260	£-594,358
10%	80%	£510,708	£593,649	£539,836	£510,708	£593,649	£539,836
15%	80%	£432,381	£555,792	£476,073	£432,381	£555,792	£476,073
20%	80%	£354,053	£519,937	£412,310	£354,053	£519,937	£412,310
40%	80%	£40,745	£372,512	£157,259	£40,745	£372,512	£157,259
45%	80%	£-37,582	£335,655	£93,496	£-37,582	£335,655	£93,496
50%	80%	£-115,909	£298,799	£29,733	£-115,909	£298,799	£29,733
10%	60%	£522,190	£584,396	£544,036	£522,190	£584,396	£544,036
15%	60%	£449,803	£542,313	£482,374	£449,803	£542,313	£482,374
20%	60%	£377,017	£501,430	£420,710	£377,017	£501,430	£420,710
25%	60%	£304,432	£459,947	£359,048	£304,432	£459,947	£359,048
30%	60%	£231,846	£418,464	£297,384	£231,846	£418,464	£297,384
35%	60%	£159,259	£376,982	£235,722	£159,259	£376,982	£235,722
40%	60%	£86,673	£335,498	£174,059	£86,673	£335,498	£174,059
50%	60%	£-58,498	£292,532	£50,733	£-58,498	£292,532	£50,733

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£705,119	£705,119	£705,119	£705,119	£705,119	£705,119
10%	70%	£554,205	£626,779	£579,693	£554,205	£626,779	£579,693
15%	70%	£478,749	£587,610	£516,980	£478,749	£587,610	£516,980
20%	70%	£403,292	£548,440	£454,267	£403,292	£548,440	£454,267
25%	70%	£327,836	£509,270	£391,554	£327,836	£509,270	£391,554
30%	70%	£252,379	£470,101	£328,841	£252,379	£470,101	£328,841
35%	70%	£176,923	£430,932	£266,129	£176,923	£430,932	£266,129
40%	70%	£101,466	£391,761	£203,416	£101,466	£391,761	£203,416
45%	70%	£26,010	£352,592	£140,703	£26,010	£352,592	£140,703
50%	70%	£-49,447	£313,423	£77,990	£-49,447	£313,423	£77,990
100%	70%	£-815,643	£-78,503	£-556,601	£-815,643	£-78,503	£-556,601
10%	80%	£548,465	£631,406	£577,592	£548,465	£631,406	£577,592
15%	80%	£470,138	£594,549	£513,830	£470,138	£594,549	£513,830
20%	80%	£391,810	£557,694	£450,067	£391,810	£557,694	£450,067
40%	80%	£78,502	£410,289	£195,016	£78,502	£410,289	£195,016
45%	80%	£175	£373,412	£131,253	£175	£373,412	£131,253
50%	80%	£-78,153	£335,555	£67,490	£-78,153	£335,555	£67,490
10%	60%	£559,947	£622,153	£581,793	£559,947	£622,153	£581,793
15%	60%	£487,360	£580,670	£520,130	£487,360	£580,670	£520,130
20%	60%	£414,774	£539,187	£458,467	£414,774	£539,187	£458,467
25%	60%	£342,189	£497,704	£396,804	£342,189	£497,704	£396,804
30%	60%	£269,603	£456,220	£335,141	£269,603	£456,220	£335,141
35%	60%	£197,016	£414,738	£273,478	£197,016	£414,738	£273,478
40%	60%	£124,430	£373,255	£211,816	£124,430	£373,255	£211,816
50%	60%	£-20,741	£290,289	£98,490	£-20,741	£290,289	£98,490

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£608,576	£608,576	£608,576	£608,576	£608,576	£608,576
10%	70%	£471,624	£540,507	£497,778	£471,624	£540,507	£497,778
15%	70%	£403,148	£506,473	£442,379	£403,148	£506,473	£442,379
20%	70%	£334,671	£472,439	£386,980	£334,671	£472,439	£386,980
25%	70%	£266,195	£438,405	£331,581	£266,195	£438,405	£331,581
30%	70%	£197,718	£404,370	£276,182	£197,718	£404,370	£276,182
35%	70%	£129,242	£370,336	£220,783	£129,242	£370,336	£220,783
40%	70%	£60,767	£336,302	£165,384	£60,767	£336,302	£165,384
45%	70%	-£7,837	£302,267	£109,985	-£7,837	£302,267	£109,985
50%	70%	-£77,432	£268,234	£54,586	-£77,432	£268,234	£54,586
100%	70%	-£773,394	-£73,289	-£507,571	-£773,394	-£73,289	-£507,571
10%	80%	£466,581	£545,306	£498,473	£466,581	£545,306	£498,473
15%	80%	£395,584	£513,671	£440,420	£395,584	£513,671	£440,420
20%	80%	£324,587	£482,036	£384,368	£324,587	£482,036	£384,368
25%	80%	£253,589	£450,400	£328,316	£253,589	£450,400	£328,316
30%	80%	£182,592	£418,765	£272,264	£182,592	£418,765	£272,264
35%	80%	£111,595	£387,130	£216,213	£111,595	£387,130	£216,213
40%	80%	£40,597	£355,495	£160,161	£40,597	£355,495	£160,161
45%	80%	-£30,897	£323,861	£104,109	-£30,897	£323,861	£104,109
50%	80%	-£103,056	£292,225	£48,057	-£103,056	£292,225	£48,057
10%	60%	£476,666	£535,709	£499,084	£476,666	£535,709	£499,084
15%	60%	£410,711	£499,276	£444,338	£410,711	£499,276	£444,338
20%	60%	£344,755	£462,842	£389,591	£344,755	£462,842	£389,591
25%	60%	£278,800	£426,408	£334,846	£278,800	£426,408	£334,846
30%	60%	£212,845	£389,975	£280,100	£212,845	£389,975	£280,100
35%	60%	£146,890	£353,542	£225,354	£146,890	£353,542	£225,354
40%	60%	£80,935	£317,108	£170,608	£80,935	£317,108	£170,608
45%	60%	£14,980	£280,675	£115,861	£14,980	£280,675	£115,861
50%	60%	-£51,809	£244,242	£61,115	-£51,809	£244,242	£61,115

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,695,672	-£4,695,672	-£4,695,672	-£4,695,672	-£4,695,672	-£4,695,672
10%	70%	-£4,832,624	-£4,763,740	-£4,806,470	-£4,832,624	-£4,763,740	-£4,806,470
15%	70%	-£4,901,100	-£4,797,774	-£4,881,869	-£4,901,100	-£4,797,774	-£4,881,869
20%	70%	-£4,969,576	-£4,831,808	-£4,917,268	-£4,969,576	-£4,831,808	-£4,917,268
25%	70%	-£5,038,053	-£4,865,843	-£4,972,667	-£5,038,053	-£4,865,843	-£4,972,667
30%	70%	-£5,106,529	-£4,899,878	-£5,028,066	-£5,106,529	-£4,899,878	-£5,028,066
35%	70%	-£5,175,005	-£4,933,911	-£5,083,464	-£5,175,005	-£4,933,911	-£5,083,464
40%	70%	-£5,243,481	-£4,967,945	-£5,138,863	-£5,243,481	-£4,967,945	-£5,138,863
45%	70%	-£5,311,957	-£5,001,979	-£5,194,262	-£5,311,957	-£5,001,979	-£5,194,262
50%	70%	-£5,380,433	-£5,036,014	-£5,249,661	-£5,380,433	-£5,036,014	-£5,249,661
100%	70%	-£6,077,641	-£5,377,537	-£5,811,819	-£6,077,641	-£5,377,537	-£5,811,819
10%	80%	-£4,837,666	-£4,758,942	-£4,807,775	-£4,837,666	-£4,758,942	-£4,807,775
15%	80%	-£4,906,664	-£4,790,576	-£4,883,827	-£4,906,664	-£4,790,576	-£4,883,827
20%	80%	-£4,975,661	-£4,822,211	-£4,919,879	-£4,975,661	-£4,822,211	-£4,919,879
25%	80%	-£5,044,658	-£4,853,845	-£4,945,930	-£5,044,658	-£4,853,845	-£4,945,930
30%	80%	-£5,113,655	-£4,885,479	-£5,001,329	-£5,113,655	-£4,885,479	-£5,001,329
35%	80%	-£5,182,652	-£4,917,113	-£5,056,728	-£5,182,652	-£4,917,113	-£5,056,728
40%	80%	-£5,251,649	-£4,948,747	-£5,112,127	-£5,251,649	-£4,948,747	-£5,112,127
45%	80%	-£5,320,646	-£4,980,381	-£5,167,526	-£5,320,646	-£4,980,381	-£5,167,526
50%	80%	-£5,389,643	-£5,012,015	-£5,222,925	-£5,389,643	-£5,012,015	-£5,222,925
10%	60%	-£4,827,582	-£4,768,538	-£4,805,163	-£4,827,582	-£4,768,538	-£4,805,163
15%	60%	-£4,893,537	-£4,804,972	-£4,859,609	-£4,893,537	-£4,804,972	-£4,859,609
20%	60%	-£4,959,492	-£4,841,406	-£4,914,050	-£4,959,492	-£4,841,406	-£4,914,050
25%	60%	-£5,025,447	-£4,877,840	-£4,968,491	-£5,025,447	-£4,877,840	-£4,968,491
30%	60%	-£5,091,402	-£4,914,274	-£5,022,932	-£5,091,402	-£4,914,274	-£5,022,932
35%	60%	-£5,157,357	-£4,950,708	-£5,077,373	-£5,157,357	-£4,950,708	-£5,077,373
40%	60%	-£5,223,312	-£4,987,142	-£5,131,814	-£5,223,312	-£4,987,142	-£5,131,814
50%	60%	-£5,289,267	-£5,023,576	-£5,186,255	-£5,289,267	-£5,023,576	-£5,186,255

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,519,083	-£3,519,083	-£3,519,083	-£3,519,083	-£3,519,083	-£3,519,083
10%	70%	-£3,656,035	-£3,587,152	-£3,629,881	-£3,656,035	-£3,587,152	-£3,629,881
15%	70%	-£3,724,512	-£3,621,186	-£3,695,290	-£3,724,512	-£3,621,186	-£3,695,290
20%	70%	-£3,792,989	-£3,655,221	-£3,740,679	-£3,792,989	-£3,655,221	-£3,740,679
25%	70%	-£3,861,466	-£3,689,254	-£3,796,078	-£3,861,466	-£3,689,254	-£3,796,078
30%	70%	-£3,929,943	-£3,723,289	-£3,851,477	-£3,929,943	-£3,723,289	-£3,851,477
35%	70%	-£3,998,420	-£3,757,323	-£3,906,876	-£3,998,420	-£3,757,323	-£3,906,876
40%	70%	-£4,066,897	-£3,791,357	-£3,962,275	-£4,066,897	-£3,791,357	-£3,962,275
45%	70%	-£4,135,374	-£3,825,392	-£4,017,674	-£4,135,374	-£3,825,392	-£4,017,674
50%	70%	-£4,203,851	-£3,859,426	-£4,073,073	-£4,203,851	-£3,859,426	-£4,073,073
100%	70%	-£4,901,053	-£4,200,949	-£4,635,230	-£4,901,053	-£4,200,949	-£4,635,230
10%	80%	-£3,661,078	-£3,582,353	-£3,631,187	-£3,661,078	-£3,582,353	-£3,631,187
15%	80%	-£3,732,076	-£3,613,988	-£3,697,239	-£3,732,076	-£3,613,988	-£3,697,239
20%	80%	-£3,803,074	-£3,645,623	-£3,743,291	-£3,803,074	-£3,645,623	-£3,743,291
25%	80%	-£3,874,072	-£3,677,258	-£3,798,343	-£3,874,072	-£3,677,258	-£3,798,343
30%	80%	-£3,945,070	-£3,708,893	-£3,853,395	-£3,945,070	-£3,708,893	-£3,853,395
35%	80%	-£4,016,068	-£3,740,528	-£3,908,447	-£4,016,068	-£3,740,528	-£3,908,447
40%	80%	-£4,087,066	-£3,772,163	-£3,963,499	-£4,087,066	-£3,772,163	-£3,963,499
45%	80%	-£4,158,064	-£3,803,798	-£4,018,551	-£4,158,064	-£3,803,798	-£4,018,551
50%	80%	-£4,229,062	-£3,835,433	-£4,073,603	-£4,229,062	-£3,835,433	-£4,073,603
10%	60%	-£3,650,994	-£3,591,950	-£3,628,575	-£3,650,994	-£3,591,950	-£3,628,575
15%	60%	-£3,716,949	-£3,628,384	-£3,683,321	-£3,716,949	-£3,628,384	-£3,683,321
20%	60%	-£3,782,904	-£3,664,817	-£3,738,068	-£3,782,904	-£3,664,817	-£3,738,068
25%	60%	-£3,848,859	-£3,701,251	-£3,792,814	-£3,848,859	-£3,701,251	-£3,792,814
30%	60%	-£3,914,814	-£3,737,684	-£3,847,560	-£3,914,814	-£3,737,684	-£3,847,560
35%	60%	-£3,980,769	-£3,774,117	-£3,902,306	-£3,980,769	-£3,774,117	-£3,902,306
40%	60%	-£4,046,724	-£3,810,551	-£3,957,051	-£4,046,724	-£3,810,551	-£3,957,051
50%	60%	-£4,112,679	-£3,846,985	-£4,011,797	-£4,112,679	-£3,846,985	-£4,011,797

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,278,663	-£1,278,663	-£1,278,663	-£1,278,663	-£1,278,663	-£1,278,663
10%	70%	-£1,415,615	-£1,346,732	-£1,389,461	-£1,415,615	-£1,346,732	-£1,389,461
15%	70%	-£1,484,092	-£1,380,766	-£1,448,039	-£1,484,092	-£1,380,766	-£1,448,039
20%	70%	-£1,552,568	-£1,414,801	-£1,506,299	-£1,552,568	-£1,414,801	-£1,506,299
25%	70%	-£1,621,044	-£1,448,835	-£1,565,658	-£1,621,044	-£1,448,835	-£1,565,658
30%	70%	-£1,689,520	-£1,482,869	-£1,611,057	-£1,689,520	-£1,482,869	-£1,611,057
35%	70%	-£1,757,997	-£1,516,903	-£1,666,456	-£1,757,997	-£1,516,903	-£1,666,456
40%	70%	-£1,826,473	-£1,550,937	-£1,721,855	-£1,826,473	-£1,550,937	-£1,721,855
45%	70%	-£1,894,950	-£1,584,971	-£1,777,254	-£1,894,950	-£1,584,971	-£1,777,254
50%	70%	-£1,963,426	-£1,619,005	-£1,832,653	-£1,963,426	-£1,619,005	-£1,832,653
100%	70%	-£2,660,633	-£1,960,529	-£2,394,810	-£2,660,633	-£1,960,529	-£2,394,810
10%	80%	-£1,420,658	-£1,341,933	-£1,380,767	-£1,420,658	-£1,341,933	-£1,380,767
15%	80%	-£1,491,656	-£1,373,568	-£1,446,819	-£1,491,656	-£1,373,568	-£1,446,819
20%	80%	-£1,562,654	-£1,405,203	-£1,502,871	-£1,562,654	-£1,405,203	-£1,502,871
25%	80%	-£1,633,652	-£1,436,838	-£1,557,923	-£1,633,652	-£1,436,838	-£1,557,923
30%	80%	-£1,704,650	-£1,468,473	-£1,612,975	-£1,704,650	-£1,468,473	-£1,612,975
35%	80%	-£1,775,648	-£1,500,108	-£1,668,027	-£1,775,648	-£1,500,108	-£1,668,027
40%	80%	-£1,846,646	-£1,531,743	-£1,723,079	-£1,846,646	-£1,531,743	-£1,723,079
45%	80%	-£1,917,644	-£1,563,378	-£1,778,131	-£1,917,644	-£1,563,378	-£1,778,131
50%	80%	-£1,988,642	-£1				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£53,217	-£53,217	-£53,217	-£53,217	-£53,217	-£53,217
10%	70%	-£100,168	-£121,285	-£164,014	-£190,168	-£121,285	-£164,014
15%	70%	-£258,645	-£155,319	-£219,413	-£258,645	-£155,319	-£219,413
20%	70%	-£327,121	-£189,354	-£274,812	-£327,121	-£189,354	-£274,812
25%	70%	-£395,597	-£223,388	-£330,211	-£395,597	-£223,388	-£330,211
30%	70%	-£464,074	-£257,422	-£385,610	-£464,074	-£257,422	-£385,610
35%	70%	-£532,550	-£291,456	-£441,009	-£532,550	-£291,456	-£441,009
40%	70%	-£601,026	-£325,490	-£496,408	-£601,026	-£325,490	-£496,408
45%	70%	-£669,502	-£359,525	-£551,807	-£669,502	-£359,525	-£551,807
50%	70%	-£737,978	-£393,559	-£607,206	-£737,978	-£393,559	-£607,206
100%	70%	-£1,436,186	-£735,082	-£1,189,364	-£1,436,186	-£735,082	-£1,189,364
10%	80%	-£195,211	-£116,486	-£165,320	-£195,211	-£116,486	-£165,320
15%	80%	-£266,209	-£148,121	-£221,372	-£266,209	-£148,121	-£221,372
20%	80%	-£337,207	-£179,756	-£277,424	-£337,207	-£179,756	-£277,424
40%	80%	-£621,195	-£306,297	-£501,631	-£621,195	-£306,297	-£501,631
45%	80%	-£692,690	-£337,932	-£557,683	-£692,690	-£337,932	-£557,683
50%	80%	-£764,184	-£369,568	-£613,735	-£764,184	-£369,568	-£613,735
10%	60%	-£185,127	-£126,083	-£162,708	-£185,127	-£126,083	-£162,708
15%	60%	-£251,082	-£162,517	-£217,454	-£251,082	-£162,517	-£217,454
20%	60%	-£317,037	-£198,950	-£272,201	-£317,037	-£198,950	-£272,201
25%	60%	-£382,992	-£235,383	-£326,947	-£382,992	-£235,383	-£326,947
30%	60%	-£448,947	-£271,817	-£381,693	-£448,947	-£271,817	-£381,693
35%	60%	-£514,902	-£308,251	-£436,438	-£514,902	-£308,251	-£436,438
40%	60%	-£580,857	-£344,684	-£491,184	-£580,857	-£344,684	-£491,184
50%	60%	-£713,601	-£417,551	-£600,677	-£713,601	-£417,551	-£600,677

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£227,834	£227,834	£227,834	£227,834	£227,834	£227,834
10%	70%	£90,862	£159,766	£117,036	£90,862	£159,766	£117,036
15%	70%	£22,466	£125,732	£61,637	£22,466	£125,732	£61,637
20%	70%	-£46,070	£91,697	£6,236	-£46,070	£91,697	£6,236
25%	70%	-£114,547	£57,663	-£49,161	-£114,547	£57,663	-£49,161
30%	70%	-£183,023	£23,628	-£104,560	-£183,023	£23,628	-£104,560
35%	70%	-£251,500	-£10,405	-£159,959	-£251,500	-£10,405	-£159,959
40%	70%	-£319,976	-£44,439	-£215,358	-£319,976	-£44,439	-£215,358
45%	70%	-£388,452	-£78,474	-£270,756	-£388,452	-£78,474	-£270,756
50%	70%	-£456,928	-£112,508	-£326,155	-£456,928	-£112,508	-£326,155
100%	70%	-£1,154,135	-£454,031	-£888,313	-£1,154,135	-£454,031	-£888,313
10%	80%	£85,840	£164,564	£115,731	£85,840	£164,564	£115,731
15%	80%	£114,842	£132,359	£59,679	£114,842	£132,359	£59,679
20%	80%	£56,155	£101,295	£3,627	£56,155	£101,295	£3,627
40%	80%	£340,144	-£25,246	-£220,580	£340,144	-£25,246	-£220,580
45%	80%	£411,639	-£56,881	-£276,633	£411,639	-£56,881	-£276,633
50%	80%	£483,797	-£88,517	-£332,685	£483,797	-£88,517	-£332,685
10%	60%	£95,924	£154,968	£118,342	£95,924	£154,968	£118,342
15%	60%	£29,869	£118,334	£33,927	£29,869	£118,334	£33,927
20%	60%	£35,896	£82,100	£8,850	£35,896	£82,100	£8,850
25%	60%	£101,941	£45,668	-£45,896	£101,941	£45,668	-£45,896
30%	60%	£167,896	£9,234	-£100,642	£167,896	£9,234	-£100,642
35%	60%	£233,851	£27,200	-£155,388	£233,851	£27,200	-£155,388
40%	60%	£299,806	£63,634	-£210,134	£299,806	£63,634	-£210,134
50%	60%	£432,551	£136,500	-£319,626	£432,551	£136,500	-£319,626

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£351,895	£351,895	£351,895	£351,895	£351,895	£351,895
10%	70%	£214,943	£283,626	£241,097	£214,943	£283,626	£241,097
15%	70%	£146,466	£249,792	£185,698	£146,466	£249,792	£185,698
20%	70%	£77,990	£190,267	£77,990	£77,990	£190,267	£77,990
25%	70%	£9,514	£181,723	£74,900	£9,514	£181,723	£74,900
30%	70%	-£58,963	£147,689	£19,501	-£58,963	£147,689	£19,501
35%	70%	-£127,439	£113,655	-£35,898	-£127,439	£113,655	-£35,898
40%	70%	-£195,915	£79,621	-£91,297	-£195,915	£79,621	-£91,297
45%	70%	-£264,391	£45,586	-£146,696	-£264,391	£45,586	-£146,696
50%	70%	-£332,867	£11,552	-£202,095	-£332,867	£11,552	-£202,095
100%	70%	-£1,030,075	-£329,971	-£764,252	-£1,030,075	-£329,971	-£764,252
10%	80%	£209,900	£288,625	£239,791	£209,900	£288,625	£239,791
15%	80%	£138,902	£256,990	£183,739	£138,902	£256,990	£183,739
20%	80%	£67,904	£225,355	£127,697	£67,904	£225,355	£127,697
40%	80%	£216,084	£96,814	-£56,520	£216,084	£96,814	-£56,520
45%	80%	£287,579	£67,179	-£152,572	£287,579	£67,179	-£152,572
50%	80%	£359,737	£35,543	-£208,624	£359,737	£35,543	-£208,624
10%	60%	£219,984	£279,028	£242,403	£219,984	£279,028	£242,403
15%	60%	£154,029	£242,594	£187,657	£154,029	£242,594	£187,657
20%	60%	£88,074	£206,161	£132,910	£88,074	£206,161	£132,910
25%	60%	£22,119	£169,728	£78,164	£22,119	£169,728	£78,164
30%	60%	-£43,836	£133,294	£23,418	-£43,836	£133,294	£23,418
35%	60%	-£109,791	£96,861	-£31,327	-£109,791	£96,861	-£31,327
40%	60%	-£175,746	£60,427	-£86,073	-£175,746	£60,427	-£86,073
50%	60%	-£308,490	£12,440	-£195,568	-£308,490	£12,440	-£195,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£70,954	-£70,954	-£70,954	-£70,954	-£70,954	-£70,954
10%	70%	-£207,905	-£139,022	-£181,751	-£207,905	-£139,022	-£181,751
15%	70%	-£276,382	-£173,056	-£237,150	-£276,382	-£173,056	-£237,150
20%	70%	-£344,858	-£207,091	-£292,549	-£344,858	-£207,091	-£292,549
25%	70%	-£413,334	-£241,125	-£347,948	-£413,334	-£241,125	-£347,948
30%	70%	-£481,811	-£275,159	-£403,347	-£481,811	-£275,159	-£403,347
35%	70%	-£550,287	-£309,193	-£458,746	-£550,287	-£309,193	-£458,746
40%	70%	-£618,763	-£343,227	-£514,145	-£618,763	-£343,227	-£514,145
45%	70%	-£687,239	-£377,262	-£569,544	-£687,239	-£377,262	-£569,544
50%	70%	-£755,715	-£411,296	-£624,943	-£755,715	-£411,296	-£624,943
100%	70%	-£1,452,923	-£752,819	-£1,187,101	-£1,452,923	-£752,819	-£1,187,101
10%	80%	-£212,948	-£134,223	-£183,057	-£212,948	-£134,223	-£183,057
15%	80%	-£283,946	-£165,858	-£239,109	-£283,946	-£165,858	-£239,109
20%	80%	-£354,942	-£197,493	-£295,161	-£354,942	-£197,493	-£295,161
40%	80%	-£638,932	-£324,024	-£519,368	-£638,932	-£324,024	-£519,368
45%	80%	-£710,427	-£355,669	-£575,420	-£710,427	-£355,669	-£575,420
50%	80%	-£781,922	-£387,305	-£631,472	-£781,922	-£387,305	-£631,472
10%	60%	-£202,864	-£143,820	-£202,864	-£202,864	-£143,820	-£202,864
15%	60%	-£268,819	-£180,254	-£235,191	-£268,819	-£180,254	-£235,191
20%	60%	-£334,774	-£216,687	-£299,938	-£334,774	-£216,687	-£299,938
25%	60%	-£400,729	-£253,120	-£344,684	-£400,729	-£253,120	-£344,684
30%	60%	-£466,684	-£289,554	-£399,430	-£466,684	-£289,554	-£399,430
35%	60%	-£532,639	-£325,988	-£454,175	-£532,639	-£325,988	-£454,175
40%	60%	-£598,594	-£362,421	-£508,921	-£598,594	-£362,421	-£508,921
50%	60%	-£731,338	-£435,288	-£618,414	-£731,338	-£435,288	-£618,414

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£477,943	£477,943	£477,943	£477,943	£477,943	£477,943
10%	70%	£340,891	£409,874	£367,145	£340,891	£409,874	£367,145
15%	70%	£272,514	£375,840	£311,746	£272,514	£375,840	£311,746
20%	70%	£204,038	£341,805	£256,347	£204,038	£341,805	£256,347
25%	70%	£135,562	£307,771	£200,948	£135,562	£307,771	£200,948
30%	70%	£67,085	£273,737	£145,549	£67,085	£273,737	£145,549
35%	70%	£1,391	£239,703	£90,150	£1,391	£239,703	£90,150
40%	70%	£69,867	£205,669	£34,751	£69,867	£205,669	£34,751
45%	70%	£-138,470	£171,634	£-20,648	£-138,470	£171,634	£-20,648
50%	70%	£-208,065	£137,600	£-76,047	£-208,065	£137,600	£-76,047
100%	70%	£-904,027	£-203,923	£-638,204	£-904,027	£-203,923	£-638,204
10%	80%	£335,948	£414,673	£365,839	£335,948	£414,673	£365,839
15%	80%	£264,850	£383,038	£306,787	£264,850	£383,038	£306,787
20%	80%	£193,954	£351,403	£253,735	£193,954	£351,403	£253,735
40%	80%	£-90,036	£224,862	£29,528	£-90,036	£224,862	£29,528
45%	80%	£-161,531	£193,227	£-26,524	£-161,531	£193,227	£-26,524
50%	80%	£-233,689	£161,591	£-82,576	£-233,689	£161,591	£-82,576
10%	60%	£346,032	£405,076	£368,451	£346,032	£405,076	£368,451
15%	60%	£280,077	£369,642	£313,705	£280,077	£369,642	£313,705
20%	60%	£214,122	£332,209	£258,958	£214,122	£332,209	£258,958
25%	60%	£148,167	£295,776	£204,212	£148,167	£295,776	£204,212
30%	60%	£82,212	£259,342	£149,466	£82,212	£259,342	£149,466
35%	60%	£16,257	£222,909	£94,721	£16,257	£222,909	£94,721
40%	60%	£-49,698	£186,475	£39,975	£-49,698	£186,475	£39,975
50%	60%	£-162,442	£113,608	£-69,518	£-162,442	£113,608	£-69,518

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£515,699	£515,699	£515,699	£515,699	£515,699	£515,699
10%	70%	£378,748	£447,631	£404,902	£378,748	£447,631	£404,902
15%	70%	£310,271	£413,597	£349,503	£310,271	£413,597	£349,503
20%	70%	£241,795	£379,562	£294,104	£241,795	£379,562	£294,104
25%	70%	£173,318	£345,528	£238,705	£173,318	£345,528	£238,705
30%	70%	£104,842	£311,494	£183,306	£104,842	£311,494	£183,306
35%	70%	£36,366	£277,460	£127,907	£36,366	£277,460	£127,907
40%	70%	£-32,110	£243,426	£72,508	£-32,110	£243,426	£72,508
45%	70%	£-100,713	£209,391	£17,109	£-100,713	£209,391	£17,109
50%	70%	£-170,308	£175,357	£-38,290	£-170,308	£175,357	£-38,290
100%	70%	£-866,270	£-166,166	£-600,448	£-866,270	£-166,166	£-600,448
10%	80%	£373,705	£452,430	£403,596	£373,705	£452,430	£403,596
15%	80%	£302,707	£420,795	£347,544	£302,707	£420,795	£347,544
20%	80%	£231,711	£389,160	£291,492	£231,711	£389,160	£291,492
40%	80%	£-52,279	£262,619	£67,285	£-52,279	£262,619	£67,285
45%	80%	£-123,774	£230,984	£11,233	£-123,774	£230,984	£11,233
50%	80%	£-195,932	£199,348	£-44,819	£-195,932	£199,348	£-44,819
10%	60%	£383,789	£442,833	£406,208	£383,789	£442,833	£406,208
15%	60%	£317,834	£406,399	£351,462	£317,834	£406,399	£351,462
20%	60%	£251,879	£369,966	£296,715	£251,879	£369,966	£296,715
25%	60%	£185,924	£333,533	£241,969	£185,924	£333,533	£241,969
30%	60%	£119,969	£297,099	£187,223	£119,969	£297,099	£187,223
35%	60%	£54,014	£260,665	£132,478	£54,014	£260,665	£132,478
40%	60%	£-11,941	£224,232	£77,732	£-11,941	£224,232	£77,732
50%	60%	£-144,685	£151,365	£-91,761	£-144,685	£151,365	£-91,761

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	1
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,942,812	£10,942,812	£10,942,812	£10,942,812	£10,942,812	£10,942,812
10%	70%	£9,742,116	£9,891,209	£9,780,693	£9,742,116	£9,891,209	£9,780,693
15%	70%	£9,141,769	£9,365,407	£9,199,633	£9,141,769	£9,365,407	£9,199,633
20%	70%	£8,541,421	£8,839,607	£8,618,574	£8,541,421	£8,839,607	£8,618,574
25%	70%	£7,941,073	£8,313,805	£8,037,514	£7,941,073	£8,313,805	£8,037,514
30%	70%	£7,340,725	£7,788,004	£7,456,456	£7,340,725	£7,788,004	£7,456,456
35%	70%	£6,740,378	£7,262,202	£6,875,396	£6,740,378	£7,262,202	£6,875,396
40%	70%	£6,140,030	£6,736,400	£6,294,337	£6,140,030	£6,736,400	£6,294,337
45%	70%	£5,539,682	£6,210,599	£5,713,277	£5,539,682	£6,210,599	£5,713,277
50%	70%	£4,939,336	£5,684,798	£5,132,218	£4,939,336	£5,684,798	£5,132,218
100%	70%	£1,081,546	£4,005,374	£689,471	£1,081,546	£4,005,374	£689,471
10%	80%	£9,720,104	£9,890,496	£9,784,192	£9,720,104	£9,890,496	£9,784,192
15%	80%	£9,108,751	£9,364,338	£9,174,882	£9,108,751	£9,364,338	£9,174,882
20%	80%	£8,497,398	£8,838,180	£8,585,573	£8,497,398	£8,838,180	£8,585,573
25%	80%	£7,886,044	£8,312,022	£7,996,262	£7,886,044	£8,312,022	£7,996,262
30%	80%	£7,274,690	£7,785,865	£7,274,690	£7,274,690	£7,785,865	£7,274,690
35%	80%	£6,663,337	£7,259,708	£6,817,643	£6,663,337	£7,259,708	£6,817,643
40%	80%	£6,051,984	£6,733,550	£6,226,334	£6,051,984	£6,733,550	£6,226,334
45%	80%	£5,440,630	£6,207,392	£5,639,023	£5,440,630	£6,207,392	£5,639,023
50%	80%	£4,829,276	£5,681,234	£5,049,713	£4,829,276	£5,681,234	£5,049,713
10%	60%	£9,764,128	£9,891,921	£9,797,194	£9,764,128	£9,891,921	£9,797,194
15%	60%	£9,174,786	£9,366,476	£9,224,384	£9,174,786	£9,366,476	£9,224,384
20%	60%	£8,585,445	£8,841,032	£8,841,032	£8,585,445	£8,841,032	£8,841,032
25%	60%	£7,996,103	£8,315,587	£8,078,766	£7,996,103	£8,315,587	£8,078,766
30%	60%	£7,406,761	£7,790,142	£7,505,958	£7,406,761	£7,790,142	£7,505,958
35%	60%	£6,817,419	£7,264,696	£6,933,148	£6,817,419	£7,264,696	£6,933,148
40%	60%	£6,228,077	£6,739,252	£6,360,340	£6,228,077	£6,739,252	£6,360,340
45%	60%	£5,638,736	£6,213,807	£5,787,530	£5,638,736	£6,213,807	£5,787,530
50%	60%	£5,049,394	£5,688,362	£5,214,722	£5,049,394	£5,688,362	£5,214,722

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,909,273	£27,909,273	£27,909,273	£27,909,273	£27,909,273	£27,909,273
10%	70%	£29,109,969	£28,960,676	£29,017,392	£29,109,969	£28,960,676	£29,017,392
15%	70%	£29,710,316	£29,496,678	£29,652,452	£29,710,316	£29,496,678	£29,652,452
20%	70%	£30,310,664	£29,012,479	£29,233,511	£30,310,664	£29,012,479	£29,233,511
25%	70%	£30,911,012	£30,538,280	£30,814,570	£30,911,012	£30,538,280	£30,814,570
30%	70%	£31,511,360	£31,064,081	£31,395,629	£31,511,360	£31,064,081	£31,395,629
35%	70%	£32,111,707	£31,589,883	£31,976,689	£32,111,707	£31,589,883	£31,976,689
40%	70%	£32,712,055	£32,115,684	£32,557,748	£32,712,055	£32,115,684	£32,557,748
45%	70%	£33,312,403	£32,641,486	£33,138,808	£33,312,403	£32,641,486	£33,138,808
50%	70%	£33,912,751	£33,167,287	£33,719,867	£33,912,751	£33,167,287	£33,719,867
100%	70%	£39,933,630	£38,446,711	£39,514,556	£39,933,630	£38,446,711	£39,514,556
10%	80%	£29,131,981	£29,961,589	£29,087,893	£29,131,981	£29,961,589	£29,087,893
15%	80%	£29,743,334	£29,487,747	£29,677,203	£29,743,334	£29,487,747	£29,677,203
20%	80%	£30,354,687	£30,013,905	£30,296,512	£30,354,687	£30,013,905	£30,296,512
25%	80%	£30,966,040	£31,118,535	£31,629,751	£30,966,040	£31,118,535	£31,629,751
30%	80%	£31,577,393	£32,644,693	£33,213,062	£31,577,393	£32,644,693	£33,213,062
35%	80%	£32,188,746	£33,170,851	£33,802,372	£32,188,746	£33,170,851	£33,802,372
40%	80%	£32,799,099	£33,697,009	£34,391,683	£32,799,099	£33,697,009	£34,391,683
45%	80%	£33,409,452	£34,223,167	£34,980,993	£33,409,452	£34,223,167	£34,980,993
50%	80%	£34,019,805	£34,749,325	£35,570,303	£34,019,805	£34,749,325	£35,570,303

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,291,103	£19,291,103	£19,291,103	£19,291,103	£19,291,103	£19,291,103
10%	70%	£20,491,798	£20,342,706	£20,453,221	£20,491,798	£20,342,706	£20,453,221
15%	70%	£21,692,493	£20,868,507	£21,034,281	£21,692,493	£20,868,507	£21,034,281
20%	70%	£22,893,188	£20,394,308	£21,614,340	£22,893,188	£20,394,308	£21,614,340
25%	70%	£24,093,883	£22,920,109	£22,194,400	£24,093,883	£22,920,109	£22,194,400
30%	70%	£25,294,578	£22,445,911	£22,774,459	£25,294,578	£22,445,911	£22,774,459
35%	70%	£26,495,273	£22,971,712	£23,354,519	£26,495,273	£22,971,712	£23,354,519
40%	70%	£27,695,968	£23,497,514	£23,934,578	£27,695,968	£23,497,514	£23,934,578
45%	70%	£28,896,663	£24,023,316	£24,514,638	£28,896,663	£24,023,316	£24,514,638
50%	70%	£30,097,358	£24,549,118	£25,094,698	£30,097,358	£24,549,118	£25,094,698
100%	70%	£31,298,053	£29,828,540	£30,923,385	£31,298,053	£29,828,540	£30,923,385
10%	80%	£20,513,810	£20,343,418	£20,469,722	£20,513,810	£20,343,418	£20,469,722
15%	80%	£21,714,505	£20,869,576	£21,050,032	£21,714,505	£20,869,576	£21,050,032
20%	80%	£22,915,200	£21,395,734	£21,630,091	£22,915,200	£21,395,734	£21,630,091
25%	80%	£24,115,895	£21,921,535	£22,210,150	£24,115,895	£21,921,535	£22,210,150
30%	80%	£25,316,590	£22,447,336	£22,790,209	£25,316,590	£22,447,336	£22,790,209
35%	80%	£26,517,285	£22,973,137	£23,370,268	£26,517,285	£22,973,137	£23,370,268
40%	80%	£27,717,980	£23,498,938	£23,950,327	£27,717,980	£23,498,938	£23,950,327
45%	80%	£28,918,675	£24,024,739	£24,530,386	£28,918,675	£24,024,739	£24,530,386
50%	80%	£30,119,370	£24,550,540	£25,110,445	£30,119,370	£24,550,540	£25,110,445

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,880,672	£2,880,672	£2,880,672	£2,880,672	£2,880,672	£2,880,672
10%	70%	£4,081,367	£3,932,275	£4,042,790	£4,081,367	£3,932,275	£4,042,790
15%	70%	£4,682,062	£4,458,076	£4,623,850	£4,682,062	£4,458,076	£4,623,850
20%	70%	£5,282,757	£4,983,877	£5,204,909	£5,282,757	£4,983,877	£5,204,909
25%	70%	£5,883,452	£5,509,678	£5,785,969	£5,883,452	£5,509,678	£5,785,969
30%	70%	£6,484,147	£6,035,479	£6,367,028	£6,484,147	£6,035,479	£6,367,028
35%	70%	£7,084,842	£6,561,281	£6,948,088	£7,084,842	£6,561,281	£6,948,088
40%	70%	£7,685,537	£7,087,082	£7,529,147	£7,685,537	£7,087,082	£7,529,147
45%	70%	£8,286,232	£7,612,883	£8,110,207	£8,286,232	£7,612,883	£8,110,207
50%	70%	£8,886,927	£8,138,684	£8,691,266	£8,886,927	£8,138,684	£8,691,266
100%	70%	£14,905,029	£13,418,109	£14,512,954	£14,905,029	£13,418,109	£14,512,954
10%	80%	£4,103,379	£3,932,987	£4,059,291	£4,103,379	£3,932,987	£4,059,291
15%	80%	£4,714,732	£4,459,145	£4,648,601	£4,714,732	£4,459,145	£4,648,601
20%	80%	£5,326,086	£4,985,303	£5,237,911	£5,326,086	£4,985,303	£5,237,911
25%	80%	£5,937,440	£5,511,461	£5,829,065	£5,937,440	£5,511,461	£5,829,065
30%	80%	£6,548,794	£6,037,619	£6,420,219	£6,548,794	£6,037,619	£6,420,219
35%	80%	£7,160,148	£6,563,777	£7,011,373	£7,160,148	£6,563,777	£7,011,373
40%	80%	£7,771,502	£7,089,935	£7,602,527	£7,771,502	£7,089,935	£7,602,527
45%	80%	£8,382,856	£7,616,092	£8,193,681	£8,382,856	£7,616,092	£8,193,681
50%	80%	£8,994,210	£8,142,250	£8,784,835	£8,994,210	£8,142,250	£8,784,835
10%	60%	£4,059,355	£3,931,562	£4,026,290	£4,059,355	£3,931,562	£4,026,290
15%	60%	£4,648,697	£4,457,007	£4,599,099	£4,648,697	£4,457,007	£4,599,099
20%	60%	£5,238,039	£4,982,451	£5,171,998	£5,238,039	£4,982,451	£5,171,998
25%	60%	£5,827,381	£5,507,897	£5,744,717	£5,827,381	£5,507,897	£5,744,717
30%	60%	£6,416,723	£6,033,342	£6,317,526	£6,416,723	£6,033,342	£6,317,526
35%	60%	£7,006,065	£6,558,787	£6,890,335	£7,006,065	£6,558,787	£6,890,335
40%	60%	£7,595,407	£7,084,231	£7,463,144	£7,595,407	£7,084,231	£7,463,144
50%	60%	£8,184,749	£7,609,676	£8,031,951	£8,184,749	£7,609,676	£8,031,951

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£6,095,374	£6,095,374	£6,095,374	£6,095,374	£6,095,374	£6,095,374
10%	70%	£4,894,679	£5,943,771	£4,894,679	£4,894,679	£5,943,771	£4,894,679
15%	70%	£4,294,331	£4,517,969	£4,294,331	£4,294,331	£4,517,969	£4,294,331
20%	70%	£3,693,983	£3,992,169	£3,771,136	£3,693,983	£3,992,169	£3,771,136
25%	70%	£3,093,635	£3,466,367	£3,190,077	£3,093,635	£3,466,367	£3,190,077
30%	70%	£2,493,288	£2,940,566	£2,609,018	£2,493,288	£2,940,566	£2,609,018
35%	70%	£1,892,940	£2,414,764	£2,027,958	£1,892,940	£2,414,764	£2,027,958
40%	70%	£1,292,592	£1,888,963	£1,446,999	£1,292,592	£1,888,963	£1,446,999
45%	70%	£892,244	£1,363,161	£865,839	£892,244	£1,363,161	£865,839
50%	70%	£491,896	£837,360	£284,780	£491,896	£837,360	£284,780
100%	70%	£-5,928,983	£-4,442,064	£-5,536,909	£-5,928,983	£-4,442,064	£-5,536,909
10%	80%	£4,872,666	£5,043,058	£4,916,754	£4,872,666	£5,043,058	£4,916,754
15%	80%	£4,261,313	£4,516,900	£4,327,444	£4,261,313	£4,516,900	£4,327,444
20%	80%	£3,649,960	£3,990,742	£3,738,135	£3,649,960	£3,990,742	£3,738,135
40%	80%	£1,204,546	£1,886,112	£1,380,896	£1,204,546	£1,886,112	£1,380,896
45%	80%	£593,192	£1,359,954	£781,585	£593,192	£1,359,954	£781,585
50%	80%	£-18,162	£833,796	£202,275	£-18,162	£833,796	£202,275
10%	60%	£4,916,691	£5,044,484	£4,949,756	£4,916,691	£5,044,484	£4,949,756
15%	60%	£4,327,248	£4,519,038	£4,376,947	£4,327,248	£4,519,038	£4,376,947
20%	60%	£3,738,007	£3,993,594	£3,894,138	£3,738,007	£3,993,594	£3,894,138
25%	60%	£3,148,665	£3,468,149	£3,231,329	£3,148,665	£3,468,149	£3,231,329
30%	60%	£2,559,323	£2,942,704	£2,658,520	£2,559,323	£2,942,704	£2,658,520
35%	60%	£1,969,981	£2,417,259	£2,085,711	£1,969,981	£2,417,259	£2,085,711
40%	60%	£1,380,639	£1,891,814	£1,512,902	£1,380,639	£1,891,814	£1,512,902
50%	60%	£201,956	£840,924	£267,284	£201,956	£840,924	£267,284

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,153,990	£8,153,990	£8,153,990	£8,153,990	£8,153,990	£8,153,990
10%	70%	£6,963,294	£7,102,387	£6,991,871	£6,963,294	£7,102,387	£6,991,871
15%	70%	£6,352,946	£6,576,585	£6,410,811	£6,352,946	£6,576,585	£6,410,811
20%	70%	£5,752,599	£6,050,784	£5,829,752	£5,752,599	£6,050,784	£5,829,752
25%	70%	£5,152,251	£5,524,983	£5,248,692	£5,152,251	£5,524,983	£5,248,692
30%	70%	£4,551,903	£4,999,181	£4,667,633	£4,551,903	£4,999,181	£4,667,633
35%	70%	£3,951,556	£4,473,380	£4,086,573	£3,951,556	£4,473,380	£4,086,573
40%	70%	£3,351,208	£3,947,578	£3,505,515	£3,351,208	£3,947,578	£3,505,515
45%	70%	£2,750,860	£3,421,777	£2,924,455	£2,750,860	£3,421,777	£2,924,455
50%	70%	£2,150,513	£2,895,976	£2,343,396	£2,150,513	£2,895,976	£2,343,396
100%	70%	£-3,870,368	£-2,383,448	£-3,478,293	£-3,870,368	£-2,383,448	£-3,478,293
10%	80%	£6,931,282	£7,101,674	£6,975,370	£6,931,282	£7,101,674	£6,975,370
15%	80%	£6,319,929	£6,575,516	£6,386,960	£6,319,929	£6,575,516	£6,386,960
20%	80%	£5,708,576	£6,049,355	£5,796,751	£5,708,576	£6,049,355	£5,796,751
40%	80%	£3,263,162	£3,944,727	£3,439,511	£3,263,162	£3,944,727	£3,439,511
45%	80%	£2,651,807	£3,418,570	£2,850,201	£2,651,807	£3,418,570	£2,850,201
50%	80%	£2,040,454	£2,892,412	£2,260,891	£2,040,454	£2,892,412	£2,260,891
10%	60%	£6,975,306	£7,103,099	£7,008,372	£6,975,306	£7,103,099	£7,008,372
15%	60%	£6,385,954	£6,435,622	£6,385,954	£6,385,954	£6,435,622	£6,385,954
20%	60%	£5,796,623	£6,052,210	£5,862,754	£5,796,623	£6,052,210	£5,862,754
25%	60%	£5,207,281	£5,526,765	£5,289,944	£5,207,281	£5,526,765	£5,289,944
30%	60%	£4,617,938	£5,001,319	£4,717,136	£4,617,938	£5,001,319	£4,717,136
35%	60%	£4,028,597	£4,475,874	£4,144,326	£4,028,597	£4,475,874	£4,144,326
40%	60%	£3,439,255	£3,950,430	£3,571,518	£3,439,255	£3,950,430	£3,571,518
50%	60%	£2,850,572	£3,425,980	£2,950,572	£2,850,572	£3,425,980	£2,950,572

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,062,696	£9,062,696	£9,062,696	£9,062,696	£9,062,696	£9,062,696
10%	70%	£7,862,000	£8,011,093	£7,900,577	£7,862,000	£8,011,093	£7,900,577
15%	70%	£7,261,653	£7,485,291	£7,319,517	£7,261,653	£7,485,291	£7,319,517
20%	70%	£6,661,305	£6,959,489	£6,738,458	£6,661,305	£6,959,489	£6,738,458
25%	70%	£6,060,957	£6,433,688	£6,157,399	£6,060,957	£6,433,688	£6,157,399
30%	70%	£5,460,610	£5,907,888	£5,576,340	£5,460,610	£5,907,888	£5,576,340
35%	70%	£4,860,262	£5,382,086	£4,995,280	£4,860,262	£5,382,086	£4,995,280
40%	70%	£4,259,914	£4,856,285	£4,414,221	£4,259,914	£4,856,285	£4,414,221
45%	70%	£3,659,566	£4,330,483	£3,833,161	£3,659,566	£4,330,483	£3,833,161
50%	70%	£3,059,220	£3,804,682	£3,252,102	£3,059,220	£3,804,682	£3,252,102
100%	70%	£-2,961,661	£-1,474,742	£-2,569,587	£-2,961,661	£-1,474,742	£-2,569,587
10%	80%	£7,839,988	£8,010,380	£7,884,076	£7,839,988	£8,010,380	£7,884,076
15%	80%	£7,228,635	£7,484,222	£7,284,766	£7,228,635	£7,484,222	£7,284,766
20%	80%	£6,617,282	£6,958,064	£6,705,457	£6,617,282	£6,958,064	£6,705,457
40%	80%	£4,171,868	£4,853,434	£4,348,218	£4,171,868	£4,853,434	£4,348,218
45%	80%	£3,560,514	£4,327,276	£3,758,907	£3,560,514	£4,327,276	£3,758,907
50%	80%	£2,949,160	£3,801,118	£3,169,597	£2,949,160	£3,801,118	£3,169,597
10%	60%	£7,884,012	£8,011,806	£7,917,078	£7,884,012	£8,011,806	£7,917,078
15%	60%	£7,294,670	£7,486,360	£7,344,268	£7,294,670	£7,486,360	£7,344,268
20%	60%	£6,705,329	£6,960,916	£6,771,480	£6,705,329	£6,960,916	£6,771,480
25%	60%	£6,115,987	£6,435,471	£6,198,650	£6,115,987	£6,435,471	£6,198,650
30%	60%	£5,526,645	£5,910,026	£5,625,842	£5,526,645	£5,910,026	£5,625,842
35%	60%	£4,937,303	£5,384,581	£5,053,033	£4,937,303	£5,384,581	£5,053,033
40%	60%	£4,347,961	£4,859,136	£4,480,224	£4,347,961	£4,859,136	£4,480,224
50%	60%	£3,758,619	£4,333,691	£3,899,872	£3,758,619	£4,333,691	£3,899,872

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,965,456	£5,965,456	£5,965,456	£5,965,456	£5,965,456	£5,965,456
10%	70%	£4,764,760	£4,913,852	£4,803,337	£4,764,760	£4,913,852	£4,803,337
15%	70%	£4,164,412	£4,388,051	£4,222,277	£4,164,412	£4,388,051	£4,222,277
20%	70%	£3,564,064	£3,862,250	£3,641,218	£3,564,064	£3,862,250	£3,641,218
25%	70%	£2,963,717	£3,336,449	£3,060,158	£2,963,717	£3,336,449	£3,060,158
30%	70%	£2,363,369	£2,810,647	£2,479,099	£2,363,369	£2,810,647	£2,479,099
35%	70%	£1,763,021	£2,284,846	£1,898,039	£1,763,021	£2,284,846	£1,898,039
40%	70%	£1,162,674	£1,759,044	£1,316,981	£1,162,674	£1,759,044	£1,316,981
45%	70%	£562,326	£1,233,243	£735,821	£562,326	£1,233,243	£735,821
50%	70%	£-38,021	£707,442	£154,862	£-38,021	£707,442	£154,862
100%	70%	£-6,058,902	£-4,571,982	£-5,666,827	£-6,058,902	£-4,571,982	£-5,666,827
10%	80%	£4,742,748	£4,913,140	£4,786,836	£4,742,748	£4,913,140	£4,786,836
15%	80%	£4,131,395	£4,386,982	£4,197,526	£4,131,395	£4,386,982	£4,197,526
20%	80%	£3,520,042	£3,860,824	£3,608,216	£3,520,042	£3,860,824	£3,608,216
40%	80%	£1,074,628	£1,758,193	£1,250,977	£1,074,628	£1,758,193	£1,250,977
45%	80%	£463,273	£1,230,036	£661,667	£463,273	£1,230,036	£661,667
50%	80%	£-148,080	£703,878	£72,357	£-148,080	£703,878	£72,357
10%	60%	£4,786,772	£4,914,565	£4,819,838	£4,786,772	£4,914,565	£4,819,838
15%	60%	£4,197,430	£4,389,120	£4,247,028	£4,197,430	£4,389,120	£4,247,028
20%	60%	£3,608,088	£3,863,676	£3,674,220	£3,608,088	£3,863,676	£3,674,220
25%	60%	£3,018,747	£3,338,231	£3,101,410	£3,018,747	£3,338,231	£3,101,410
30%	60%	£2,429,404	£2,812,785	£2,528,602	£2,429,404	£2,812,785	£2,528,602
35%	60%	£1,840,063	£2,287,340	£1,955,792	£1,840,063	£2,287,340	£1,955,792
40%	60%	£1,250,721	£1,761,896	£1,382,984	£1,250,721	£1,761,896	£1,382,984
50%	60%	£72,037	£711,006	£237,368	£72,037	£711,006	£237,368

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,985,961	£9,985,961	£9,985,961	£9,985,961	£9,985,961	£9,985,961
10%	70%	£8,785,266	£9,394,358	£8,823,843	£8,785,266	£8,934,358	£8,823,843
15%	70%	£8,194,918	£9,408,557	£8,242,783	£8,194,918	£8,408,557	£8,242,783
20%	70%	£7,584,570	£7,882,756	£7,661,724	£7,584,570	£7,882,756	£7,661,724
25%	70%	£6,984,223	£7,356,955	£7,080,664	£6,984,223	£7,356,955	£7,080,664
30%	70%	£6,383,875	£6,831,153	£6,499,605	£6,383,875	£6,831,153	£6,499,605
35%	70%	£5,783,527	£6,305,351	£5,918,545	£5,783,527	£6,305,351	£5,918,545
40%	70%	£5,183,179	£5,779,550	£5,337,486	£5,183,179	£5,779,550	£5,337,486
45%	70%	£4,582,832	£5,253,748	£4,756,426	£4,582,832	£5,253,748	£4,756,426
50%	70%	£3,982,485	£4,727,946	£4,175,367	£3,982,485	£4,727,946	£4,175,367
100%	70%	£-2,038,396	£-551,476	£-1,646,321	£-2,038,396	£-551,476	£-1,646,321
10%	80%	£8,763,254	£8,933,646	£8,807,342	£8,763,254	£8,933,646	£8,807,342
15%	80%	£8,151,901	£8,407,488	£8,216,031	£8,151,901	£8,407,488	£8,216,031
20%	80%	£7,540,547	£7,881,330	£7,628,722	£7,540,547	£7,881,330	£7,628,722
40%	80%	£5,095,133	£5,776,699	£5,271,483	£5,095,133	£5,776,699	£5,271,483
45%	80%	£4,483,779	£5,250,541	£4,682,173	£4,483,779	£5,250,541	£4,682,173
50%	80%	£3,872,426	£4,724,383	£4,092,863	£3,872,426	£4,724,383	£4,092,863
10%	60%	£8,807,278	£8,935,071	£8,840,343	£8,807,278	£8,935,071	£8,840,343
15%	60%	£8,217,936	£8,409,626	£8,267,534	£8,217,936	£8,409,626	£8,267,534
20%	60%	£7,628,594	£7,884,182	£7,694,725	£7,628,594	£7,884,182	£7,694,725
25%	60%	£7,039,252	£7,358,736	£7,121,916	£7,039,252	£7,358,736	£7,121,916
30%	60%	£6,449,910	£6,833,291	£6,549,107	£6,449,910	£6,833,291	£6,549,107
35%	60%	£5,860,569	£6,307,846	£5,976,298	£5,860,569	£6,307,846	£5,976,298
40%	60%	£5,271,227	£5,782,402	£5,403,489	£5,271,227	£5,782,402	£5,403,489
50%	60%	£4,682,543	£4,731,511	£4,257,871	£4,682,543	£4,731,511	£4,257,871

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,262,520	£10,262,520	£10,262,520	£10,262,520	£10,262,520	£10,262,520
10%	70%	£9,061,824	£9,210,917	£9,100,401	£9,061,824	£9,210,917	£9,100,401
15%	70%	£8,461,476	£8,885,115	£8,519,341	£8,461,476	£8,885,115	£8,519,341
20%	70%	£7,861,129	£8,159,314	£7,938,282	£7,861,129	£8,159,314	£7,938,282
25%	70%	£7,260,781	£7,633,513	£7,357,222	£7,260,781	£7,633,513	£7,357,222
30%	70%	£6,660,433	£7,107,711	£6,776,163	£6,660,433	£7,107,711	£6,776,163
35%	70%	£6,060,086	£6,581,910	£6,195,103	£6,060,086	£6,581,910	£6,195,103
40%	70%	£5,459,738	£6,056,108	£5,614,045	£5,459,738	£6,056,108	£5,614,045
45%	70%	£4,859,390	£5,530,307	£5,032,985	£4,859,390	£5,530,307	£5,032,985
50%	70%	£4,259,043	£5,004,506	£4,451,926	£4,259,043	£5,004,506	£4,451,926
100%	70%	£-1,761,838	£-274,918	£-1,369,763	£-1,761,838	£-274,918	£-1,369,763
10%	80%	£9,039,812	£9,210,204	£9,083,900	£9,039,812	£9,210,204	£9,083,900
15%	80%	£8,428,459	£8,684,046	£8,484,590	£8,428,459	£8,684,046	£8,484,590
20%	80%	£7,817,106	£8,157,888	£7,905,281	£7,817,106	£8,157,888	£7,905,281
40%	80%	£5,371,692	£6,053,257	£5,548,041	£5,371,692	£6,053,257	£5,548,041
45%	80%	£4,760,337	£5,527,100	£4,958,731	£4,760,337	£5,527,100	£4,958,731
50%	80%	£4,148,984	£5,000,942	£4,369,421	£4,148,984	£5,000,942	£4,369,421
10%	60%	£9,083,836	£9,211,629	£9,116,902	£9,083,836	£9,211,629	£9,116,902
15%	60%	£8,494,494	£8,686,194	£8,544,092	£8,494,494	£8,686,194	£8,544,092
20%	60%	£7,905,153	£8,160,740	£7,971,284	£7,905,153	£8,160,740	£7,971,284
25%	60%	£7,315,811	£7,635,295	£7,398,474	£7,315,811	£7,635,295	£7,398,474
30%	60%	£6,726,468	£7,109,849	£6,825,666	£6,726,468	£7,109,849	£6,825,666
35%	60%	£6,137,127	£6,584,404	£6,252,856	£6,137,127	£6,584,404	£6,252,856
40%	60%	£5,547,785	£6,058,960	£5,680,048	£5,547,785	£6,058,960	£5,680,048
50%	60%	£4,958,443	£5,533,516	£5,134,630	£4,958,443	£5,533,516	£5,134,630

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	1
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,827,058	£7,827,058	£7,827,058	£7,827,058	£7,827,058	£7,827,058
0%	70%	£6,933,716	£7,087,968	£6,977,245	£6,933,716	£7,087,968	£6,977,245
15%	70%	£6,487,044	£6,718,423	£6,552,338	£6,487,044	£6,718,423	£6,552,338
20%	70%	£6,040,373	£6,348,877	£6,127,431	£6,040,373	£6,348,877	£6,127,431
25%	70%	£5,593,702	£5,979,332	£5,702,524	£5,593,702	£5,979,332	£5,702,524
30%	70%	£5,147,032	£5,609,787	£5,277,618	£5,147,032	£5,609,787	£5,277,618
35%	70%	£4,700,360	£5,240,241	£4,852,711	£4,700,360	£5,240,241	£4,852,711
40%	70%	£4,253,689	£4,870,696	£4,427,804	£4,253,689	£4,870,696	£4,427,804
45%	70%	£3,807,018	£4,501,151	£4,002,897	£3,807,018	£4,501,151	£4,002,897
50%	70%	£3,360,346	£4,131,605	£3,577,990	£3,360,346	£4,131,605	£3,577,990
100%	70%	£-1,124,462	£414,222	£-682,053	£-1,124,462	£414,222	£-682,053
10%	80%	£8,910,655	£7,088,943	£8,960,402	£8,910,655	£7,088,943	£8,960,402
15%	80%	£6,452,453	£6,716,885	£6,527,074	£6,452,453	£6,716,885	£6,527,074
20%	80%	£5,994,251	£6,346,828	£6,093,746	£5,994,251	£6,346,828	£6,093,746
25%	80%	£5,536,049	£5,976,770	£5,660,418	£5,536,049	£5,976,770	£5,660,418
30%	80%	£5,077,848	£5,606,711	£5,227,090	£5,077,848	£5,606,711	£5,227,090
35%	80%	£4,619,646	£5,236,653	£4,793,762	£4,619,646	£5,236,653	£4,793,762
40%	80%	£4,161,444	£4,866,596	£4,360,433	£4,161,444	£4,866,596	£4,360,433
45%	80%	£3,703,242	£4,496,538	£3,927,106	£3,703,242	£4,496,538	£3,927,106
50%	80%	£3,245,040	£4,126,480	£3,493,777	£3,245,040	£4,126,480	£3,493,777
10%	60%	£6,956,777	£7,088,993	£6,994,087	£6,956,777	£7,088,993	£6,994,087
15%	60%	£6,521,637	£6,719,960	£6,577,603	£6,521,637	£6,719,960	£6,577,603
20%	60%	£6,086,496	£6,350,921	£6,161,117	£6,086,496	£6,350,921	£6,161,117
25%	60%	£5,651,355	£5,981,885	£5,744,632	£5,651,355	£5,981,885	£5,744,632
30%	60%	£5,216,214	£5,612,862	£5,328,146	£5,216,214	£5,612,862	£5,328,146
35%	60%	£4,781,074	£5,243,830	£4,911,661	£4,781,074	£5,243,830	£4,911,661
40%	60%	£4,345,933	£4,874,796	£4,495,175	£4,345,933	£4,874,796	£4,495,175
45%	60%	£3,910,792	£4,505,764	£4,078,690	£3,910,792	£4,505,764	£4,078,690
50%	60%	£3,475,651	£4,136,731	£3,662,204	£3,475,651	£4,136,731	£3,662,204

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-31,025,027	£-31,025,027	£-31,025,027	£-31,025,027	£-31,025,027	£-31,025,027
10%	70%	£-31,918,369	£-31,784,117	£-31,874,840	£-31,918,369	£-31,784,117	£-31,874,840
15%	70%	£-32,395,040	£-32,133,662	£-32,299,747	£-32,395,040	£-32,133,662	£-32,299,747
20%	70%	£-32,811,712	£-32,503,208	£-32,724,654	£-32,811,712	£-32,503,208	£-32,724,654
25%	70%	£-33,258,383	£-32,872,753	£-33,149,561	£-33,258,383	£-32,872,753	£-33,149,561
30%	70%	£-33,705,053	£-33,242,298	£-33,574,467	£-33,705,053	£-33,242,298	£-33,574,467
35%	70%	£-34,151,725	£-33,611,844	£-33,999,374	£-34,151,725	£-33,611,844	£-33,999,374
40%	70%	£-34,598,396	£-33,981,388	£-34,424,281	£-34,598,396	£-33,981,388	£-34,424,281
45%	70%	£-35,045,067	£-34,350,934	£-34,849,188	£-35,045,067	£-34,350,934	£-34,849,188
50%	70%	£-35,491,739	£-34,720,480	£-35,274,095	£-35,491,739	£-34,720,480	£-35,274,095
100%	70%	£-39,976,547	£-38,437,863	£-39,534,138	£-39,976,547	£-38,437,863	£-39,534,138
10%	80%	£-31,941,430	£-31,765,142	£-31,891,683	£-31,941,430	£-31,765,142	£-31,891,683
15%	80%	£-32,399,632	£-32,136,200	£-32,339,632	£-32,399,632	£-32,136,200	£-32,339,632
20%	80%	£-32,857,834	£-32,506,257	£-32,759,339	£-32,857,834	£-32,506,257	£-32,759,339
25%	80%	£-33,280,641	£-32,885,499	£-33,191,652	£-33,280,641	£-32,885,499	£-33,191,652
30%	80%	£-33,705,053	£-33,255,547	£-33,624,979	£-33,705,053	£-33,255,547	£-33,624,979
35%	80%	£-34,129,465	£-33,625,595	£-34,059,306	£-34,129,465	£-33,625,595	£-34,059,306
40%	80%	£-34,553,877	£-33,995,643	£-34,493,633	£-34,553,877	£-33,995,643	£-34,493,633
45%	80%	£-34,978,289	£-34,365,691	£-34,927,960	£-34,978,289	£-34,365,691	£-34,927,960
50%	80%	£-35,402,701	£-34,735,739	£-35,362,287	£-35,402,701	£-34,735,739	£-35,362,287

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-22,406,856	£-22,406,856	£-22,406,856	£-22,406,856	£-22,406,856	£-22,406,856
10%	70%	£-23,300,199	£-23,145,946	£-23,256,670	£-23,300,199	£-23,145,946	£-23,256,670
15%	70%	£-23,746,870	£-23,515,492	£-23,691,576	£-23,746,870	£-23,515,492	£-23,691,576
20%	70%	£-24,193,541	£-23,885,038	£-24,138,482	£-24,193,541	£-23,885,038	£-24,138,482
25%	70%	£-24,640,212	£-24,254,584	£-24,531,390	£-24,640,212	£-24,254,584	£-24,531,390
30%	70%	£-25,086,883	£-24,624,128	£-24,956,297	£-25,086,883	£-24,624,128	£-24,956,297
35%	70%	£-25,533,554	£-24,993,673	£-25,381,204	£-25,533,554	£-24,993,673	£-25,381,204
40%	70%	£-25,980,225	£-25,363,218	£-25,806,110	£-25,980,225	£-25,363,218	£-25,806,110
45%	70%	£-26,426,896	£-25,732,764	£-26,231,017	£-26,426,896	£-25,732,764	£-26,231,017
50%	70%	£-26,873,567	£-26,102,309	£-26,655,924	£-26,873,567	£-26,102,309	£-26,655,924
100%	70%	£-31,358,376	£-29,819,692	£-30,915,967	£-31,358,376	£-29,819,692	£-30,915,967
10%	80%	£-23,323,260	£-23,146,971	£-23,273,512	£-23,323,260	£-23,146,971	£-23,273,512
15%	80%	£-23,781,461	£-23,517,029	£-23,708,840	£-23,781,461	£-23,517,029	£-23,708,840
20%	80%	£-24,239,663	£-23,887,087	£-24,149,189	£-24,239,663	£-23,887,087	£-24,149,189
25%	80%	£-24,697,870	£-24,257,145	£-24,648,470	£-24,697,870	£-24,257,145	£-24,648,470
30%	80%	£-25,156,077	£-24,627,203	£-25,097,761	£-25,156,077	£-24,627,203	£-25,097,761
35%	80%	£-25,614,284	£-24,997,261	£-25,547,052	£-25,614,284	£-24,997,261	£-25,547,052
40%	80%	£-26,072,491	£-25,367,319	£-25,996,343	£-26,072,491	£-25,367,319	£-25,996,343
45%	80%	£-26,530,698	£-25,737,377	£-26,445,634	£-26,530,698	£-25,737,377	£-26,445,634
50%	80%	£-26,988,905	£-26,107,434	£-26,894,925	£-26,988,905	£-26,107,434	£-26,894,925
10%	60%	£-23,277,138	£-23,144,921	£-23,239,827	£-23,277,138	£-23,144,921	£-23,239,827
15%	60%	£-23,712,278	£-23,513,995	£-23,655,312	£-23,712,278	£-23,513,995	£-23,655,312
20%	60%	£-24,147,418	£-23,883,067	£-24,072,798	£-24,147,418	£-23,883,067	£-24,072,798
25%	60%	£-24,582,558	£-24,252,120	£-24,489,283	£-24,582,558	£-24,252,120	£-24,489,283
30%	60%	£-25,017,700	£-24,621,172	£-24,905,769	£-25,017,700	£-24,621,172	£-24,905,769
35%	60%	£-25,452,841	£-24,990,224	£-25,322,254	£-25,452,841	£-24,990,224	£-25,322,254
40%	60%	£-25,887,982	£-25,359,276	£-25,738,740	£-25,887,982	£-25,359,276	£-25,738,740
50%	60%	£-26,323,123	£-25,728,328	£-26,154,226	£-26,323,123	£-25,728,328	£-26,154,226

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-5,996,425	£-5,996,425	£-5,996,425	£-5,996,425	£-5,996,425	£-5,996,425
10%	70%	£-6,889,768	£-6,795,515	£-6,846,239	£-6,889,768	£-6,795,515	£-6,846,239
15%	70%	£-7,336,439	£-7,105,061	£-7,271,145	£-7,336,439	£-7,105,061	£-7,271,145
20%	70%	£-7,783,110	£-7,474,607	£-7,696,052	£-7,783,110	£-7,474,607	£-7,696,052
25%	70%	£-8,229,782	£-7,844,151	£-8,120,959	£-8,229,782	£-7,844,151	£-8,120,959
30%	70%	£-8,676,452	£-8,213,697	£-8,545,866	£-8,676,452	£-8,213,697	£-8,545,866
35%	70%	£-9,123,123	£-8,583,242	£-9,070,773	£-9,123,123	£-8,583,242	£-9,070,773
40%	70%	£-9,569,794	£-8,952,787	£-9,595,679	£-9,569,794	£-8,952,787	£-9,595,679
45%	70%	£-10,016,465	£-9,322,333	£-10,042,586	£-10,016,465	£-9,322,333	£-10,042,586
50%	70%	£-10,463,137	£-9,691,878	£-10,245,493	£-10,463,137	£-9,691,878	£-10,245,493
100%	70%	£-14,947,945	£-13,409,262	£-14,505,536	£-14,947,945	£-13,409,262	£-14,505,536
10%	80%	£-6,912,829	£-6,736,541	£-6,912,829	£-6,912,829	£-6,736,541	£-6,912,829
15%	80%	£-7,371,030	£-7,106,598	£-7,296,409	£-7,371,030	£-7,106,598	£-7,296,409
20%	80%	£-7,829,232	£-7,476,656	£-7,729,738	£-7,829,232	£-7,476,656	£-7,729,738
25%	80%	£-8,287,434	£-7,846,714	£-8,190,039	£-8,287,434	£-7,846,714	£-8,190,039
30%	80%	£-8,745,636	£-8,216,772	£-8,675,140	£-8,745,636	£-8,216,772	£-8,675,140
35%	80%	£-9,203,838	£-8,586,830	£-9,132,242	£-9,203,838	£-8,586,830	£-9,132,242
40%	80%	£-9,662,040	£-8,956,888	£-9,622,344			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,979,621	£2,979,621	£2,979,621	£2,979,621	£2,979,621	£2,979,621
10%	70%	£2,240,530	£2,240,530	£2,240,530	£2,240,530	£2,240,530	£2,240,530
15%	70%	£1,639,607	£1,639,607	£1,639,607	£1,639,607	£1,639,607	£1,639,607
20%	70%	£1,192,935	£1,192,935	£1,192,935	£1,192,935	£1,192,935	£1,192,935
25%	70%	£746,264	£1,131,894	£855,087	£746,264	£1,131,894	£855,087
30%	70%	£299,594	£762,349	£430,180	£299,594	£762,349	£430,180
35%	70%	£-147,078	£392,803	£1,273	£-147,078	£392,803	£1,273
40%	70%	£-593,749	£23,359	£-419,634	£-593,749	£23,359	£-419,634
45%	70%	£-1,040,420	£-346,287	£-844,541	£-1,040,420	£-346,287	£-844,541
50%	70%	£-1,487,092	£-715,833	£-1,269,448	£-1,487,092	£-715,833	£-1,269,448
100%	70%	£-5,971,899	£-4,433,216	£-5,529,491	£-5,971,899	£-4,433,216	£-5,529,491
10%	80%	£2,063,217	£2,239,505	£2,112,964	£2,063,217	£2,239,505	£2,112,964
15%	80%	£1,605,015	£1,869,447	£1,679,637	£1,605,015	£1,869,447	£1,679,637
20%	80%	£1,146,813	£1,499,390	£1,246,306	£1,146,813	£1,499,390	£1,246,306
40%	80%	£-685,994	£19,158	£-487,005	£-685,994	£19,158	£-487,005
45%	80%	£-1,144,196	£-350,900	£-920,332	£-1,144,196	£-350,900	£-920,332
50%	80%	£-1,602,397	£-720,958	£-1,353,661	£-1,602,397	£-720,958	£-1,353,661
10%	60%	£2,109,339	£2,241,555	£2,146,650	£2,109,339	£2,241,555	£2,146,650
15%	60%	£1,674,189	£2,021,874	£1,730,165	£1,674,189	£2,021,874	£1,730,165
20%	60%	£1,239,058	£1,503,489	£1,313,679	£1,239,058	£1,503,489	£1,313,679
25%	60%	£803,917	£1,134,457	£897,194	£803,917	£1,134,457	£897,194
30%	60%	£368,777	£765,424	£480,708	£368,777	£765,424	£480,708
35%	60%	£-66,364	£396,392	£14,223	£-66,364	£396,392	£14,223
40%	60%	£-591,505	£27,358	£-382,263	£-591,505	£27,358	£-382,263
50%	60%	£-1,371,787	£-710,707	£-1,165,234	£-1,371,787	£-710,707	£-1,165,234

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,038,236	£5,038,236	£5,038,236	£5,038,236	£5,038,236	£5,038,236
10%	70%	£4,144,894	£4,299,146	£4,168,426	£4,144,894	£4,299,146	£4,168,426
15%	70%	£3,698,622	£3,929,600	£3,763,516	£3,698,622	£3,929,600	£3,763,516
20%	70%	£3,251,551	£3,560,055	£3,338,609	£3,251,551	£3,560,055	£3,338,609
25%	70%	£2,804,880	£3,190,510	£2,913,702	£2,804,880	£3,190,510	£2,913,702
30%	70%	£2,358,209	£2,820,965	£2,488,795	£2,358,209	£2,820,965	£2,488,795
35%	70%	£1,911,538	£2,451,419	£2,063,889	£1,911,538	£2,451,419	£2,063,889
40%	70%	£1,464,867	£2,081,874	£1,638,983	£1,464,867	£2,081,874	£1,638,983
45%	70%	£1,018,195	£1,712,329	£1,214,075	£1,018,195	£1,712,329	£1,214,075
50%	70%	£571,524	£1,342,783	£789,168	£571,524	£1,342,783	£789,168
100%	70%	£-3,913,284	£-2,374,600	£-3,470,875	£-3,913,284	£-2,374,600	£-3,470,875
10%	80%	£4,121,833	£4,298,121	£4,171,580	£4,121,833	£4,298,121	£4,171,580
15%	80%	£3,663,631	£3,928,063	£3,739,252	£3,663,631	£3,928,063	£3,739,252
20%	80%	£3,205,429	£3,558,005	£3,304,324	£3,205,429	£3,558,005	£3,304,324
40%	80%	£1,372,622	£2,077,773	£1,571,611	£1,372,622	£2,077,773	£1,571,611
45%	80%	£914,420	£1,707,716	£1,138,283	£914,420	£1,707,716	£1,138,283
50%	80%	£456,218	£1,337,658	£704,955	£456,218	£1,337,658	£704,955
10%	60%	£4,167,955	£4,300,171	£4,205,265	£4,167,955	£4,300,171	£4,205,265
15%	60%	£3,732,815	£3,931,138	£3,788,780	£3,732,815	£3,931,138	£3,788,780
20%	60%	£3,297,674	£3,562,105	£3,372,294	£3,297,674	£3,562,105	£3,372,294
25%	60%	£2,862,533	£3,193,073	£2,955,809	£2,862,533	£3,193,073	£2,955,809
30%	60%	£2,427,392	£2,824,040	£2,539,323	£2,427,392	£2,824,040	£2,539,323
35%	60%	£1,992,251	£2,455,008	£2,122,838	£1,992,251	£2,455,008	£2,122,838
40%	60%	£1,557,111	£2,085,974	£1,706,353	£1,557,111	£2,085,974	£1,706,353
50%	60%	£886,829	£1,347,909	£873,382	£886,829	£1,347,909	£873,382

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,946,942	£5,946,942	£5,946,942	£5,946,942	£5,946,942	£5,946,942
10%	70%	£5,053,600	£5,207,852	£5,097,129	£5,053,600	£5,207,852	£5,097,129
15%	70%	£4,606,929	£4,838,307	£4,672,222	£4,606,929	£4,838,307	£4,672,222
20%	70%	£4,160,257	£4,468,761	£4,247,315	£4,160,257	£4,468,761	£4,247,315
25%	70%	£3,713,586	£4,099,216	£3,822,408	£3,713,586	£4,099,216	£3,822,408
30%	70%	£3,266,916	£3,729,671	£3,397,502	£3,266,916	£3,729,671	£3,397,502
35%	70%	£2,820,244	£3,360,125	£2,972,595	£2,820,244	£3,360,125	£2,972,595
40%	70%	£2,373,573	£2,990,581	£2,547,688	£2,373,573	£2,990,581	£2,547,688
45%	70%	£1,926,902	£2,621,035	£2,122,781	£1,926,902	£2,621,035	£2,122,781
50%	70%	£1,480,230	£2,251,489	£1,697,874	£1,480,230	£2,251,489	£1,697,874
100%	70%	£-3,004,578	£-1,465,894	£-2,562,169	£-3,004,578	£-1,465,894	£-2,562,169
10%	80%	£5,030,539	£5,206,827	£5,080,286	£5,030,539	£5,206,827	£5,080,286
15%	80%	£4,572,337	£4,836,769	£4,646,959	£4,572,337	£4,836,769	£4,646,959
20%	80%	£4,114,135	£4,466,712	£4,213,538	£4,114,135	£4,466,712	£4,213,538
40%	80%	£2,281,328	£2,996,480	£2,480,317	£2,281,328	£2,996,480	£2,480,317
45%	80%	£1,823,126	£2,616,422	£2,046,990	£1,823,126	£2,616,422	£2,046,990
50%	80%	£1,364,925	£2,246,364	£1,613,661	£1,364,925	£2,246,364	£1,613,661
10%	60%	£5,076,661	£5,208,877	£5,113,972	£5,076,661	£5,208,877	£5,113,972
15%	60%	£4,641,521	£4,839,844	£4,697,487	£4,641,521	£4,839,844	£4,697,487
20%	60%	£4,206,380	£4,470,811	£4,281,001	£4,206,380	£4,470,811	£4,281,001
25%	60%	£3,771,239	£4,101,779	£3,864,516	£3,771,239	£4,101,779	£3,864,516
30%	60%	£3,336,099	£3,732,746	£3,448,030	£3,336,099	£3,732,746	£3,448,030
35%	60%	£2,900,958	£3,363,714	£3,031,545	£2,900,958	£3,363,714	£3,031,545
40%	60%	£2,465,817	£2,994,680	£2,615,059	£2,465,817	£2,994,680	£2,615,059
50%	60%	£1,595,635	£2,256,615	£1,782,088	£1,595,635	£2,256,615	£1,782,088

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,849,702	£2,849,702	£2,849,702	£2,849,702	£2,849,702	£2,849,702
10%	70%	£1,956,360	£2,110,612	£1,999,889	£1,956,360	£2,110,612	£1,999,889
15%	70%	£1,509,688	£1,741,066	£1,574,982	£1,509,688	£1,741,066	£1,574,982
20%	70%	£1,063,017	£1,371,521	£1,150,075	£1,063,017	£1,371,521	£1,150,075
25%	70%	£616,346	£1,001,976	£725,168	£616,346	£1,001,976	£725,168
30%	70%	£169,675	£632,430	£300,261	£169,675	£632,430	£300,261
35%	70%	£-276,996	£262,885	£-124,645	£-276,996	£262,885	£-124,645
40%	70%	£-723,667	£-106,660	£-549,552	£-723,667	£-106,660	£-549,552
45%	70%	£-1,170,339	£-476,205	£-974,459	£-1,170,339	£-476,205	£-974,459
50%	70%	£-1,617,010	£-845,751	£-1,399,366	£-1,617,010	£-845,751	£-1,399,366
100%	70%	£-6,101,818	£-4,563,134	£-5,659,409	£-6,101,818	£-4,563,134	£-5,659,409
10%	80%	£1,933,299	£2,109,587	£1,983,046	£1,933,299	£2,109,587	£1,983,046
15%	80%	£1,475,097	£1,739,529	£1,549,718	£1,475,097	£1,739,529	£1,549,718
20%	80%	£1,016,895	£1,369,471	£1,116,390	£1,016,895	£1,369,471	£1,116,390
40%	80%	£-615,912	£-110,761	£-491,623	£-615,912	£-110,761	£-491,623
45%	80%	£-1,274,114	£-480,818	£-1,050,251	£-1,274,114	£-480,818	£-1,050,251
50%	80%	£-1,732,316	£-850,876	£-1,483,579	£-1,732,316	£-850,876	£-1,483,579
10%	60%	£1,979,421	£2,111,637	£2,016,731	£1,979,421	£2,111,637	£2,016,731
15%	60%	£1,544,281	£1,742,604	£1,600,246	£1,544,281	£1,742,604	£1,600,246
20%	60%	£1,109,140	£1,373,571	£1,183,769	£1,109,140	£1,373,571	£1,183,769
25%	60%	£673,999	£1,004,539	£767,275	£673,999	£1,004,539	£767,275
30%	60%	£238,858	£635,506	£350,789	£238,858	£635,506	£350,789
35%	60%	£-196,283	£266,474	£-65,696	£-196,283	£266,474	£-65,696
40%	60%	£-631,423	£-102,560	£-482,182	£-631,423	£-102,560	£-482,182
50%	60%	£-1,501,705	£-840,625	£-1,315,152	£-1,501,705	£-840,625	£-1,315,152

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£6,870,208	£6,870,208	£6,870,208	£6,870,208	£6,870,208	£6,870,208
10%	70%	£5,976,865	£6,131,118	£6,020,394	£5,976,865	£6,131,118	£6,020,394
15%	70%	£5,530,194	£5,761,572	£5,595,487	£5,530,194	£5,761,572	£5,595,487
20%	70%	£5,083,523	£5,392,026	£5,170,581	£5,083,523	£5,392,026	£5,170,581
25%	70%	£4,636,851	£5,022,482	£4,745,674	£4,636,851	£5,022,482	£4,745,674
30%	70%	£4,190,181	£4,652,936	£4,320,767	£4,190,181	£4,652,936	£4,320,767
35%	70%	£3,743,510	£4,283,391	£3,995,860	£3,743,510	£4,283,391	£3,995,860
40%	70%	£3,296,838	£3,913,846	£3,470,953	£3,296,838	£3,913,846	£3,470,953
45%	70%	£2,850,167	£3,544,300	£3,046,047	£2,850,167	£3,544,300	£3,046,047
50%	70%	£2,403,496	£3,174,755	£2,621,140	£2,403,496	£3,174,755	£2,621,140
100%	70%	£2,081,312	£2,542,629	£2,138,904	£2,081,312	£2,542,629	£2,138,904
10%	80%	£5,953,804	£6,130,092	£6,003,552	£5,953,804	£6,130,092	£6,003,552
15%	80%	£5,495,602	£5,760,035	£5,570,224	£5,495,602	£5,760,035	£5,570,224
20%	80%	£5,037,401	£5,389,977	£5,136,895	£5,037,401	£5,389,977	£5,136,895
40%	80%	£3,204,594	£3,909,745	£3,403,583	£3,204,594	£3,909,745	£3,403,583
45%	80%	£2,746,392	£3,539,687	£2,970,255	£2,746,392	£3,539,687	£2,970,255
50%	80%	£2,288,190	£3,169,630	£2,536,926	£2,288,190	£3,169,630	£2,536,926
10%	60%	£5,999,926	£6,132,143	£6,037,237	£5,999,926	£6,132,143	£6,037,237
15%	60%	£5,541,786	£5,763,109	£5,620,752	£5,541,786	£5,763,109	£5,620,752
20%	60%	£5,129,646	£5,394,077	£5,204,266	£5,129,646	£5,394,077	£5,204,266
25%	60%	£4,694,505	£5,025,044	£4,787,781	£4,694,505	£5,025,044	£4,787,781
30%	60%	£4,259,364	£4,656,012	£4,371,295	£4,259,364	£4,656,012	£4,371,295
35%	60%	£3,824,223	£4,286,979	£3,954,810	£3,824,223	£4,286,979	£3,954,810
40%	60%	£3,389,082	£3,917,946	£3,538,324	£3,389,082	£3,917,946	£3,538,324
50%	60%	£2,953,941	£3,548,913	£3,205,353	£2,953,941	£3,548,913	£3,205,353

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,146,766	£7,146,766	£7,146,766	£7,146,766	£7,146,766	£7,146,766
10%	70%	£6,253,424	£6,407,676	£6,296,953	£6,253,424	£6,407,676	£6,296,953
15%	70%	£5,806,752	£6,038,130	£5,872,046	£5,806,752	£6,038,130	£5,872,046
20%	70%	£5,360,081	£5,668,585	£5,447,139	£5,360,081	£5,668,585	£5,447,139
25%	70%	£4,913,410	£5,299,040	£5,022,232	£4,913,410	£5,299,040	£5,022,232
30%	70%	£4,466,739	£4,929,495	£4,597,325	£4,466,739	£4,929,495	£4,597,325
35%	70%	£4,020,068	£4,559,949	£4,172,419	£4,020,068	£4,559,949	£4,172,419
40%	70%	£3,573,397	£4,190,404	£3,747,512	£3,573,397	£4,190,404	£3,747,512
45%	70%	£3,126,725	£3,820,859	£3,322,605	£3,126,725	£3,820,859	£3,322,605
50%	70%	£2,680,054	£3,451,313	£2,897,698	£2,680,054	£3,451,313	£2,897,698
100%	70%	£1,804,754	£2,660,070	£2,162,345	£1,804,754	£2,660,070	£2,162,345
10%	80%	£6,230,363	£6,406,651	£6,280,110	£6,230,363	£6,406,651	£6,280,110
15%	80%	£5,772,161	£6,036,593	£5,846,782	£5,772,161	£6,036,593	£5,846,782
20%	80%	£5,313,959	£5,666,535	£5,413,454	£5,313,959	£5,666,535	£5,413,454
40%	80%	£3,481,152	£4,186,303	£3,680,141	£3,481,152	£4,186,303	£3,680,141
45%	80%	£3,022,950	£3,816,246	£3,246,813	£3,022,950	£3,816,246	£3,246,813
50%	80%	£2,564,748	£3,446,188	£2,813,485	£2,564,748	£3,446,188	£2,813,485
10%	60%	£6,276,485	£6,408,701	£6,313,795	£6,276,485	£6,408,701	£6,313,795
15%	60%	£5,841,345	£6,038,668	£5,897,310	£5,841,345	£6,038,668	£5,897,310
20%	60%	£5,406,204	£5,670,635	£5,480,824	£5,406,204	£5,670,635	£5,480,824
25%	60%	£4,971,063	£5,301,603	£5,064,339	£4,971,063	£5,301,603	£5,064,339
30%	60%	£4,535,922	£4,932,570	£4,647,853	£4,535,922	£4,932,570	£4,647,853
35%	60%	£4,100,781	£4,563,538	£4,231,368	£4,100,781	£4,563,538	£4,231,368
40%	60%	£3,665,641	£4,194,504	£3,814,883	£3,665,641	£4,194,504	£3,814,883
50%	60%	£3,230,500	£3,825,471	£3,481,912	£3,230,500	£3,825,471	£3,481,912

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

No Units	30
Site Area	0.47 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,711,306	£4,711,306	£4,711,306	£4,711,306	£4,711,306	£4,711,306
10%	70%	£4,110,402	£4,273,797	£4,163,075	£4,110,402	£4,273,797	£4,163,075
15%	70%	£3,809,958	£4,055,043	£3,888,958	£3,809,958	£4,055,043	£3,888,958
20%	70%	£3,509,498	£3,836,289	£3,614,843	£3,509,498	£3,836,289	£3,614,843
25%	70%	£3,209,045	£3,617,535	£3,340,728	£3,209,045	£3,617,535	£3,340,728
30%	70%	£2,908,594	£3,398,781	£3,066,612	£2,908,594	£3,398,781	£3,066,612
35%	70%	£2,608,142	£3,180,027	£2,792,496	£2,608,142	£3,180,027	£2,792,496
40%	70%	£2,307,690	£2,961,273	£2,518,380	£2,307,690	£2,961,273	£2,518,380
45%	70%	£2,007,238	£2,742,519	£2,244,265	£2,007,238	£2,742,519	£2,244,265
50%	70%	£1,706,786	£2,523,765	£1,970,150	£1,706,786	£2,523,765	£1,970,150
100%	70%	£1,318,957	£318,845	£-783,617	£-1,318,957	£318,845	£-783,617
10%	80%	£4,089,365	£4,276,104	£4,140,563	£4,089,365	£4,276,104	£4,140,563
15%	80%	£3,778,395	£4,058,502	£3,868,691	£3,778,395	£4,058,502	£3,868,691
20%	80%	£3,467,425	£3,840,901	£3,587,820	£3,467,425	£3,840,901	£3,587,820
25%	80%	£3,156,455	£3,623,299	£3,306,948	£3,156,455	£3,623,299	£3,306,948
30%	80%	£2,845,485	£3,405,698	£3,026,077	£2,845,485	£3,405,698	£3,026,077
35%	80%	£2,534,515	£3,188,097	£2,745,206	£2,534,515	£3,188,097	£2,745,206
40%	80%	£2,223,545	£2,970,496	£2,464,334	£2,223,545	£2,970,496	£2,464,334
45%	80%	£1,912,575	£2,752,895	£2,183,463	£1,912,575	£2,752,895	£2,183,463
50%	80%	£1,601,604	£2,535,294	£1,902,591	£1,601,604	£2,535,294	£1,902,591
10%	60%	£4,131,438	£4,271,491	£4,176,586	£4,131,438	£4,271,491	£4,176,586
15%	60%	£3,841,504	£4,051,584	£3,909,227	£3,841,504	£4,051,584	£3,909,227
20%	60%	£3,551,571	£3,831,677	£3,641,866	£3,551,571	£3,831,677	£3,641,866
25%	60%	£3,261,638	£3,611,770	£3,281,638	£3,261,638	£3,611,770	£3,281,638
30%	60%	£2,971,703	£3,391,863	£3,107,146	£2,971,703	£3,391,863	£3,107,146
35%	60%	£2,681,769	£3,171,956	£2,830,787	£2,681,769	£3,171,956	£2,830,787
40%	60%	£2,391,836	£2,952,049	£2,572,428	£2,391,836	£2,952,049	£2,572,428
45%	60%	£2,101,902	£2,732,142	£2,305,067	£2,101,902	£2,732,142	£2,305,067
50%	60%	£1,811,968	£2,512,235	£2,037,708	£1,811,968	£2,512,235	£2,037,708

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£34,140,779	£34,140,779	£34,140,779	£34,140,779	£34,140,779	£34,140,779
10%	70%	£34,741,683	£34,578,288	£34,680,010	£34,741,683	£34,578,288	£34,680,010
15%	70%	£35,042,135	£34,787,042	£34,983,127	£35,042,135	£34,787,042	£34,983,127
20%	70%	£35,342,587	£35,015,796	£35,287,242	£35,342,587	£35,015,796	£35,287,242
25%	70%	£35,643,039	£35,234,550	£35,511,357	£35,643,039	£35,234,550	£35,511,357
30%	70%	£35,943,491	£35,453,304	£35,785,473	£35,943,491	£35,453,304	£35,785,473
35%	70%	£36,243,943	£35,672,058	£36,059,589	£36,243,943	£35,672,058	£36,059,589
40%	70%	£36,544,395	£35,890,812	£36,333,705	£36,544,395	£35,890,812	£36,333,705
45%	70%	£36,844,847	£36,109,566	£36,607,820	£36,844,847	£36,109,566	£36,607,820
50%	70%	£37,145,299	£36,328,320	£36,881,935	£37,145,299	£36,328,320	£36,881,935
100%	70%	£40,171,042	£38,532,240	£39,635,702	£40,171,042	£38,532,240	£39,635,702
10%	80%	£34,762,720	£34,575,981	£34,702,522	£34,762,720	£34,575,981	£34,702,522
15%	80%	£35,073,690	£34,793,583	£34,983,394	£35,073,690	£34,793,583	£34,983,394
20%	80%	£35,384,660	£35,011,184	£35,264,265	£35,384,660	£35,011,184	£35,264,265
25%	80%	£35,695,630	£35,228,785	£35,545,136	£35,695,630	£35,228,785	£35,545,136
30%	80%	£36,006,600	£35,446,386	£35,826,007	£36,006,600	£35,446,386	£35,826,007
35%	80%	£36,317,570	£35,663,987	£36,106,878	£36,317,570	£35,663,987	£36,106,878
40%	80%	£36,628,540	£35,881,588	£36,387,749	£36,628,540	£35,881,588	£36,387,749
45%	80%	£36,939,510	£36,099,189	£36,668,620	£36,939,510	£36,099,189	£36,668,620
50%	80%	£37,250,480	£36,316,791	£36,949,491	£37,250,480	£36,316,791	£36,949,491
10%	60%	£34,720,647	£34,580,584	£34,675,499	£34,720,647	£34,580,584	£34,675,499
15%	60%	£35,010,581	£34,800,501	£34,942,858	£35,010,581	£34,800,501	£34,942,858
20%	60%	£35,300,515	£35,020,408	£35,210,219	£35,300,515	£35,020,408	£35,210,219
25%	60%	£35,590,448	£35,240,315	£35,489,086	£35,590,448	£35,240,315	£35,489,086
30%	60%	£35,880,382	£35,460,222	£35,768,957	£35,880,382	£35,460,222	£35,768,957
35%	60%	£36,170,316	£35,680,129	£36,048,828	£36,170,316	£35,680,129	£36,048,828
40%	60%	£36,460,249	£35,900,036	£36,328,699	£36,460,249	£35,900,036	£36,328,699
50%	60%	£37,040,117	£36,339,850	£36,814,377	£37,040,117	£36,339,850	£36,814,377

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£25,522,609	£25,522,609	£25,522,609	£25,522,609	£25,522,609	£25,522,609
10%	70%	£25,123,513	£25,960,118	£26,070,840	£25,123,513	£25,960,118	£26,070,840
15%	70%	£25,423,965	£26,179,872	£26,344,595	£25,423,965	£26,179,872	£26,344,595
20%	70%	£25,724,417	£26,397,626	£26,619,349	£25,724,417	£26,397,626	£26,619,349
25%	70%	£26,024,869	£26,616,380	£26,894,103	£26,024,869	£26,616,380	£26,894,103
30%	70%	£26,325,321	£26,835,134	£27,167,303	£26,325,321	£26,835,134	£27,167,303
35%	70%	£26,625,773	£27,053,888	£27,441,418	£26,625,773	£27,053,888	£27,441,418
40%	70%	£26,926,225	£27,272,642	£27,715,524	£26,926,225	£27,272,642	£27,715,524
45%	70%	£27,226,677	£27,491,396	£27,989,640	£27,226,677	£27,491,396	£27,989,640
50%	70%	£27,527,129	£27,710,150	£28,263,755	£27,527,129	£27,710,150	£28,263,755
100%	70%	£31,552,872	£29,914,069	£31,017,531	£31,552,872	£29,914,069	£31,017,531
10%	80%	£26,144,549	£25,957,811	£26,084,352	£26,144,549	£25,957,811	£26,084,352
15%	80%	£26,455,519	£26,175,413	£26,365,224	£26,455,519	£26,175,413	£26,365,224
20%	80%	£26,766,489	£26,393,014	£26,645,089	£26,766,489	£26,393,014	£26,645,089
25%	80%	£27,077,459	£26,610,615	£26,924,954	£27,077,459	£26,610,615	£26,924,954
30%	80%	£27,388,429	£26,828,216	£27,204,819	£27,388,429	£26,828,216	£27,204,819
35%	80%	£27,699,399	£27,045,817	£27,484,684	£27,699,399	£27,045,817	£27,484,684
40%	80%	£28,010,369	£27,263,418	£27,764,549	£28,010,369	£27,263,418	£27,764,549
45%	80%	£28,321,339	£27,481,019	£28,044,414	£28,321,339	£27,481,019	£28,044,414
50%	80%	£28,632,309	£27,698,621	£28,324,279	£28,632,309	£27,698,621	£28,324,279
10%	60%	£26,102,478	£25,962,423	£26,057,328	£26,102,478	£25,962,423	£26,057,328
15%	60%	£26,392,410	£26,182,330	£26,324,688	£26,392,410	£26,182,330	£26,324,688
20%	60%	£26,682,342	£26,402,237	£26,602,548	£26,682,342	£26,402,237	£26,602,548
25%	60%	£26,972,274	£26,622,144	£26,882,408	£26,972,274	£26,622,144	£26,882,408
30%	60%	£27,262,211	£26,842,051	£27,162,268	£27,262,211	£26,842,051	£27,162,268
35%	60%	£27,552,148	£27,061,958	£27,442,128	£27,552,148	£27,061,958	£27,442,128
40%	60%	£27,842,079	£27,281,865	£27,722,035	£27,842,079	£27,281,865	£27,722,035
50%	60%	£28,421,947	£27,721,879	£28,196,207	£28,421,947	£27,721,879	£28,196,207

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,112,178	£9,112,178	£9,112,178	£9,112,178	£9,112,178	£9,112,178
10%	70%	£9,713,082	£9,549,687	£9,660,409	£9,713,082	£9,549,687	£9,660,409
15%	70%	£10,013,534	£9,768,441	£9,934,535	£10,013,534	£9,768,441	£9,934,535
20%	70%	£10,313,986	£9,987,195	£10,208,640	£10,313,986	£9,987,195	£10,208,640
25%	70%	£10,614,438	£10,205,949	£10,482,756	£10,614,438	£10,205,949	£10,482,756
30%	70%	£10,914,889	£10,424,703	£10,756,872	£10,914,889	£10,424,703	£10,756,872
35%	70%	£11,215,341	£10,643,457	£11,030,987	£11,215,341	£10,643,457	£11,030,987
40%	70%	£11,515,793	£10,862,211	£11,305,103	£11,515,793	£10,862,211	£11,305,103
45%	70%	£11,816,245	£11,080,965	£11,579,219	£11,816,245	£11,080,965	£11,579,219
50%	70%	£12,116,697	£11,299,719	£11,853,334	£12,116,697	£11,299,719	£11,853,334
100%	70%	£15,142,441	£13,503,638	£14,607,100	£15,142,441	£13,503,638	£14,607,100
10%	80%	£9,734,118	£9,547,380	£9,673,921	£9,734,118	£9,547,380	£9,673,921
15%	80%	£10,045,088	£9,766,882</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£136,132	-£136,132	-£136,132	-£136,132	-£136,132	-£136,132
10%	70%	-£737,036	-£573,641	-£684,363	-£737,036	-£573,641	-£684,363
15%	70%	-£1,037,458	-£792,395	-£958,480	-£1,037,458	-£792,395	-£958,480
20%	70%	-£1,337,940	-£1,011,149	-£1,232,595	-£1,337,940	-£1,011,149	-£1,232,595
25%	70%	-£1,638,382	-£1,229,903	-£1,506,710	-£1,638,382	-£1,229,903	-£1,506,710
30%	70%	-£1,938,844	-£1,448,657	-£1,780,826	-£1,938,844	-£1,448,657	-£1,780,826
35%	70%	-£2,239,296	-£1,667,411	-£2,054,941	-£2,239,296	-£1,667,411	-£2,054,941
40%	70%	-£2,539,748	-£1,886,165	-£2,329,058	-£2,539,748	-£1,886,165	-£2,329,058
45%	70%	-£2,840,200	-£2,104,919	-£2,603,173	-£2,840,200	-£2,104,919	-£2,603,173
50%	70%	-£3,140,652	-£2,323,673	-£2,877,288	-£3,140,652	-£2,323,673	-£2,877,288
100%	70%	-£6,166,395	-£4,527,593	-£5,631,055	-£6,166,395	-£4,527,593	-£5,631,055
10%	80%	-£758,073	-£571,334	-£697,875	-£758,073	-£571,334	-£697,875
15%	80%	-£1,069,043	-£788,336	-£978,747	-£1,069,043	-£788,336	-£978,747
20%	80%	-£1,380,013	-£1,006,537	-£1,259,618	-£1,380,013	-£1,006,537	-£1,259,618
40%	80%	-£2,623,893	-£1,876,942	-£2,383,104	-£2,623,893	-£1,876,942	-£2,383,104
45%	80%	-£2,934,863	-£2,094,543	-£2,663,975	-£2,934,863	-£2,094,543	-£2,663,975
50%	80%	-£3,245,834	-£2,312,144	-£2,944,847	-£3,245,834	-£2,312,144	-£2,944,847
10%	60%	-£716,000	-£575,947	-£670,852	-£716,000	-£575,947	-£670,852
15%	60%	-£1,026,934	-£795,854	-£938,211	-£1,026,934	-£795,854	-£938,211
20%	60%	-£1,295,867	-£1,015,761	-£1,205,572	-£1,295,867	-£1,015,761	-£1,205,572
25%	60%	-£1,585,801	-£1,235,668	-£1,472,931	-£1,585,801	-£1,235,668	-£1,472,931
30%	60%	-£1,875,735	-£1,455,575	-£1,740,291	-£1,875,735	-£1,455,575	-£1,740,291
35%	60%	-£2,165,669	-£1,675,482	-£2,007,651	-£2,165,669	-£1,675,482	-£2,007,651
40%	60%	-£2,455,602	-£1,895,389	-£2,275,010	-£2,455,602	-£1,895,389	-£2,275,010
50%	60%	-£3,035,470	-£2,335,203	-£2,809,730	-£3,035,470	-£2,335,203	-£2,809,730

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,922,484	£1,922,484	£1,922,484	£1,922,484	£1,922,484	£1,922,484
10%	70%	£1,321,590	£1,464,975	£1,374,252	£1,321,590	£1,464,975	£1,374,252
15%	70%	£1,023,127	£1,286,221	£1,100,136	£1,023,127	£1,286,221	£1,100,136
20%	70%	£726,675	£1,047,467	£826,021	£726,675	£1,047,467	£826,021
25%	70%	£420,223	£828,713	£551,906	£420,223	£828,713	£551,906
30%	70%	£119,772	£609,959	£277,789	£119,772	£609,959	£277,789
35%	70%	-£180,680	£391,205	£3,974	-£180,680	£391,205	£3,974
40%	70%	-£481,132	£173,450	-£270,442	-£481,132	£173,450	-£270,442
45%	70%	-£781,584	£46,304	-£544,557	-£781,584	£46,304	-£544,557
50%	70%	-£1,082,036	-£265,058	-£818,672	-£1,082,036	-£265,058	-£818,672
100%	70%	-£4,107,780	-£2,468,977	-£3,572,439	-£4,107,780	-£2,468,977	-£3,572,439
10%	80%	£1,300,543	£1,487,282	£1,360,741	£1,300,543	£1,487,282	£1,360,741
15%	80%	£889,573	£1,269,679	£1,079,869	£889,573	£1,269,679	£1,079,869
20%	80%	£678,603	£1,052,078	£798,998	£678,603	£1,052,078	£798,998
40%	80%	-£565,277	£181,674	-£324,489	-£565,277	£181,674	-£324,489
45%	80%	-£876,247	£35,927	-£605,360	-£876,247	£35,927	-£605,360
50%	80%	-£1,187,218	-£253,528	-£886,232	-£1,187,218	-£253,528	-£886,232
10%	60%	£1,342,616	£1,482,669	£1,387,764	£1,342,616	£1,482,669	£1,387,764
15%	60%	£1,052,882	£1,282,762	£1,120,495	£1,052,882	£1,282,762	£1,120,495
20%	60%	£762,749	£1,042,855	£853,044	£762,749	£1,042,855	£853,044
25%	60%	£472,814	£822,948	£585,685	£472,814	£822,948	£585,685
30%	60%	£182,881	£603,041	£318,324	£182,881	£603,041	£318,324
35%	60%	£107,053	£383,134	£50,965	£107,053	£383,134	£50,965
40%	60%	-£396,987	£163,227	-£216,385	-£396,987	£163,227	-£216,385
50%	60%	-£976,854	-£276,587	-£751,114	-£976,854	-£276,587	-£751,114

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,831,190	£2,831,190	£2,831,190	£2,831,190	£2,831,190	£2,831,190
10%	70%	£2,230,286	£2,393,681	£2,282,959	£2,230,286	£2,393,681	£2,282,959
15%	70%	£1,929,834	£2,174,227	£2,008,942	£1,929,834	£2,174,227	£2,008,942
20%	70%	£1,629,382	£1,955,173	£1,734,727	£1,629,382	£1,955,173	£1,734,727
25%	70%	£1,328,930	£1,737,419	£1,460,612	£1,328,930	£1,737,419	£1,460,612
30%	70%	£1,028,478	£1,518,665	£1,186,496	£1,028,478	£1,518,665	£1,186,496
35%	70%	£728,026	£1,299,911	£912,380	£728,026	£1,299,911	£912,380
40%	70%	£427,574	£1,081,157	£638,264	£427,574	£1,081,157	£638,264
45%	70%	£127,122	£862,403	£384,140	£127,122	£862,403	£384,140
50%	70%	-£173,330	£643,649	£90,034	-£173,330	£643,649	£90,034
100%	70%	-£3,199,073	-£1,560,271	-£2,663,733	-£3,199,073	-£1,560,271	-£2,663,733
10%	80%	£2,209,249	£2,395,988	£2,269,447	£2,209,249	£2,395,988	£2,269,447
15%	80%	£1,898,279	£2,178,386	£1,988,575	£1,898,279	£2,178,386	£1,988,575
20%	80%	£1,587,309	£1,960,785	£1,707,704	£1,587,309	£1,960,785	£1,707,704
40%	80%	£343,429	£1,090,380	£584,216	£343,429	£1,090,380	£584,216
45%	80%	£32,459	£872,779	£303,347	£32,459	£872,779	£303,347
50%	80%	-£278,512	£655,178	£22,475	-£278,512	£655,178	£22,475
10%	60%	£2,251,322	£2,391,375	£2,296,470	£2,251,322	£2,391,375	£2,296,470
15%	60%	£1,961,388	£2,171,468	£2,029,111	£1,961,388	£2,171,468	£2,029,111
20%	60%	£1,671,455	£1,951,561	£1,761,750	£1,671,455	£1,951,561	£1,761,750
25%	60%	£1,381,521	£1,731,654	£1,494,391	£1,381,521	£1,731,654	£1,494,391
30%	60%	£1,091,587	£1,511,747	£1,227,031	£1,091,587	£1,511,747	£1,227,031
35%	60%	£801,653	£1,291,840	£959,671	£801,653	£1,291,840	£959,671
40%	60%	£511,720	£1,071,933	£692,312	£511,720	£1,071,933	£692,312
50%	60%	£28,148	£82,119	£167,592	£28,148	£82,119	£167,592

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£266,050	-£266,050	-£266,050	-£266,050	-£266,050	-£266,050
10%	70%	-£866,955	-£703,559	-£814,282	-£866,955	-£703,559	-£814,282
15%	70%	-£1,167,407	-£922,313	-£1,086,398	-£1,167,407	-£922,313	-£1,086,398
20%	70%	-£1,467,859	-£1,141,067	-£1,362,513	-£1,467,859	-£1,141,067	-£1,362,513
25%	70%	-£1,768,311	-£1,359,821	-£1,636,628	-£1,768,311	-£1,359,821	-£1,636,628
30%	70%	-£2,068,762	-£1,578,576	-£1,910,745	-£2,068,762	-£1,578,576	-£1,910,745
35%	70%	-£2,369,214	-£1,797,330	-£2,184,860	-£2,369,214	-£1,797,330	-£2,184,860
40%	70%	-£2,669,666	-£2,016,084	-£2,458,976	-£2,669,666	-£2,016,084	-£2,458,976
45%	70%	-£2,970,118	-£2,234,838	-£2,733,091	-£2,970,118	-£2,234,838	-£2,733,091
50%	70%	-£3,270,570	-£2,453,592	-£3,007,207	-£3,270,570	-£2,453,592	-£3,007,207
100%	70%	-£6,296,314	-£4,657,511	-£5,760,973	-£6,296,314	-£4,657,511	-£5,760,973
10%	80%	-£887,991	-£701,253	-£827,793	-£887,991	-£701,253	-£827,793
15%	80%	-£1,188,961	-£918,855	-£1,108,665	-£1,188,961	-£918,855	-£1,108,665
20%	80%	-£1,509,931	-£1,136,458	-£1,399,536	-£1,509,931	-£1,136,458	-£1,399,536
40%	80%	-£3,753,911	-£2,006,860	-£3,513,023	-£3,753,911	-£2,006,860	-£3,513,023
45%	80%	-£3,064,781	-£2,224,461	-£2,793,894	-£3,064,781	-£2,224,461	-£2,793,894
50%	80%	-£3,375,752	-£2,442,062	-£3,074,766	-£3,375,752	-£2,442,062	-£3,074,766
10%	60%	-£845,918	-£705,865	-£800,770	-£845,918	-£705,865	-£800,770
15%	60%	-£1,135,852	-£925,772	-£1,068,130	-£1,135,852	-£925,772	-£1,068,130
20%	60%	-£1,425,786	-£1,145,679	-£1,335,490	-£1,425,786	-£1,145,679	-£1,335,490
25%	60%	-£1,715,720	-£1,365,586	-£1,602,949	-£1,715,720	-£1,365,586	-£1,602,949
30%	60%	-£2,005,653	-£1,585,493	-£1,870,210	-£2,005,653	-£1,585,493	-£1,870,210
35%	60%	-£2,295,587	-£1,805,400	-£2,137,569	-£2,295,587	-£1,805,400	-£2,137,569
40%	60%	-£2,585,521	-£2,025,307	-£2,404,929	-£2,585,521	-£2,025,307	-£2,404,929
50%	60%	-£3,165,388	-£2,465,121	-£2,939,648	-£3,165,388	-£2,465,121	-£2,939,648

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,754,455	£3,754,455	£3,754,455	£3,754,455	£3,754,455	£3,754,455
10%	70%	£3,153,551	£3,316,346	£3,206,224	£3,153,551	£3,316,346	£3,206,224
15%	70%	£2,853,039	£3,038,192	£2,932,108	£2,853,039	£3,038,192	£2,932,108
20%	70%	£2,552,647	£2,879,438	£2,857,993	£2,552,647	£2,879,438	£2,857,993
25%	70%	£2,252,195	£2,660,684	£2,383,877	£2,252,195	£2,660,684	£2,383,877
30%	70%	£1,951,744	£2,441,930	£2,109,761	£1,951,744	£2,441,930	£2,109,761
35%	70%	£1,651,292	£2,223,176	£1,835,646	£1,651,292	£2,223,176	£1,835,646
40%	70%	£1,350,840	£2,004,422	£1,561,530	£1,350,840	£2,004,422	£1,561,530
45%	70%	£1,050,388	£1,785,668	£1,287,414	£1,050,388	£1,785,668	£1,287,414
50%	70%	£749,935	£1,566,914	£1,013,299	£749,935	£1,566,914	£1,013,299
100%	70%	£-2,275,808	£-837,005	£-1,740,467	£-2,275,808	£-837,005	£-1,740,467
10%	80%	£3,132,515	£3,319,253	£3,192,712	£3,132,515	£3,319,253	£3,192,712
15%	80%	£2,821,545	£3,101,651	£2,911,840	£2,821,545	£3,101,651	£2,911,840
20%	80%	£2,510,575	£2,884,050	£2,630,969	£2,510,575	£2,884,050	£2,630,969
40%	80%	£1,266,694	£2,013,646	£1,507,483	£1,266,694	£2,013,646	£1,507,483
45%	80%	£955,724	£1,796,044	£1,226,612	£955,724	£1,796,044	£1,226,612
50%	80%	£644,753	£1,578,443	£945,740	£644,753	£1,578,443	£945,740
10%	60%	£3,174,588	£3,314,640	£3,219,736	£3,174,588	£3,314,640	£3,219,736
15%	60%	£2,864,654	£3,094,734	£2,952,376	£2,864,654	£3,094,734	£2,952,376
20%	60%	£2,554,720	£2,874,827	£2,685,016	£2,554,720	£2,874,827	£2,685,016
25%	60%	£2,304,786	£2,654,920	£2,417,656	£2,304,786	£2,654,920	£2,417,656
30%	60%	£2,014,853	£2,435,013	£2,150,296	£2,014,853	£2,435,013	£2,150,296
35%	60%	£1,724,918	£2,215,106	£1,882,937	£1,724,918	£2,215,106	£1,882,937
40%	60%	£1,434,985	£1,995,199	£1,615,577	£1,434,985	£1,995,199	£1,615,577
50%	60%	£955,117	£1,555,285	£1,090,657	£955,117	£1,555,285	£1,090,657

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,031,014	£4,031,014	£4,031,014	£4,031,014	£4,031,014	£4,031,014
10%	70%	£3,430,110	£3,593,505	£3,482,782	£3,430,110	£3,593,505	£3,482,782
15%	70%	£3,129,657	£3,374,751	£3,208,666	£3,129,657	£3,374,751	£3,208,666
20%	70%	£2,829,205	£3,155,997	£2,934,551	£2,829,205	£3,155,997	£2,934,551
25%	70%	£2,528,753	£2,937,243	£2,660,436	£2,528,753	£2,937,243	£2,660,436
30%	70%	£2,228,302	£2,718,489	£2,386,319	£2,228,302	£2,718,489	£2,386,319
35%	70%	£1,927,850	£2,499,735	£2,112,204	£1,927,850	£2,499,735	£2,112,204
40%	70%	£1,627,398	£2,280,980	£1,838,088	£1,627,398	£2,280,980	£1,838,088
45%	70%	£1,326,946	£2,062,226	£1,563,973	£1,326,946	£2,062,226	£1,563,973
50%	70%	£1,026,494	£1,843,472	£1,289,858	£1,026,494	£1,843,472	£1,289,858
100%	70%	£-1,999,250	£-360,447	£-1,463,909	£-1,999,250	£-360,447	£-1,463,909
10%	80%	£3,409,073	£3,595,812	£3,469,271	£3,409,073	£3,595,812	£3,469,271
15%	80%	£3,098,103	£3,378,209	£3,189,399	£3,098,103	£3,378,209	£3,189,399
20%	80%	£2,787,133	£3,160,606	£2,907,528	£2,787,133	£3,160,606	£2,907,528
40%	80%	£1,543,253	£2,290,204	£1,784,042	£1,543,253	£2,290,204	£1,784,042
45%	80%	£1,232,283	£2,072,603	£1,503,170	£1,232,283	£2,072,603	£1,503,170
50%	80%	£921,312	£1,855,002	£1,222,298	£921,312	£1,855,002	£1,222,298
10%	60%	£3,451,146	£3,591,199	£3,496,294	£3,451,146	£3,591,199	£3,496,294
15%	60%	£3,161,212	£3,371,292	£3,229,395	£3,161,212	£3,371,292	£3,229,395
20%	60%	£2,871,279	£3,151,385	£2,961,574	£2,871,279	£3,151,385	£2,961,574
25%	60%	£2,581,344	£2,931,478	£2,694,215	£2,581,344	£2,931,478	£2,694,215
30%	60%	£2,291,411	£2,711,571	£2,426,854	£2,291,411	£2,711,571	£2,426,854
35%	60%	£2,001,477	£2,491,664	£2,159,495	£2,001,477	£2,491,664	£2,159,495
40%	60%	£1,711,543	£2,271,757	£1,892,135	£1,711,543	£2,271,757	£1,892,135
50%	60%	£1,131,678	£1,831,843	£1,357,416	£1,131,678	£1,831,843	£1,357,416

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,686,868	£3,686,868	£3,686,868	£3,686,868	£3,686,868	£3,686,868
10%	70%	£7,689,727	£7,843,250	£7,732,528	£7,689,727	£7,843,250	£7,732,528
15%	70%	£7,201,157	£7,431,442	£7,265,357	£7,201,157	£7,431,442	£7,265,357
20%	70%	£6,712,586	£7,019,632	£6,798,186	£6,712,586	£7,019,632	£6,798,186
25%	70%	£6,224,015	£6,607,823	£6,331,016	£6,224,015	£6,607,823	£6,331,016
30%	70%	£5,735,444	£6,196,014	£5,863,845	£5,735,444	£6,196,014	£5,863,845
35%	70%	£5,246,874	£5,784,205	£5,398,675	£5,246,874	£5,784,205	£5,398,675
40%	70%	£4,758,303	£5,372,397	£4,929,504	£4,758,303	£5,372,397	£4,929,504
45%	70%	£4,269,733	£4,960,587	£4,462,333	£4,269,733	£4,960,587	£4,462,333
50%	70%	£3,781,162	£4,548,779	£3,995,163	£3,781,162	£4,548,779	£3,995,163
100%	70%	-£1,122,610	£409,061	-£687,607	-£1,122,610	£409,061	-£687,607
10%	80%	£7,686,952	£7,842,407	£7,715,867	£7,686,952	£7,842,407	£7,715,867
15%	80%	£7,166,994	£7,430,177	£7,240,367	£7,166,994	£7,430,177	£7,240,367
20%	80%	£6,667,036	£7,017,946	£6,764,866	£6,667,036	£7,017,946	£6,764,866
25%	80%	£6,167,078	£6,605,716	£6,289,365	£6,167,078	£6,605,716	£6,289,365
30%	80%	£5,667,120	£6,193,485	£5,813,864	£5,667,120	£6,193,485	£5,813,864
35%	80%	£5,167,162	£5,781,255	£5,338,363	£5,167,162	£5,781,255	£5,338,363
40%	80%	£4,667,204	£5,369,024	£4,862,862	£4,667,204	£5,369,024	£4,862,862
45%	80%	£4,167,246	£4,956,794	£4,387,361	£4,167,246	£4,956,794	£4,387,361
50%	80%	£3,667,288	£4,544,563	£3,911,860	£3,667,288	£4,544,563	£3,911,860
10%	60%	£7,712,502	£7,844,093	£7,749,188	£7,712,502	£7,844,093	£7,749,188
15%	60%	£7,235,318	£7,432,706	£7,290,348	£7,235,318	£7,432,706	£7,290,348
20%	60%	£6,758,135	£7,021,319	£6,831,507	£6,758,135	£7,021,319	£6,831,507
25%	60%	£6,280,953	£6,609,931	£6,372,667	£6,280,953	£6,609,931	£6,372,667
30%	60%	£5,803,769	£6,198,543	£5,913,827	£5,803,769	£6,198,543	£5,913,827
35%	60%	£5,326,586	£5,787,155	£5,454,986	£5,326,586	£5,787,155	£5,454,986
40%	60%	£4,849,403	£5,375,768	£4,996,146	£4,849,403	£5,375,768	£4,996,146
45%	60%	£4,372,220	£4,964,381	£4,537,306	£4,372,220	£4,964,381	£4,537,306
50%	60%	£3,895,036	£4,552,993	£4,078,465	£3,895,036	£4,552,993	£4,078,465

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£30,185,217	-£30,185,217	-£30,185,217	-£30,185,217	-£30,185,217	-£30,185,217
10%	70%	-£31,162,358	-£31,008,835	-£31,119,557	-£31,162,358	-£31,008,835	-£31,119,557
15%	70%	-£31,650,928	-£31,420,643	-£31,586,728	-£31,650,928	-£31,420,643	-£31,586,728
20%	70%	-£32,139,499	-£31,832,453	-£32,053,899	-£32,139,499	-£31,832,453	-£32,053,899
25%	70%	-£32,628,070	-£32,244,261	-£32,521,089	-£32,628,070	-£32,244,261	-£32,521,089
30%	70%	-£33,116,641	-£32,656,071	-£32,988,240	-£33,116,641	-£32,656,071	-£32,988,240
35%	70%	-£33,605,212	-£33,067,880	-£33,455,410	-£33,605,212	-£33,067,880	-£33,455,410
40%	70%	-£34,093,783	-£33,479,688	-£33,922,581	-£34,093,783	-£33,479,688	-£33,922,581
45%	70%	-£34,582,354	-£33,891,496	-£34,389,751	-£34,582,354	-£33,891,496	-£34,389,751
50%	70%	-£35,070,925	-£34,303,306	-£34,856,922	-£35,070,925	-£34,303,306	-£34,856,922
100%	70%	-£39,974,695	-£38,443,024	-£39,539,692	-£39,974,695	-£38,443,024	-£39,539,692
10%	80%	-£31,185,133	-£31,009,678	-£31,136,218	-£31,185,133	-£31,009,678	-£31,136,218
15%	80%	-£31,685,091	-£31,421,909	-£31,611,718	-£31,685,091	-£31,421,909	-£31,611,718
20%	80%	-£32,185,049	-£31,834,139	-£32,087,219	-£32,185,049	-£31,834,139	-£32,087,219
25%	80%	-£32,685,007	-£32,246,369	-£32,587,220	-£32,685,007	-£32,246,369	-£32,587,220
30%	80%	-£33,185,007	-£32,658,599	-£33,087,221	-£33,185,007	-£32,658,599	-£33,087,221
35%	80%	-£33,685,007	-£33,070,829	-£33,587,222	-£33,685,007	-£33,070,829	-£33,587,222
40%	80%	-£34,185,007	-£33,483,059	-£34,087,223	-£34,185,007	-£33,483,059	-£34,087,223
45%	80%	-£34,685,007	-£33,895,289	-£34,587,224	-£34,685,007	-£33,895,289	-£34,587,224
50%	80%	-£35,185,007	-£34,307,519	-£35,087,225	-£35,185,007	-£34,307,519	-£35,087,225
10%	60%	-£31,139,582	-£31,007,992	-£31,102,897	-£31,139,582	-£31,007,992	-£31,102,897
15%	60%	-£31,616,766	-£31,419,379	-£31,561,737	-£31,616,766	-£31,419,379	-£31,561,737
20%	60%	-£32,093,949	-£31,830,765	-£32,020,578	-£32,093,949	-£31,830,765	-£32,020,578
25%	60%	-£32,571,132	-£32,242,151	-£32,479,418	-£32,571,132	-£32,242,151	-£32,479,418
30%	60%	-£33,048,316	-£32,653,542	-£32,938,258	-£33,048,316	-£32,653,542	-£32,938,258
35%	60%	-£33,525,499	-£33,064,933	-£33,397,099	-£33,525,499	-£33,064,933	-£33,397,099
40%	60%	-£34,002,682	-£33,476,317	-£33,855,938	-£34,002,682	-£33,476,317	-£33,855,938
50%	60%	-£34,479,865	-£33,887,702	-£34,314,778	-£34,479,865	-£33,887,702	-£34,314,778

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£21,567,046	-£21,567,046	-£21,567,046	-£21,567,046	-£21,567,046	-£21,567,046
10%	70%	-£22,544,187	-£22,390,664	-£22,501,387	-£22,544,187	-£22,390,664	-£22,501,387
15%	70%	-£23,032,758	-£22,802,473	-£22,989,587	-£23,032,758	-£22,802,473	-£22,989,587
20%	70%	-£23,521,329	-£23,214,282	-£23,477,788	-£23,521,329	-£23,214,282	-£23,477,788
25%	70%	-£24,009,900	-£23,626,091	-£23,965,989	-£24,009,900	-£23,626,091	-£23,965,989
30%	70%	-£24,498,471	-£24,037,900	-£24,454,190	-£24,498,471	-£24,037,900	-£24,454,190
35%	70%	-£24,987,042	-£24,449,709	-£24,942,391	-£24,987,042	-£24,449,709	-£24,942,391
40%	70%	-£25,475,613	-£24,861,519	-£25,430,592	-£25,475,613	-£24,861,519	-£25,430,592
45%	70%	-£25,964,184	-£25,273,327	-£25,918,793	-£25,964,184	-£25,273,327	-£25,918,793
50%	70%	-£26,452,755	-£25,685,136	-£26,406,994	-£26,452,755	-£25,685,136	-£26,406,994
100%	70%	-£31,356,525	-£29,824,854	-£30,921,522	-£31,356,525	-£29,824,854	-£30,921,522
10%	80%	-£22,566,962	-£22,391,507	-£22,518,048	-£22,566,962	-£22,391,507	-£22,518,048
15%	80%	-£23,066,920	-£22,803,737	-£22,993,548	-£23,066,920	-£22,803,737	-£22,993,548
20%	80%	-£23,566,878	-£23,215,968	-£23,493,507	-£23,566,878	-£23,215,968	-£23,493,507
25%	80%	-£24,066,836	-£23,628,198	-£23,993,508	-£24,066,836	-£23,628,198	-£23,993,508
30%	80%	-£24,566,794	-£24,040,428	-£24,493,509	-£24,566,794	-£24,040,428	-£24,493,509
35%	80%	-£25,066,752	-£24,452,658	-£24,993,510	-£25,066,752	-£24,452,658	-£24,993,510
40%	80%	-£25,566,710	-£24,864,888	-£25,493,511	-£25,566,710	-£24,864,888	-£25,493,511
45%	80%	-£26,066,668	-£25,277,118	-£25,993,512	-£26,066,668	-£25,277,118	-£25,993,512
50%	80%	-£26,566,626	-£25,689,348	-£26,493,513	-£26,566,626	-£25,689,348	-£26,493,513
10%	60%	-£22,521,412	-£22,389,821	-£22,484,726	-£22,521,412	-£22,389,821	-£22,484,726
15%	60%	-£22,998,596	-£22,801,209	-£22,989,596	-£22,998,596	-£22,801,209	-£22,989,596
20%	60%	-£23,475,779	-£23,212,598	-£23,469,408	-£23,475,779	-£23,212,598	-£23,469,408
25%	60%	-£23,952,962	-£23,623,984	-£23,961,247	-£23,952,962	-£23,623,984	-£23,961,247
30%	60%	-£24,430,146	-£24,035,371	-£24,520,088	-£24,430,146	-£24,035,371	-£24,520,088
35%	60%	-£24,907,329	-£24,446,759	-£24,978,928	-£24,907,329	-£24,446,759	-£24,978,928
40%	60%	-£25,384,512	-£24,858,146	-£25,437,768	-£25,384,512	-£24,858,146	-£25,437,768
50%	60%	-£25,861,695	-£25,269,532	-£25,896,608	-£25,861,695	-£25,269,532	-£25,896,608

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,156,615	-£5,156,615	-£5,156,615	-£5,156,615	-£5,156,615	-£5,156,615
10%	70%	-£6,133,756	-£5,980,233	-£6,090,566	-£6,133,756	-£5,980,233	-£6,090,566
15%	70%	-£6,622,327	-£5,392,042	-£6,582,366	-£6,622,327	-£5,392,042	-£6,582,366
20%	70%	-£7,110,897	-£4,803,851	-£7,025,297	-£7,110,897	-£4,803,851	-£7,025,297
25%	70%	-£7,599,468	-£4,215,660	-£7,492,468	-£7,599,468	-£4,215,660	-£7,492,468
30%	70%	-£8,088,039	-£3,627,470	-£7,959,639	-£8,088,039	-£3,627,470	-£7,959,639
35%	70%	-£8,576,610	-£3,039,279	-£7,426,810	-£8,576,610	-£3,039,279	-£7,426,810
40%	70%	-£9,065,181	-£2,451,088	-£6,893,981	-£9,065,181	-£2,451,088	-£6,893,981
45%	70%	-£9,553,752	-£1,862,897	-£6,361,152	-£9,553,752	-£1,862,897	-£6,361,152
50%	70%	-£10,042,323	-£1,274,705	-£5,828,323	-£10,042,323	-£1,274,705	-£5,828,323
100%	70%	-£14,946,094	-£13,414,423	-£14,511,091	-£14,946,094	-£13,414,423	-£14,511,091
10%	80%	-£6,156,531	-£5,981,076	-£6,107,617	-£6,156,531	-£5,981,076	-£6,107,617
15%	80%	-£6,656,489	-£5,393,306	-£6,583,117	-£6,656,489	-£5,393,306	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,819,430	£3,819,430	£3,819,430	£3,819,430	£3,819,430	£3,819,430
10%	70%	£2,842,289	£2,985,912	£2,985,980	£2,842,289	£2,985,912	£2,885,980
15%	70%	£2,553,719	£2,584,004	£2,417,919	£2,553,719	£2,584,004	£2,417,919
20%	70%	£1,865,148	£2,172,194	£1,950,748	£1,865,148	£2,172,194	£1,950,748
25%	70%	£1,376,577	£1,760,386	£1,483,578	£1,376,577	£1,760,386	£1,483,578
30%	70%	£988,006	£1,348,576	£1,016,407	£988,006	£1,348,576	£1,016,407
35%	70%	£599,435	£936,767	£549,237	£599,435	£936,767	£549,237
40%	70%	£499,126	£524,959	£492,085	£499,126	£524,959	£492,085
45%	70%	£-577,705	£113,149	£-385,104	£-577,705	£113,149	£-385,104
50%	70%	£-1,066,276	£-298,659	£-852,275	£-1,066,276	£-298,659	£-852,275
100%	70%	£-5,970,048	£-4,438,377	£-5,935,045	£-5,970,048	£-4,438,377	£-5,935,045
10%	80%	£2,819,514	£2,994,969	£2,868,429	£2,819,514	£2,994,969	£2,868,429
15%	80%	£2,319,556	£2,582,739	£2,382,939	£2,319,556	£2,582,739	£2,382,939
20%	80%	£1,819,598	£2,170,509	£1,917,428	£1,819,598	£2,170,509	£1,917,428
40%	80%	£-180,234	£521,587	£15,424	£-180,234	£521,587	£15,424
45%	80%	£-680,192	£109,357	£-460,077	£-680,192	£109,357	£-460,077
50%	80%	£-1,180,150	£-302,874	£-935,578	£-1,180,150	£-302,874	£-935,578
10%	60%	£2,865,065	£2,996,655	£2,901,750	£2,865,065	£2,996,655	£2,901,750
15%	60%	£2,387,881	£2,585,388	£2,442,910	£2,387,881	£2,585,388	£2,442,910
20%	60%	£1,910,698	£2,173,881	£1,984,069	£1,910,698	£2,173,881	£1,984,069
25%	60%	£1,433,515	£1,762,493	£1,525,229	£1,433,515	£1,762,493	£1,525,229
30%	60%	£956,331	£1,351,105	£1,066,389	£956,331	£1,351,105	£1,066,389
35%	60%	£479,148	£939,717	£607,548	£479,148	£939,717	£607,548
40%	60%	£1,365	£529,330	£145,709	£1,365	£529,330	£145,709
50%	60%	£-952,402	£-294,445	£-768,973	£-952,402	£-294,445	£-768,973

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,878,046	£5,878,046	£5,878,046	£5,878,046	£5,878,046	£5,878,046
10%	70%	£4,500,905	£5,054,426	£4,943,796	£4,500,905	£5,054,426	£4,943,796
15%	70%	£4,412,335	£4,642,619	£4,476,755	£4,412,335	£4,642,619	£4,476,755
20%	70%	£3,923,764	£4,230,810	£4,009,364	£3,923,764	£4,230,810	£4,009,364
25%	70%	£3,435,193	£3,819,001	£3,542,193	£3,435,193	£3,819,001	£3,542,193
30%	70%	£2,946,622	£3,407,192	£3,075,023	£2,946,622	£3,407,192	£3,075,023
35%	70%	£2,458,052	£2,995,383	£2,607,853	£2,458,052	£2,995,383	£2,607,853
40%	70%	£1,969,481	£2,583,575	£2,140,682	£1,969,481	£2,583,575	£2,140,682
45%	70%	£1,480,911	£2,171,765	£1,673,511	£1,480,911	£2,171,765	£1,673,511
50%	70%	£992,340	£1,759,956	£1,206,340	£992,340	£1,759,956	£1,206,340
100%	70%	£-3,911,432	£-2,379,761	£-3,476,429	£-3,911,432	£-2,379,761	£-3,476,429
10%	80%	£4,878,130	£5,053,585	£4,927,044	£4,878,130	£5,053,585	£4,927,044
15%	80%	£4,378,172	£4,641,352	£4,451,544	£4,378,172	£4,641,352	£4,451,544
20%	80%	£3,878,214	£4,229,124	£3,976,043	£3,878,214	£4,229,124	£3,976,043
40%	80%	£1,878,382	£2,580,202	£2,074,040	£1,878,382	£2,580,202	£2,074,040
45%	80%	£1,378,424	£2,167,972	£1,588,538	£1,378,424	£2,167,972	£1,588,538
50%	80%	£878,466	£1,755,741	£1,123,038	£878,466	£1,755,741	£1,123,038
10%	60%	£4,923,680	£5,055,271	£4,960,366	£4,923,680	£5,055,271	£4,960,366
15%	60%	£4,446,498	£4,643,884	£4,501,525	£4,446,498	£4,643,884	£4,501,525
20%	60%	£3,969,313	£4,232,497	£4,042,685	£3,969,313	£4,232,497	£4,042,685
25%	60%	£3,492,130	£3,821,108	£3,583,845	£3,492,130	£3,821,108	£3,583,845
30%	60%	£3,014,946	£3,409,721	£3,125,004	£3,014,946	£3,409,721	£3,125,004
35%	60%	£2,537,763	£2,998,333	£2,666,164	£2,537,763	£2,998,333	£2,666,164
40%	60%	£2,060,580	£2,588,946	£2,207,324	£2,060,580	£2,588,946	£2,207,324
50%	60%	£1,108,213	£1,784,170	£1,289,643	£1,108,213	£1,784,170	£1,289,643

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,786,752	£8,786,752	£8,786,752	£8,786,752	£8,786,752	£8,786,752
10%	70%	£5,809,611	£5,963,134	£5,852,412	£5,809,611	£5,963,134	£5,852,412
15%	70%	£5,321,041	£5,551,326	£5,385,241	£5,321,041	£5,551,326	£5,385,241
20%	70%	£4,832,470	£5,139,516	£4,918,070	£4,832,470	£5,139,516	£4,918,070
25%	70%	£4,343,899	£4,727,708	£4,450,900	£4,343,899	£4,727,708	£4,450,900
30%	70%	£3,855,328	£4,315,898	£3,983,729	£3,855,328	£4,315,898	£3,983,729
35%	70%	£3,366,758	£3,904,089	£3,516,559	£3,366,758	£3,904,089	£3,516,559
40%	70%	£2,878,187	£3,492,281	£3,049,388	£2,878,187	£3,492,281	£3,049,388
45%	70%	£2,389,617	£3,080,471	£2,582,218	£2,389,617	£3,080,471	£2,582,218
50%	70%	£1,901,046	£2,668,663	£2,115,047	£1,901,046	£2,668,663	£2,115,047
100%	70%	£-3,002,726	£-1,471,055	£-2,567,723	£-3,002,726	£-1,471,055	£-2,567,723
10%	80%	£5,786,836	£5,962,291	£5,836,751	£5,786,836	£5,962,291	£5,836,751
15%	80%	£5,286,878	£5,550,061	£5,360,251	£5,286,878	£5,550,061	£5,360,251
20%	80%	£4,786,920	£5,137,850	£4,887,750	£4,786,920	£5,137,850	£4,887,750
40%	80%	£2,787,085	£3,488,908	£2,982,746	£2,787,085	£3,488,908	£2,982,746
45%	80%	£2,287,130	£3,076,678	£2,507,245	£2,287,130	£3,076,678	£2,507,245
50%	80%	£1,787,172	£2,664,447	£2,031,744	£1,787,172	£2,664,447	£2,031,744
10%	60%	£5,832,386	£5,963,977	£5,869,072	£5,832,386	£5,963,977	£5,869,072
15%	60%	£5,355,203	£5,552,590	£5,410,232	£5,355,203	£5,552,590	£5,410,232
20%	60%	£4,878,020	£5,141,203	£4,951,291	£4,878,020	£5,141,203	£4,951,291
25%	60%	£4,400,837	£4,729,815	£4,492,551	£4,400,837	£4,729,815	£4,492,551
30%	60%	£3,923,653	£4,318,427	£4,033,711	£3,923,653	£4,318,427	£4,033,711
35%	60%	£3,446,470	£3,907,039	£3,574,870	£3,446,470	£3,907,039	£3,574,870
40%	60%	£2,969,287	£3,495,652	£3,116,031	£2,969,287	£3,495,652	£3,116,031
50%	60%	£2,014,920	£2,672,877	£2,198,349	£2,014,920	£2,672,877	£2,198,349

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,689,512	£3,689,512	£3,689,512	£3,689,512	£3,689,512	£3,689,512
10%	70%	£2,712,371	£2,865,894	£2,756,172	£2,712,371	£2,865,894	£2,756,172
15%	70%	£2,223,901	£2,454,085	£2,288,001	£2,223,901	£2,454,085	£2,288,001
20%	70%	£1,735,230	£2,042,276	£1,820,830	£1,735,230	£2,042,276	£1,820,830
25%	70%	£1,246,659	£1,630,467	£1,353,659	£1,246,659	£1,630,467	£1,353,659
30%	70%	£758,088	£1,218,658	£886,488	£758,088	£1,218,658	£886,488
35%	70%	£269,518	£806,849	£419,319	£269,518	£806,849	£419,319
40%	70%	£-219,053	£395,040	£-47,852	£-219,053	£395,040	£-47,852
45%	70%	£-707,624	£-16,789	£-515,023	£-707,624	£-16,789	£-515,023
50%	70%	£-1,196,194	£-428,578	£-982,194	£-1,196,194	£-428,578	£-982,194
100%	70%	£-6,099,966	£-4,568,295	£-5,664,364	£-6,099,966	£-4,568,295	£-5,664,364
10%	80%	£2,689,596	£2,865,051	£2,738,510	£2,689,596	£2,865,051	£2,738,510
15%	80%	£2,189,638	£2,452,821	£2,263,010	£2,189,638	£2,452,821	£2,263,010
20%	80%	£1,689,680	£2,040,590	£1,787,509	£1,689,680	£2,040,590	£1,787,509
40%	80%	£-310,152	£391,868	£-114,494	£-310,152	£391,868	£-114,494
45%	80%	£-810,110	£-20,562	£-589,995	£-810,110	£-20,562	£-589,995
50%	80%	£-1,310,068	£-432,793	£-1,065,496	£-1,310,068	£-432,793	£-1,065,496
10%	60%	£2,735,146	£2,866,737	£2,771,832	£2,735,146	£2,866,737	£2,771,832
15%	60%	£2,257,962	£2,455,350	£2,312,991	£2,257,962	£2,455,350	£2,312,991
20%	60%	£1,780,778	£2,043,962	£1,854,151	£1,780,778	£2,043,962	£1,854,151
25%	60%	£1,303,596	£1,632,574	£1,395,311	£1,303,596	£1,632,574	£1,395,311
30%	60%	£826,412	£1,221,187	£936,470	£826,412	£1,221,187	£936,470
35%	60%	£349,229	£809,799	£477,630	£349,229	£809,799	£477,630
40%	60%	£-127,954	£398,412	£18,790	£-127,954	£398,412	£18,790
50%	60%	£-1,082,321	£-424,364	£-898,891	£-1,082,321	£-424,364	£-898,891

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,710,018	£7,710,018	£7,710,018	£7,710,018	£7,710,018	£7,710,018
10%	70%	£6,732,877	£6,896,400	£6,775,677	£6,732,877	£6,896,400	£6,775,677
15%	70%	£5,244,306	£5,474,591	£5,308,507	£5,244,306	£5,474,591	£5,308,507
20%	70%	£5,795,736	£6,062,781	£5,841,336	£5,795,736	£6,062,781	£5,841,336
25%	70%	£5,267,164	£5,650,973	£5,374,165	£5,267,164	£5,650,973	£5,374,165
30%	70%	£4,778,594	£5,239,163	£4,906,994	£4,778,594	£5,239,163	£4,906,994
35%	70%	£4,290,023	£4,827,355	£4,439,824	£4,290,023	£4,827,355	£4,439,824
40%	70%	£3,801,453	£4,415,546	£3,972,654	£3,801,453	£4,415,546	£3,972,654
45%	70%	£3,312,882	£4,003,737	£3,505,483	£3,312,882	£4,003,737	£3,505,483
50%	70%	£2,824,312	£3,591,928	£3,038,312	£2,824,312	£3,591,928	£3,038,312
100%	70%	£2,079,461	£2,547,790	£1,644,458	£2,079,461	£2,547,790	£1,644,458
10%	80%	£6,710,102	£6,885,557	£6,759,016	£6,710,102	£6,885,557	£6,759,016
15%	80%	£6,210,144	£6,473,327	£6,283,516	£6,210,144	£6,473,327	£6,283,516
20%	80%	£5,710,186	£6,061,096	£5,808,015	£5,710,186	£6,061,096	£5,808,015
40%	80%	£3,710,353	£4,412,174	£3,906,011	£3,710,353	£4,412,174	£3,906,011
45%	80%	£3,210,395	£3,999,944	£3,430,511	£3,210,395	£3,999,944	£3,430,511
50%	80%	£2,710,437	£3,587,713	£2,955,010	£2,710,437	£3,587,713	£2,955,010
10%	60%	£6,755,652	£6,897,242	£6,792,338	£6,755,652	£6,897,242	£6,792,338
15%	60%	£5,278,468	£5,473,655	£5,333,497	£5,278,468	£5,473,655	£5,333,497
20%	60%	£5,801,285	£6,064,468	£5,874,656	£5,801,285	£6,064,468	£5,874,656
25%	60%	£5,324,102	£5,653,080	£5,415,817	£5,324,102	£5,653,080	£5,415,817
30%	60%	£4,846,918	£5,241,693	£4,956,976	£4,846,918	£5,241,693	£4,956,976
35%	60%	£4,369,735	£4,830,305	£4,486,136	£4,369,735	£4,830,305	£4,486,136
40%	60%	£3,892,552	£4,418,917	£4,039,296	£3,892,552	£4,418,917	£4,039,296
50%	60%	£3,415,369	£3,996,142	£3,121,615	£3,415,369	£3,996,142	£3,121,615

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,986,576	£7,986,576	£7,986,576	£7,986,576	£7,986,576	£7,986,576
10%	70%	£7,009,435	£7,162,958	£7,052,236	£7,009,435	£7,162,958	£7,052,236
15%	70%	£6,520,865	£6,751,149	£6,585,985	£6,520,865	£6,751,149	£6,585,985
20%	70%	£6,032,294	£6,339,340	£6,117,894	£6,032,294	£6,339,340	£6,117,894
25%	70%	£5,543,723	£5,927,531	£5,650,723	£5,543,723	£5,927,531	£5,650,723
30%	70%	£5,055,152	£5,515,722	£5,183,553	£5,055,152	£5,515,722	£5,183,553
35%	70%	£4,566,582	£5,103,913	£4,716,383	£4,566,582	£5,103,913	£4,716,383
40%	70%	£4,078,011	£4,692,105	£4,249,212	£4,078,011	£4,692,105	£4,249,212
45%	70%	£3,589,441	£4,280,295	£3,782,041	£3,589,441	£4,280,295	£3,782,041
50%	70%	£3,100,870	£3,868,486	£3,314,870	£3,100,870	£3,868,486	£3,314,870
100%	70%	£1,802,902	£2,271,231	£1,367,899	£1,802,902	£2,271,231	£1,367,899
10%	80%	£6,986,660	£7,162,115	£7,035,574	£6,986,660	£7,162,115	£7,035,574
15%	80%	£6,486,702	£6,749,885	£6,560,074	£6,486,702	£6,749,885	£6,560,074
20%	80%	£5,986,744	£6,337,654	£6,084,573	£5,986,744	£6,337,654	£6,084,573
40%	80%	£3,986,912	£4,688,732	£4,182,570	£3,986,912	£4,688,732	£4,182,570
45%	80%	£3,486,954	£4,276,502	£3,707,069	£3,486,954	£4,276,502	£3,707,069
50%	80%	£2,986,996	£3,864,271	£3,231,568	£2,986,996	£3,864,271	£3,231,568
10%	60%	£7,032,210	£7,163,801	£7,068,896	£7,032,210	£7,163,801	£7,068,896
15%	60%	£6,555,026	£6,752,414	£6,610,055	£6,555,026	£6,752,414	£6,610,055
20%	60%	£6,077,843	£6,341,027	£6,151,215	£6,077,843	£6,341,027	£6,151,215
25%	60%	£5,600,660	£5,929,638	£5,692,375	£5,600,660	£5,929,638	£5,692,375
30%	60%	£5,123,476	£5,518,251	£5,233,534	£5,123,476	£5,518,251	£5,233,534
35%	60%	£4,646,293	£5,106,863	£4,774,694	£4,646,293	£5,106,863	£4,774,694
40%	60%	£4,169,110	£4,695,476	£4,315,854	£4,169,110	£4,695,476	£4,315,854
50%	60%	£3,691,927	£4,284,089	£3,998,173	£3,691,927	£4,284,089	£3,998,173

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,154,899	£5,154,899	£5,154,899	£5,154,899	£5,154,899	£5,154,899
10%	70%	£4,509,792	£4,673,188	£4,562,465	£4,509,792	£4,673,188	£4,552,465
15%	70%	£4,187,239	£4,432,332	£4,266,247	£4,187,239	£4,432,332	£4,266,247
20%	70%	£3,864,685	£4,191,476	£3,970,031	£3,864,685	£4,191,476	£3,970,031
25%	70%	£3,542,132	£3,950,621	£3,673,813	£3,542,132	£3,950,621	£3,673,813
30%	70%	£3,219,578	£3,709,765	£3,377,596	£3,219,578	£3,709,765	£3,377,596
35%	70%	£2,897,025	£3,468,909	£3,081,379	£2,897,025	£3,468,909	£3,081,379
40%	70%	£2,574,471	£3,228,054	£2,785,161	£2,574,471	£3,228,054	£2,785,161
45%	70%	£2,251,917	£2,987,198	£2,488,944	£2,251,917	£2,987,198	£2,488,944
50%	70%	£1,929,364	£2,746,343	£2,192,727	£1,929,364	£2,746,343	£2,192,727
100%	70%	£1,317,371	£321,320	£-762,030	£-1,317,371	£321,320	£-762,030
10%	80%	£4,488,703	£4,675,442	£4,548,901	£4,488,703	£4,675,442	£4,548,901
15%	80%	£4,155,606	£4,435,713	£4,245,902	£4,155,606	£4,435,713	£4,245,902
20%	80%	£3,822,509	£4,195,985	£3,942,903	£3,822,509	£4,195,985	£3,942,903
25%	80%	£3,489,411	£3,956,255	£3,639,904	£3,489,411	£3,956,255	£3,639,904
30%	80%	£3,156,313	£3,716,526	£3,336,905	£3,156,313	£3,716,526	£3,336,905
35%	80%	£2,823,215	£3,476,798	£3,033,906	£2,823,215	£3,476,798	£3,033,906
40%	80%	£2,490,118	£3,237,069	£2,730,907	£2,490,118	£3,237,069	£2,730,907
45%	80%	£2,157,020	£2,997,340	£2,427,907	£2,157,020	£2,997,340	£2,427,907
50%	80%	£1,823,922	£2,757,612	£2,124,908	£1,823,922	£2,757,612	£2,124,908
10%	60%	£4,530,881	£4,670,934	£4,576,029	£4,530,881	£4,670,934	£4,576,029
15%	60%	£4,218,671	£4,428,951	£4,286,594	£4,218,671	£4,428,951	£4,286,594
20%	60%	£3,906,862	£4,186,969	£3,997,157	£3,906,862	£4,186,969	£3,997,157
25%	60%	£3,594,953	£3,944,986	£3,707,222	£3,594,953	£3,944,986	£3,707,222
30%	60%	£3,282,844	£3,703,004	£3,418,287	£3,282,844	£3,703,004	£3,418,287
35%	60%	£2,970,834	£3,461,021	£3,128,852	£2,970,834	£3,461,021	£3,128,852
40%	60%	£2,658,824	£3,219,038	£2,839,417	£2,658,824	£3,219,038	£2,839,417
45%	60%	£2,346,815	£2,977,055	£2,549,981	£2,346,815	£2,977,055	£2,549,981
50%	60%	£2,034,806	£2,735,073	£2,260,546	£2,034,806	£2,735,073	£2,260,546

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,697,186	£33,697,186	£33,697,186	£33,697,186	£33,697,186	£33,697,186
10%	70%	£34,342,293	£34,176,896	£34,289,620	£34,342,293	£34,176,896	£34,289,620
15%	70%	£34,664,846	£34,419,753	£34,585,838	£34,664,846	£34,419,753	£34,585,838
20%	70%	£34,987,400	£34,660,606	£34,892,654	£34,987,400	£34,660,606	£34,892,654
25%	70%	£35,309,953	£34,901,464	£35,178,272	£35,309,953	£34,901,464	£35,178,272
30%	70%	£35,632,507	£35,142,319	£35,474,489	£35,632,507	£35,142,319	£35,474,489
35%	70%	£35,955,060	£35,383,176	£35,770,706	£35,955,060	£35,383,176	£35,770,706
40%	70%	£36,277,614	£35,624,031	£36,066,924	£36,277,614	£35,624,031	£36,066,924
45%	70%	£36,600,167	£35,864,887	£36,363,141	£36,600,167	£35,864,887	£36,363,141
50%	70%	£36,922,721	£36,105,742	£36,659,358	£36,922,721	£36,105,742	£36,659,358
100%	70%	£40,169,456	£39,530,765	£39,634,115	£40,169,456	£39,530,765	£39,634,115
10%	80%	£34,363,381	£34,176,643	£34,303,184	£34,363,381	£34,176,643	£34,303,184
15%	80%	£34,696,478	£34,416,372	£34,606,183	£34,696,478	£34,416,372	£34,606,183
20%	80%	£35,029,576	£34,656,100	£34,999,182	£35,029,576	£34,656,100	£34,999,182
25%	80%	£35,362,674	£34,895,828	£35,291,178	£35,362,674	£34,895,828	£35,291,178
30%	80%	£35,695,772	£35,135,556	£35,583,174	£35,695,772	£35,135,556	£35,583,174
35%	80%	£36,028,870	£35,375,284	£35,875,170	£36,028,870	£35,375,284	£35,875,170
40%	80%	£36,361,968	£35,615,012	£36,167,166	£36,361,968	£35,615,012	£36,167,166
45%	80%	£36,695,066	£35,854,740	£36,459,162	£36,695,066	£35,854,740	£36,459,162
50%	80%	£37,028,164	£36,094,468	£36,751,158	£37,028,164	£36,094,468	£36,751,158
10%	60%	£34,321,204	£34,181,151	£34,276,056	£34,321,204	£34,181,151	£34,276,056
15%	60%	£34,633,214	£34,423,134	£34,585,491	£34,633,214	£34,423,134	£34,585,491
20%	60%	£34,945,223	£34,665,116	£34,898,927	£34,945,223	£34,665,116	£34,898,927
25%	60%	£35,257,232	£34,907,098	£35,144,363	£35,257,232	£34,907,098	£35,144,363
30%	60%	£35,569,241	£35,149,081	£35,433,798	£35,569,241	£35,149,081	£35,433,798
35%	60%	£35,881,251	£35,391,064	£35,723,233	£35,881,251	£35,391,064	£35,723,233
40%	60%	£36,193,261	£35,633,047	£36,012,668	£36,193,261	£35,633,047	£36,012,668
50%	60%	£36,505,271	£35,875,030	£36,302,103	£36,505,271	£35,875,030	£36,302,103

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£25,079,015	£25,079,015	£25,079,015	£25,079,015	£25,079,015	£25,079,015
10%	70%	£25,724,122	£25,560,726	£25,671,449	£25,724,122	£25,560,726	£25,671,449
15%	70%	£26,046,676	£25,801,583	£25,967,887	£26,046,676	£25,801,583	£25,967,887
20%	70%	£26,369,230	£26,042,440	£26,263,884	£26,369,230	£26,042,440	£26,263,884
25%	70%	£26,691,783	£26,283,297	£26,560,101	£26,691,783	£26,283,297	£26,560,101
30%	70%	£27,014,336	£26,524,154	£26,856,316	£27,014,336	£26,524,154	£26,856,316
35%	70%	£27,336,890	£26,765,011	£27,152,536	£27,336,890	£26,765,011	£27,152,536
40%	70%	£27,659,443	£27,005,868	£27,448,753	£27,659,443	£27,005,868	£27,448,753
45%	70%	£27,981,997	£27,246,725	£27,744,970	£27,981,997	£27,246,725	£27,744,970
50%	70%	£28,304,551	£27,487,582	£28,041,188	£28,304,551	£27,487,582	£28,041,188
100%	70%	£31,551,285	£29,912,595	£31,015,945	£31,551,285	£29,912,595	£31,015,945
10%	80%	£25,745,211	£25,558,472	£25,685,013	£25,745,211	£25,558,472	£25,685,013
15%	80%	£26,078,308	£25,798,202	£25,980,012	£26,078,308	£25,798,202	£25,980,012
20%	80%	£26,411,406	£26,037,930	£26,281,011	£26,411,406	£26,037,930	£26,281,011
25%	80%	£26,744,504	£26,278,658	£26,582,010	£26,744,504	£26,278,658	£26,582,010
30%	80%	£27,077,602	£26,519,386	£26,883,009	£27,077,602	£26,519,386	£26,883,009
35%	80%	£27,410,700	£26,760,114	£27,184,008	£27,410,700	£26,760,114	£27,184,008
40%	80%	£27,743,798	£27,000,842	£27,485,007	£27,743,798	£27,000,842	£27,485,007
45%	80%	£28,076,896	£27,241,570	£27,786,006	£28,076,896	£27,241,570	£27,786,006
50%	80%	£28,409,994	£27,482,300	£28,087,005	£28,409,994	£27,482,300	£28,087,005
10%	60%	£25,703,033	£25,562,881	£25,657,886	£25,703,033	£25,562,881	£25,657,886
15%	60%	£26,015,043	£25,804,963	£25,947,321	£26,015,043	£25,804,963	£25,947,321
20%	60%	£26,327,053	£26,046,945	£26,248,757	£26,327,053	£26,046,945	£26,248,757
25%	60%	£26,639,062	£26,288,928	£26,550,192	£26,639,062	£26,288,928	£26,550,192
30%	60%	£26,951,071	£26,530,911	£26,851,627	£26,951,071	£26,530,911	£26,851,627
35%	60%	£27,263,081	£26,772,894	£27,153,062	£27,263,081	£26,772,894	£27,153,062
40%	60%	£27,575,090	£27,014,876	£27,454,498	£27,575,090	£27,014,876	£27,454,498
50%	60%	£27,887,100	£27,256,859	£27,755,934	£27,887,100	£27,256,859	£27,755,934

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,668,584	£8,668,584	£8,668,584	£8,668,584	£8,668,584	£8,668,584
10%	70%	£9,313,691	£9,150,295	£9,261,018	£9,313,691	£9,150,295	£9,261,018
15%	70%	£9,636,245	£8,987,152	£9,557,236	£9,636,245	£8,987,152	£9,557,236
20%	70%	£9,958,798	£8,824,009	£9,853,453	£9,958,798	£8,824,009	£9,853,453
25%	70%	£10,281,352	£8,660,866	£9,748,670	£10,281,352	£8,660,866	£9,748,670
30%	70%	£10,603,905	£8,500,013	£9,643,887	£10,603,905	£8,500,013	£9,643,887
35%	70%	£10,926,459	£8,340,160	£9,539,104	£10,926,459	£8,340,160	£9,539,104
40%	70%	£11,249,012	£8,180,307	£9,434,321	£11,249,012	£8,180,307	£9,434,321
45%	70%	£11,571,566	£8,020,454	£9,329,538	£11,571,566	£8,020,454	£9,329,538
50%	70%	£11,894,120	£7,860,601	£9,224,755	£11,894,120	£7,860,601	£9,224,755
100%	70%	£15,140,854	£13,502,164	£14,605,514	£15,140,854	£13,502,164	£14,605,514
10%	80%	£9,334,780	£9,148,041	£9,274,582	£9,334,780	£9,148,041	£9,274,582
15%	80%	£9,667,877	£8,987,771	£9,577,581	£9,667,877		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£307,462	£307,462	£307,462	£307,462	£307,462	£307,462
10%	70%	£337,646	£174,249	£294,973	£337,646	£174,249	£294,973
15%	70%	£680,199	£415,106	£581,190	£680,199	£415,106	£581,190
20%	70%	£982,753	£655,961	£877,407	£982,753	£655,961	£877,407
25%	70%	£1,305,306	£896,817	£1,173,625	£1,305,306	£896,817	£1,173,625
30%	70%	£1,627,860	£1,137,672	£1,469,841	£1,627,860	£1,137,672	£1,469,841
35%	70%	£1,950,413	£1,378,528	£1,766,959	£1,950,413	£1,378,528	£1,766,959
40%	70%	£2,272,967	£1,619,384	£2,062,277	£2,272,967	£1,619,384	£2,062,277
45%	70%	£2,595,520	£1,860,240	£2,358,493	£2,595,520	£1,860,240	£2,358,493
50%	70%	£2,918,074	£2,101,095	£2,654,711	£2,918,074	£2,101,095	£2,654,711
100%	70%	£6,164,809	£4,526,118	£5,629,468	£6,164,809	£4,526,118	£5,629,468
10%	80%	£398,734	£171,996	£298,537	£398,734	£171,996	£298,537
15%	80%	£891,831	£411,725	£601,536	£891,831	£411,725	£601,536
20%	80%	£1,024,929	£551,453	£904,535	£1,024,929	£551,453	£904,535
40%	80%	£2,357,320	£1,610,369	£2,116,531	£2,357,320	£1,610,369	£2,116,531
45%	80%	£2,690,418	£1,850,098	£2,419,530	£2,690,418	£1,850,098	£2,419,530
50%	80%	£3,023,516	£2,089,826	£2,722,530	£3,023,516	£2,089,826	£2,722,530
10%	60%	£316,557	£176,504	£271,409	£316,557	£176,504	£271,409
15%	60%	£628,567	£343,287	£550,844	£628,567	£343,287	£550,844
20%	60%	£940,576	£510,469	£850,280	£940,576	£510,469	£850,280
25%	60%	£1,252,585	£690,451	£1,139,716	£1,252,585	£690,451	£1,139,716
30%	60%	£1,564,594	£870,633	£1,429,151	£1,564,594	£870,633	£1,429,151
35%	60%	£1,876,604	£1,050,815	£1,718,586	£1,876,604	£1,050,815	£1,718,586
40%	60%	£2,188,613	£1,230,997	£2,008,021	£2,188,613	£1,230,997	£2,008,021
50%	60%	£2,500,623	£1,411,179	£2,297,456	£2,500,623	£1,411,179	£2,297,456

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,366,077	£2,366,077	£2,366,077	£2,366,077	£2,366,077	£2,366,077
10%	70%	£1,720,970	£1,894,266	£1,773,643	£1,720,970	£1,894,266	£1,773,643
15%	70%	£1,398,417	£1,843,510	£1,398,417	£1,398,417	£1,843,510	£1,398,417
20%	70%	£1,075,863	£1,402,654	£1,181,209	£1,075,863	£1,402,654	£1,181,209
25%	70%	£753,309	£1,161,799	£884,991	£753,309	£1,161,799	£884,991
30%	70%	£430,755	£920,943	£588,774	£430,755	£920,943	£588,774
35%	70%	£118,202	£680,087	£292,557	£118,202	£680,087	£292,557
40%	70%	£214,351	£439,231	£314,351	£214,351	£439,231	£314,351
45%	70%	£536,905	£198,376	£299,878	£536,905	£198,376	£299,878
50%	70%	£859,458	£42,480	£596,095	£859,458	£42,480	£596,095
100%	70%	£4,106,193	£2,467,503	£3,570,852	£4,106,193	£2,467,503	£3,570,852
10%	80%	£1,699,881	£1,896,620	£1,760,079	£1,699,881	£1,896,620	£1,760,079
15%	80%	£1,266,794	£1,646,891	£1,457,080	£1,266,794	£1,646,891	£1,457,080
20%	80%	£1,033,686	£1,407,182	£1,154,081	£1,033,686	£1,407,182	£1,154,081
40%	80%	£298,705	£448,247	£57,916	£298,705	£448,247	£57,916
45%	80%	£631,802	£208,518	£360,915	£631,802	£208,518	£360,915
50%	80%	£964,900	£31,211	£663,914	£964,900	£31,211	£663,914
10%	60%	£1,742,059	£1,892,112	£1,787,207	£1,742,059	£1,892,112	£1,787,207
15%	60%	£1,430,049	£1,640,129	£1,497,772	£1,430,049	£1,640,129	£1,497,772
20%	60%	£1,118,040	£1,398,147	£1,208,335	£1,118,040	£1,398,147	£1,208,335
25%	60%	£806,031	£1,156,164	£918,900	£806,031	£1,156,164	£918,900
30%	60%	£494,021	£914,181	£629,465	£494,021	£914,181	£629,465
35%	60%	£182,011	£672,199	£340,030	£182,011	£672,199	£340,030
40%	60%	£129,988	£430,215	£50,594	£129,988	£430,215	£50,594
50%	60%	£754,016	£53,750	£528,276	£754,016	£53,750	£528,276

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,274,783	£3,274,783	£3,274,783	£3,274,783	£3,274,783	£3,274,783
10%	70%	£2,629,676	£2,793,072	£2,682,349	£2,629,676	£2,793,072	£2,682,349
15%	70%	£2,307,123	£2,552,216	£2,386,191	£2,307,123	£2,552,216	£2,386,191
20%	70%	£1,984,569	£2,311,361	£2,089,915	£1,984,569	£2,311,361	£2,089,915
25%	70%	£1,662,016	£2,070,505	£1,793,697	£1,662,016	£2,070,505	£1,793,697
30%	70%	£1,339,462	£1,829,650	£1,497,480	£1,339,462	£1,829,650	£1,497,480
35%	70%	£1,016,909	£1,588,793	£1,201,263	£1,016,909	£1,588,793	£1,201,263
40%	70%	£694,355	£1,347,938	£905,045	£694,355	£1,347,938	£905,045
45%	70%	£371,802	£1,107,082	£608,928	£371,802	£1,107,082	£608,928
50%	70%	£49,248	£866,227	£312,611	£49,248	£866,227	£312,611
100%	70%	£3,197,487	£1,558,796	£2,662,146	£3,197,487	£1,558,796	£2,662,146
10%	80%	£2,608,588	£2,795,326	£2,668,785	£2,608,588	£2,795,326	£2,668,785
15%	80%	£2,275,491	£2,555,597	£2,365,786	£2,275,491	£2,555,597	£2,365,786
20%	80%	£1,942,393	£2,315,869	£2,062,787	£1,942,393	£2,315,869	£2,062,787
40%	80%	£810,002	£1,356,953	£850,791	£810,002	£1,356,953	£850,791
45%	80%	£276,904	£1,117,224	£547,792	£276,904	£1,117,224	£547,792
50%	80%	£56,194	£877,496	£244,792	£56,194	£877,496	£244,792
10%	60%	£2,650,765	£2,790,818	£2,695,913	£2,650,765	£2,790,818	£2,695,913
15%	60%	£2,338,755	£2,548,835	£2,406,478	£2,338,755	£2,548,835	£2,406,478
20%	60%	£2,026,746	£2,306,852	£2,117,042	£2,026,746	£2,306,852	£2,117,042
25%	60%	£1,714,737	£2,064,871	£1,827,606	£1,714,737	£2,064,871	£1,827,606
30%	60%	£1,402,728	£1,822,888	£1,538,171	£1,402,728	£1,822,888	£1,538,171
35%	60%	£1,090,718	£1,580,905	£1,248,736	£1,090,718	£1,580,905	£1,248,736
40%	60%	£778,708	£1,338,922	£959,301	£778,708	£1,338,922	£959,301
50%	60%	£154,690	£864,957	£380,430	£154,690	£864,957	£380,430

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£177,543	£177,543	£177,543	£177,543	£177,543	£177,543
10%	70%	£467,564	£304,168	£414,891	£467,564	£304,168	£414,891
15%	70%	£790,118	£545,024	£711,109	£790,118	£545,024	£711,109
20%	70%	£1,112,671	£785,880	£1,007,326	£1,112,671	£785,880	£1,007,326
25%	70%	£1,435,225	£1,026,735	£1,303,543	£1,435,225	£1,026,735	£1,303,543
30%	70%	£1,757,778	£1,267,591	£1,599,760	£1,757,778	£1,267,591	£1,599,760
35%	70%	£2,080,332	£1,508,447	£1,895,978	£2,080,332	£1,508,447	£1,895,978
40%	70%	£2,402,885	£1,749,303	£2,192,195	£2,402,885	£1,749,303	£2,192,195
45%	70%	£2,725,439	£1,990,158	£2,488,412	£2,725,439	£1,990,158	£2,488,412
50%	70%	£3,047,992	£2,231,014	£2,784,630	£3,047,992	£2,231,014	£2,784,630
100%	70%	£6,294,727	£4,656,037	£5,759,386	£6,294,727	£4,656,037	£5,759,386
10%	80%	£488,653	£301,914	£428,455	£488,653	£301,914	£428,455
15%	80%	£821,750	£541,643	£731,454	£821,750	£541,643	£731,454
20%	80%	£1,154,848	£781,372	£1,034,453	£1,154,848	£781,372	£1,034,453
40%	80%	£2,487,239	£1,740,287	£2,246,450	£2,487,239	£1,740,287	£2,246,450
45%	80%	£2,820,337	£1,980,016	£2,549,449	£2,820,337	£1,980,016	£2,549,449
50%	80%	£3,153,435	£2,219,745	£2,852,448	£3,153,435	£2,219,745	£2,852,448
10%	60%	£446,475	£306,422	£401,327	£446,475	£306,422	£401,327
15%	60%	£758,485	£548,405	£690,763	£758,485	£548,405	£690,763
20%	60%	£1,070,494	£790,387	£930,199	£1,070,494	£790,387	£930,199
25%	60%	£1,382,503	£1,032,370	£1,269,634	£1,382,503	£1,032,370	£1,269,634
30%	60%	£1,694,513	£1,274,353	£1,559,069	£1,694,513	£1,274,353	£1,559,069
35%	60%	£2,006,523	£1,516,335	£1,848,504	£2,006,523	£1,516,335	£1,848,504
40%	60%	£2,318,532	£1,758,318	£2,137,940	£2,318,532	£1,758,318	£2,137,940
50%	60%	£2,630,542	£2,000,300	£2,427,375	£2,630,542	£2,000,300	£2,427,375

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,198,049	£4,198,049	£4,198,049	£4,198,049	£4,198,049	£4,198,049
10%	70%	£3,552,942	£3,716,338	£3,605,615	£3,552,942	£3,716,338	£3,605,615
15%	70%	£3,230,388	£3,475,481	£3,309,397	£3,230,388	£3,475,481	£3,309,397
20%	70%	£2,907,835	£3,234,626	£3,013,180	£2,907,835	£3,234,626	£3,013,180
25%	70%	£2,585,281	£2,993,770	£2,716,963	£2,585,281	£2,993,770	£2,716,963
30%	70%	£2,262,728	£2,752,915	£2,420,746	£2,262,728	£2,752,915	£2,420,746
35%	70%	£1,940,174	£2,512,058	£2,124,528	£1,940,174	£2,512,058	£2,124,528
40%	70%	£1,617,620	£2,271,203	£1,828,311	£1,617,620	£2,271,203	£1,828,311
45%	70%	£1,295,067	£2,030,348	£1,532,094	£1,295,067	£2,030,348	£1,532,094
50%	70%	£972,513	£1,789,492	£1,235,876	£972,513	£1,789,492	£1,235,876
100%	70%	£-2,274,221	£-635,531	£-1,738,881	£-2,274,221	£-635,531	£-1,738,881
10%	80%	£3,531,853	£3,718,591	£3,592,051	£3,531,853	£3,718,591	£3,592,051
15%	80%	£3,198,756	£3,478,862	£3,289,052	£3,198,756	£3,478,862	£3,289,052
20%	80%	£2,865,659	£3,239,134	£2,986,052	£2,865,659	£3,239,134	£2,986,052
40%	80%	£1,533,267	£2,280,218	£1,774,056	£1,533,267	£2,280,218	£1,774,056
45%	80%	£1,200,169	£2,040,489	£1,471,057	£1,200,169	£2,040,489	£1,471,057
50%	80%	£867,071	£1,800,761	£1,168,058	£867,071	£1,800,761	£1,168,058
10%	60%	£3,574,031	£3,714,083	£3,619,178	£3,574,031	£3,714,083	£3,619,178
15%	60%	£3,262,026	£3,472,100	£3,329,743	£3,262,026	£3,472,100	£3,329,743
20%	60%	£2,950,011	£3,230,119	£3,040,307	£2,950,011	£3,230,119	£3,040,307
25%	60%	£2,638,002	£2,988,136	£2,750,872	£2,638,002	£2,988,136	£2,750,872
30%	60%	£2,325,993	£2,746,153	£2,461,436	£2,325,993	£2,746,153	£2,461,436
35%	60%	£2,013,983	£2,504,170	£2,172,001	£2,013,983	£2,504,170	£2,172,001
40%	60%	£1,701,974	£2,262,188	£1,882,566	£1,701,974	£2,262,188	£1,882,566
50%	60%	£1,077,956	£1,778,222	£1,303,696	£1,077,956	£1,778,222	£1,303,696

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,474,607	£4,474,607	£4,474,607	£4,474,607	£4,474,607	£4,474,607
10%	70%	£3,829,500	£3,992,896	£3,882,173	£3,829,500	£3,992,896	£3,882,173
15%	70%	£3,506,947	£3,752,040	£3,585,955	£3,506,947	£3,752,040	£3,585,955
20%	70%	£3,184,393	£3,511,184	£3,289,739	£3,184,393	£3,511,184	£3,289,739
25%	70%	£2,861,839	£3,270,329	£2,993,521	£2,861,839	£3,270,329	£2,993,521
30%	70%	£2,539,286	£3,029,473	£2,697,304	£2,539,286	£3,029,473	£2,697,304
35%	70%	£2,216,732	£2,788,617	£2,401,087	£2,216,732	£2,788,617	£2,401,087
40%	70%	£1,894,178	£2,547,761	£2,104,869	£1,894,178	£2,547,761	£2,104,869
45%	70%	£1,571,625	£2,306,906	£1,808,652	£1,571,625	£2,306,906	£1,808,652
50%	70%	£1,249,072	£2,066,050	£1,512,435	£1,249,072	£2,066,050	£1,512,435
100%	70%	£-1,997,663	£-358,973	£-1,462,322	£-1,997,663	£-358,973	£-1,462,322
10%	80%	£3,808,411	£3,995,150	£3,868,609	£3,808,411	£3,995,150	£3,868,609
15%	80%	£3,475,314	£3,755,421	£3,565,610	£3,475,314	£3,755,421	£3,565,610
20%	80%	£3,142,216	£3,515,692	£3,262,611	£3,142,216	£3,515,692	£3,262,611
40%	80%	£1,809,825	£2,556,777	£2,050,614	£1,809,825	£2,556,777	£2,050,614
45%	80%	£1,476,728	£2,317,048	£1,747,615	£1,476,728	£2,317,048	£1,747,615
50%	80%	£1,143,630	£2,077,319	£1,444,616	£1,143,630	£2,077,319	£1,444,616
10%	60%	£3,850,589	£3,990,642	£3,895,737	£3,850,589	£3,990,642	£3,895,737
15%	60%	£3,538,578	£3,748,659	£3,606,302	£3,538,578	£3,748,659	£3,606,302
20%	60%	£3,226,570	£3,508,677	£3,316,865	£3,226,570	£3,508,677	£3,316,865
25%	60%	£2,914,561	£3,264,694	£3,027,430	£2,914,561	£3,264,694	£3,027,430
30%	60%	£2,602,551	£3,022,711	£2,737,995	£2,602,551	£3,022,711	£2,737,995
35%	60%	£2,290,541	£2,780,729	£2,448,560	£2,290,541	£2,780,729	£2,448,560
40%	60%	£1,978,532	£2,538,746	£2,158,124	£1,978,532	£2,538,746	£2,158,124
50%	60%	£1,354,514	£2,054,780	£1,580,254	£1,354,514	£2,054,780	£1,580,254

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,642,930	£1,642,930	£1,642,930	£1,642,930	£1,642,930	£1,642,930
10%	70%	£1,289,969	£1,481,969	£1,357,148	£1,289,969	£1,481,969	£1,357,148
15%	70%	£1,113,489	£1,401,488	£1,214,257	£1,113,489	£1,401,488	£1,214,257
20%	70%	£937,008	£1,321,007	£1,071,366	£937,008	£1,321,007	£1,071,366
25%	70%	£760,528	£1,240,526	£928,474	£760,528	£1,240,526	£928,474
30%	70%	£584,048	£1,160,046	£785,583	£584,048	£1,160,046	£785,583
35%	70%	£407,568	£1,079,564	£642,692	£407,568	£1,079,564	£642,692
40%	70%	£231,087	£999,083	£499,801	£231,087	£999,083	£499,801
45%	70%	£54,607	£918,603	£356,909	£54,607	£918,603	£356,909
50%	70%	£-123,867	£838,122	£214,018	£-123,867	£838,122	£214,018
100%	70%	£-1,917,534	£32,844	£-1,234,764	£-1,917,534	£32,844	£-1,234,764
0%	80%	£1,274,944	£1,494,372	£1,351,719	£1,274,944	£1,494,372	£1,351,719
15%	80%	£1,090,951	£1,420,092	£1,206,113	£1,090,951	£1,420,092	£1,206,113
20%	80%	£906,958	£1,345,813	£1,060,508	£906,958	£1,345,813	£1,060,508
25%	80%	£722,964	£1,271,533	£914,902	£722,964	£1,271,533	£914,902
30%	80%	£538,971	£1,197,254	£769,297	£538,971	£1,197,254	£769,297
35%	80%	£354,978	£1,122,974	£623,692	£354,978	£1,122,974	£623,692
40%	80%	£170,985	£1,048,695	£478,086	£170,985	£1,048,695	£478,086
45%	80%	£-13,221	£974,416	£332,480	£-13,221	£974,416	£332,480
50%	80%	£-200,223	£900,137	£186,875	£-200,223	£900,137	£186,875
10%	60%	£1,304,995	£1,469,566	£1,362,577	£1,304,995	£1,469,566	£1,362,577
15%	60%	£1,136,028	£1,382,883	£1,222,399	£1,136,028	£1,382,883	£1,222,399
20%	60%	£967,060	£1,297,603	£1,082,222	£967,060	£1,297,603	£1,082,222
25%	60%	£798,093	£1,209,519	£942,046	£798,093	£1,209,519	£942,046
30%	60%	£629,125	£1,122,837	£801,869	£629,125	£1,122,837	£801,869
35%	60%	£460,157	£1,036,155	£661,692	£460,157	£1,036,155	£661,692
40%	60%	£291,189	£949,472	£521,515	£291,189	£949,472	£521,515
45%	60%	£122,222	£862,790	£381,339	£122,222	£862,790	£381,339
50%	60%	£-47,511	£776,107	£241,161	£-47,511	£776,107	£241,161

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155	£-37,209,155
10%	70%	£-37,562,116	£-37,370,116	£-37,494,937	£-37,562,116	£-37,370,116	£-37,494,937
15%	70%	£-37,738,596	£-37,480,597	£-37,637,828	£-37,738,596	£-37,480,597	£-37,637,828
20%	70%	£-37,815,076	£-37,531,076	£-37,760,719	£-37,815,076	£-37,531,076	£-37,760,719
25%	70%	£-38,091,557	£-37,611,559	£-37,923,611	£-38,091,557	£-37,611,559	£-37,923,611
30%	70%	£-38,268,036	£-37,692,039	£-38,086,502	£-38,268,036	£-37,692,039	£-38,086,502
35%	70%	£-38,444,517	£-37,772,520	£-38,209,393	£-38,444,517	£-37,772,520	£-38,209,393
40%	70%	£-38,620,997	£-37,853,002	£-38,352,284	£-38,620,997	£-37,853,002	£-38,352,284
45%	70%	£-38,797,478	£-37,933,483	£-38,495,175	£-38,797,478	£-37,933,483	£-38,495,175
50%	70%	£-38,973,959	£-38,013,963	£-38,638,066	£-38,973,959	£-38,013,963	£-38,638,066
100%	70%	£-40,769,619	£-38,819,241	£-40,086,849	£-40,769,619	£-38,819,241	£-40,086,849
10%	80%	£-37,577,141	£-37,357,713	£-37,500,366	£-37,577,141	£-37,357,713	£-37,500,366
15%	80%	£-37,761,134	£-37,431,993	£-37,645,972	£-37,761,134	£-37,431,993	£-37,645,972
20%	80%	£-37,945,127	£-37,506,272	£-37,791,577	£-37,945,127	£-37,506,272	£-37,791,577
25%	80%	£-38,091,100	£-37,583,399	£-37,913,699	£-38,091,100	£-37,583,399	£-37,913,699
30%	80%	£-38,268,306	£-37,677,669	£-38,059,805	£-38,268,306	£-37,677,669	£-38,059,805
35%	80%	£-38,444,517	£-37,772,520	£-38,209,393	£-38,444,517	£-37,772,520	£-38,209,393
40%	80%	£-38,620,997	£-37,867,002	£-38,352,284	£-38,620,997	£-37,867,002	£-38,352,284
45%	80%	£-38,797,478	£-37,956,483	£-38,495,175	£-38,797,478	£-37,956,483	£-38,495,175
50%	80%	£-38,973,959	£-38,045,963	£-38,638,066	£-38,973,959	£-38,045,963	£-38,638,066
10%	60%	£-37,547,090	£-37,382,519	£-37,489,508	£-37,547,090	£-37,382,519	£-37,489,508
15%	60%	£-37,716,057	£-37,469,202	£-37,629,680	£-37,716,057	£-37,469,202	£-37,629,680
20%	60%	£-37,885,025	£-37,555,884	£-37,769,863	£-37,885,025	£-37,555,884	£-37,769,863
25%	60%	£-38,054,002	£-37,642,566	£-37,910,039	£-38,054,002	£-37,642,566	£-37,910,039
30%	60%	£-38,222,969	£-37,729,248	£-38,050,216	£-38,222,969	£-37,729,248	£-38,050,216
35%	60%	£-38,391,927	£-37,815,930	£-38,190,393	£-38,391,927	£-37,815,930	£-38,190,393
40%	60%	£-38,560,896	£-37,902,613	£-38,330,570	£-38,560,896	£-37,902,613	£-38,330,570
50%	60%	£-38,729,864	£-37,989,295	£-38,470,747	£-38,729,864	£-37,989,295	£-38,470,747

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984	£-28,590,984
10%	70%	£-28,943,945	£-28,751,945	£-28,876,766	£-28,943,945	£-28,751,945	£-28,876,766
15%	70%	£-29,120,426	£-28,832,426	£-29,019,658	£-29,120,426	£-28,832,426	£-29,019,658
20%	70%	£-29,296,907	£-28,913,907	£-29,162,549	£-29,296,907	£-28,913,907	£-29,162,549
25%	70%	£-29,473,387	£-28,995,387	£-29,305,440	£-29,473,387	£-28,995,387	£-29,305,440
30%	70%	£-29,649,868	£-29,076,868	£-29,448,331	£-29,649,868	£-29,076,868	£-29,448,331
35%	70%	£-29,826,347	£-29,158,347	£-29,591,222	£-29,826,347	£-29,158,347	£-29,591,222
40%	70%	£-29,999,827	£-29,239,827	£-29,734,113	£-29,999,827	£-29,239,827	£-29,734,113
45%	70%	£-30,176,307	£-29,321,307	£-29,877,004	£-30,176,307	£-29,321,307	£-29,877,004
50%	70%	£-30,352,787	£-29,402,787	£-30,019,895	£-30,352,787	£-29,402,787	£-30,019,895
100%	70%	£-32,151,449	£-30,201,070	£-31,468,679	£-32,151,449	£-30,201,070	£-31,468,679
10%	80%	£-28,958,971	£-28,739,543	£-28,882,195	£-28,958,971	£-28,739,543	£-28,882,195
15%	80%	£-29,142,964	£-28,813,823	£-29,027,801	£-29,142,964	£-28,813,823	£-29,027,801
20%	80%	£-29,326,956	£-28,895,102	£-29,173,407	£-29,326,956	£-28,895,102	£-29,173,407
25%	80%	£-29,510,948	£-28,976,381	£-29,319,009	£-29,510,948	£-28,976,381	£-29,319,009
30%	80%	£-29,694,940	£-29,057,660	£-29,464,611	£-29,694,940	£-29,057,660	£-29,464,611
35%	80%	£-29,878,932	£-29,138,939	£-29,610,213	£-29,878,932	£-29,138,939	£-29,610,213
40%	80%	£-30,062,924	£-29,220,218	£-29,755,815	£-30,062,924	£-29,220,218	£-29,755,815
45%	80%	£-30,246,916	£-29,301,500	£-29,901,417	£-30,246,916	£-29,301,500	£-29,901,417
50%	80%	£-30,430,908	£-29,382,781	£-30,047,019	£-30,430,908	£-29,382,781	£-30,047,019
10%	60%	£-28,928,919	£-28,764,349	£-28,871,338	£-28,928,919	£-28,764,349	£-28,871,338
15%	60%	£-29,097,886	£-28,851,031	£-29,017,944	£-29,097,886	£-28,851,031	£-29,017,944
20%	60%	£-29,266,853	£-28,937,714	£-29,163,549	£-29,266,853	£-28,937,714	£-29,163,549
25%	60%	£-29,435,820	£-29,024,395	£-29,309,154	£-29,435,820	£-29,024,395	£-29,309,154
30%	60%	£-29,604,787	£-29,111,077	£-29,454,759	£-29,604,787	£-29,111,077	£-29,454,759
35%	60%	£-29,773,754	£-29,197,760	£-29,600,364	£-29,773,754	£-29,197,760	£-29,600,364
40%	60%	£-29,942,721	£-29,284,442	£-29,745,969	£-29,942,721	£-29,284,442	£-29,745,969
50%	60%	£-30,111,688	£-29,371,124	£-29,891,574	£-30,111,688	£-29,371,124	£-29,891,574

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553	£-12,180,553
10%	70%	£-12,533,514	£-12,341,514	£-12,466,336	£-12,533,514	£-12,341,514	£-12,466,336
15%	70%	£-12,708,995	£-12,423,995	£-12,609,227	£-12,708,995	£-12,423,995	£-12,609,227
20%	70%	£-12,884,476	£-12,506,476	£-12,752,118	£-12,884,476	£-12,506,476	£-12,752,118
25%	70%	£-13,062,956	£-12,588,956	£-12,895,009	£-13,062,956	£-12,588,956	£-12,895,009
30%	70%	£-13,239,436	£-12,671,436	£-13,037,900	£-13,239,436	£-12,671,436	£-13,037,900
35%	70%	£-13,415,916	£-12,753,916	£-13,180,791	£-13,415,916	£-12,753,916	£-13,180,791
40%	70%	£-13,592,396	£-12,836,396	£-13,323,682	£-13,592,396	£-12,836,396	£-13,323,682
45%	70%	£-13,768,876	£-12,918,876	£-13,466,573	£-13,768,876	£-12,918,876	£-13,466,573
50%	70%	£-13,945,356	£-12,999,356	£-13,609,464	£-13,945,356	£-12,999,356	£-13,609,464
100%	70%	£-15,741,018	£-13				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507	-£3,204,507
10%	70%	-£3,357,469	-£3,365,469	-£3,490,290	-£3,557,469	-£3,365,469	-£3,490,290
15%	70%	-£3,733,949	-£3,445,950	-£3,633,181	-£3,733,949	-£3,445,950	-£3,633,181
20%	70%	-£3,910,429	-£3,526,431	-£3,776,072	-£3,910,429	-£3,526,431	-£3,776,072
25%	70%	-£4,086,910	-£3,606,912	-£3,918,964	-£4,086,910	-£3,606,912	-£3,918,964
30%	70%	-£4,263,389	-£3,687,392	-£4,061,855	-£4,263,389	-£3,687,392	-£4,061,855
35%	70%	-£4,439,870	-£3,767,873	-£4,204,746	-£4,439,870	-£3,767,873	-£4,204,746
40%	70%	-£4,616,350	-£3,848,355	-£4,347,637	-£4,616,350	-£3,848,355	-£4,347,637
45%	70%	-£4,792,831	-£3,928,835	-£4,490,528	-£4,792,831	-£3,928,835	-£4,490,528
50%	70%	-£4,971,304	-£4,009,316	-£4,633,420	-£4,971,304	-£4,009,316	-£4,633,420
100%	70%	-£6,764,972	-£4,814,594	-£6,082,202	-£6,764,972	-£4,814,594	-£6,082,202
10%	80%	-£3,572,494	-£3,353,066	-£3,495,719	-£3,572,494	-£3,353,066	-£3,495,719
15%	80%	-£3,756,487	-£3,427,346	-£3,641,325	-£3,756,487	-£3,427,346	-£3,641,325
20%	80%	-£3,940,480	-£3,501,625	-£3,786,930	-£3,940,480	-£3,501,625	-£3,786,930
40%	80%	-£4,676,453	-£3,798,742	-£4,369,352	-£4,676,453	-£3,798,742	-£4,369,352
45%	80%	-£4,860,659	-£3,873,022	-£4,514,958	-£4,860,659	-£3,873,022	-£4,514,958
50%	80%	-£5,047,661	-£3,947,301	-£4,660,563	-£5,047,661	-£3,947,301	-£4,660,563
10%	60%	-£3,542,443	-£3,377,872	-£3,484,861	-£3,542,443	-£3,377,872	-£3,484,861
15%	60%	-£3,711,410	-£3,464,855	-£3,635,039	-£3,711,410	-£3,464,855	-£3,635,039
20%	60%	-£3,880,378	-£3,551,827	-£3,785,216	-£3,880,378	-£3,551,827	-£3,785,216
25%	60%	-£4,049,345	-£3,637,918	-£3,935,392	-£4,049,345	-£3,637,918	-£3,935,392
30%	60%	-£4,218,313	-£3,724,601	-£4,085,569	-£4,218,313	-£3,724,601	-£4,085,569
35%	60%	-£4,387,280	-£3,811,283	-£4,235,746	-£4,387,280	-£3,811,283	-£4,235,746
40%	60%	-£4,556,248	-£3,897,966	-£4,385,923	-£4,556,248	-£3,897,966	-£4,385,923
50%	60%	-£4,894,948	-£4,071,331	-£4,608,277	-£4,894,948	-£4,071,331	-£4,608,277

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892	-£1,145,892
10%	70%	-£1,498,853	-£1,306,853	-£1,431,674	-£1,498,853	-£1,306,853	-£1,431,674
15%	70%	-£1,675,334	-£1,387,334	-£1,574,565	-£1,675,334	-£1,387,334	-£1,574,565
20%	70%	-£1,851,814	-£1,467,815	-£1,717,457	-£1,851,814	-£1,467,815	-£1,717,457
25%	70%	-£2,028,294	-£1,548,296	-£1,860,348	-£2,028,294	-£1,548,296	-£1,860,348
30%	70%	-£2,204,774	-£1,628,777	-£2,003,239	-£2,204,774	-£1,628,777	-£2,003,239
35%	70%	-£2,381,254	-£1,709,258	-£2,146,130	-£2,381,254	-£1,709,258	-£2,146,130
40%	70%	-£2,557,735	-£1,789,739	-£2,289,021	-£2,557,735	-£1,789,739	-£2,289,021
45%	70%	-£2,734,215	-£1,870,219	-£2,431,913	-£2,734,215	-£1,870,219	-£2,431,913
50%	70%	-£2,912,696	-£1,950,700	-£2,574,804	-£2,912,696	-£1,950,700	-£2,574,804
100%	70%	-£4,706,356	-£2,755,978	-£4,023,586	-£4,706,356	-£2,755,978	-£4,023,586
10%	80%	-£1,513,878	-£1,294,451	-£1,437,103	-£1,513,878	-£1,294,451	-£1,437,103
15%	80%	-£1,697,871	-£1,382,730	-£1,582,709	-£1,697,871	-£1,382,730	-£1,582,709
20%	80%	-£1,881,864	-£1,473,009	-£1,728,314	-£1,881,864	-£1,473,009	-£1,728,314
40%	80%	-£2,617,838	-£1,740,127	-£2,310,736	-£2,617,838	-£1,740,127	-£2,310,736
45%	80%	-£2,802,043	-£1,814,407	-£2,456,342	-£2,802,043	-£1,814,407	-£2,456,342
50%	80%	-£2,989,046	-£1,888,685	-£2,601,948	-£2,989,046	-£1,888,685	-£2,601,948
10%	60%	-£1,483,827	-£1,319,257	-£1,426,245	-£1,483,827	-£1,319,257	-£1,426,245
15%	60%	-£1,652,794	-£1,405,939	-£1,568,423	-£1,652,794	-£1,405,939	-£1,568,423
20%	60%	-£1,821,762	-£1,492,621	-£1,706,600	-£1,821,762	-£1,492,621	-£1,706,600
25%	60%	-£1,990,729	-£1,579,303	-£1,846,777	-£1,990,729	-£1,579,303	-£1,846,777
30%	60%	-£2,159,698	-£1,665,985	-£1,986,953	-£2,159,698	-£1,665,985	-£1,986,953
35%	60%	-£2,328,665	-£1,752,668	-£2,127,130	-£2,328,665	-£1,752,668	-£2,127,130
40%	60%	-£2,497,633	-£1,839,350	-£2,267,307	-£2,497,633	-£1,839,350	-£2,267,307
50%	60%	-£2,836,333	-£2,012,715	-£2,547,661	-£2,836,333	-£2,012,715	-£2,547,661

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£237,186	-£237,186	-£237,186	-£237,186	-£237,186	-£237,186
10%	70%	-£590,147	-£398,147	-£522,968	-£590,147	-£398,147	-£522,968
15%	70%	-£766,627	-£478,628	-£665,859	-£766,627	-£478,628	-£665,859
20%	70%	-£943,108	-£559,109	-£808,750	-£943,108	-£559,109	-£808,750
25%	70%	-£1,119,588	-£639,590	-£951,642	-£1,119,588	-£639,590	-£951,642
30%	70%	-£1,296,067	-£720,070	-£1,094,533	-£1,296,067	-£720,070	-£1,094,533
35%	70%	-£1,472,548	-£800,551	-£1,237,424	-£1,472,548	-£800,551	-£1,237,424
40%	70%	-£1,649,028	-£881,033	-£1,380,315	-£1,649,028	-£881,033	-£1,380,315
45%	70%	-£1,825,509	-£961,513	-£1,523,206	-£1,825,509	-£961,513	-£1,523,206
50%	70%	-£2,003,989	-£1,041,994	-£1,666,098	-£2,003,989	-£1,041,994	-£1,666,098
100%	70%	-£3,797,650	-£1,847,272	-£3,114,880	-£3,797,650	-£1,847,272	-£3,114,880
10%	70%	-£605,172	-£385,744	-£528,397	-£605,172	-£385,744	-£528,397
15%	80%	-£789,165	-£460,024	-£674,003	-£789,165	-£460,024	-£674,003
20%	80%	-£973,158	-£534,303	-£816,698	-£973,158	-£534,303	-£816,698
40%	80%	-£1,709,131	-£831,420	-£1,402,030	-£1,709,131	-£831,420	-£1,402,030
45%	80%	-£1,893,337	-£905,700	-£1,547,636	-£1,893,337	-£905,700	-£1,547,636
50%	80%	-£2,080,339	-£979,979	-£1,693,241	-£2,080,339	-£979,979	-£1,693,241
10%	60%	-£575,121	-£410,550	-£517,539	-£575,121	-£410,550	-£517,539
15%	60%	-£744,088	-£497,233	-£657,717	-£744,088	-£497,233	-£657,717
20%	60%	-£913,056	-£583,915	-£817,894	-£913,056	-£583,915	-£817,894
25%	60%	-£1,082,023	-£670,597	-£938,070	-£1,082,023	-£670,597	-£938,070
30%	60%	-£1,250,991	-£757,279	-£1,078,247	-£1,250,991	-£757,279	-£1,078,247
35%	60%	-£1,419,959	-£843,961	-£1,218,424	-£1,419,959	-£843,961	-£1,218,424
40%	60%	-£1,588,927	-£930,644	-£1,358,601	-£1,588,927	-£930,644	-£1,358,601
50%	60%	-£1,927,627	-£1,104,009	-£1,638,955	-£1,927,627	-£1,104,009	-£1,638,955

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426	-£3,334,426
10%	70%	-£3,687,387	-£3,495,387	-£3,620,208	-£3,687,387	-£3,495,387	-£3,620,208
15%	70%	-£3,963,867	-£3,575,868	-£3,763,100	-£3,963,867	-£3,575,868	-£3,763,100
20%	70%	-£4,040,348	-£3,656,349	-£3,905,991	-£4,040,348	-£3,656,349	-£3,905,991
25%	70%	-£4,216,828	-£3,736,831	-£4,048,882	-£4,216,828	-£3,736,831	-£4,048,882
30%	70%	-£4,393,308	-£3,817,311	-£4,191,773	-£4,393,308	-£3,817,311	-£4,191,773
35%	70%	-£4,569,788	-£3,897,792	-£4,334,664	-£4,569,788	-£3,897,792	-£4,334,664
40%	70%	-£4,746,269	-£3,978,273	-£4,477,555	-£4,746,269	-£3,978,273	-£4,477,555
45%	70%	-£4,922,749	-£4,058,753	-£4,620,447	-£4,922,749	-£4,058,753	-£4,620,447
50%	70%	-£5,101,223	-£4,139,234	-£4,763,338	-£5,101,223	-£4,139,234	-£4,763,338
100%	70%	-£6,894,890	-£4,944,512	-£6,212,120	-£6,894,890	-£4,944,512	-£6,212,120
10%	80%	-£3,702,413	-£3,482,985	-£3,625,637	-£3,702,413	-£3,482,985	-£3,625,637
15%	80%	-£3,886,405	-£3,567,264	-£3,771,243	-£3,886,405	-£3,567,264	-£3,771,243
20%	80%	-£4,070,398	-£3,651,543	-£3,916,849	-£4,070,398	-£3,651,543	-£3,916,849
40%	80%	-£4,806,372	-£3,929,861	-£4,499,270	-£4,806,372	-£3,929,861	-£4,499,270
45%	80%	-£4,990,577	-£4,002,941	-£4,644,876	-£4,990,577	-£4,002,941	-£4,644,876
50%	80%	-£5,177,580	-£4,077,219	-£4,790,482	-£5,177,580	-£4,077,219	-£4,790,482
10%	60%	-£3,672,361	-£3,507,791	-£3,614,779	-£3,672,361	-£3,507,791	-£3,614,779
15%	60%	-£3,841,328	-£3,594,473	-£3,754,367	-£3,841,328	-£3,594,473	-£3,754,367
20%	60%	-£4,010,296	-£3,681,155	-£3,895,134	-£4,010,296	-£3,681,155	-£3,895,134
25%	60%	-£4,179,264	-£3,767,837	-£4,035,311	-£4,179,264	-£3,767,837	-£4,035,311
30%	60%	-£4,348,232	-£3,854,519	-£4,175,487	-£4,348,232	-£3,854,519	-£4,175,487
35%	60%	-£4,517,199	-£3,941,202	-£4,315,664	-£4,517,199	-£3,941,202	-£4,315,664
40%	60%	-£4,686,167	-£4,027,884	-£4,455,841	-£4,686,167	-£4,027,884	-£4,455,841
50%	60%	-£5,024,867	-£4,201,249	-£4,736,195	-£5,024,867	-£4,201,249	-£4,736,195

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£686,080	£686,080	£686,080	£686,080	£686,080	£686,080
10%	70%	£333,119	£525,119	£400,297	£333,119	£525,119	£400,297
15%	70%	£166,638	£444,637	£257,406	£166,638	£444,637	£257,406
20%	70%	£-19,842	£364,156	£114,515	£-19,842	£364,156	£114,515
25%	70%	£-196,323	£283,675	£-28,376	£-196,323	£283,675	£-28,376
30%	70%	£-372,802	£203,195	£-171,267	£-372,802	£203,195	£-171,267
35%	70%	£-549,283	£122,714	£-314,159	£-549,283	£122,714	£-314,159
40%	70%	£-725,763	£42,233	£-457,080	£-725,763	£42,233	£-457,080
45%	70%	£-902,244	£-38,247	£-599,941	£-902,244	£-38,247	£-599,941
50%	70%	£-1,080,717	£-118,728	£-742,832	£-1,080,717	£-118,728	£-742,832
100%	70%	£-2,874,385	£-924,007	£-2,191,615	£-2,874,385	£-924,007	£-2,191,615
10%	80%	£318,093	£537,521	£394,869	£318,093	£537,521	£394,869
15%	80%	£134,100	£463,241	£249,263	£134,100	£463,241	£249,263
20%	80%	£-49,893	£389,962	£103,657	£-49,893	£389,962	£103,657
40%	80%	£-785,866	£91,845	£-478,765	£-785,866	£91,845	£-478,765
45%	80%	£-970,072	£17,565	£-624,370	£-970,072	£17,565	£-624,370
50%	80%	£-1,157,074	£-56,714	£-769,976	£-1,157,074	£-56,714	£-769,976
10%	60%	£348,145	£512,715	£405,726	£348,145	£512,715	£405,726
15%	60%	£179,177	£426,033	£285,549	£179,177	£426,033	£285,549
20%	60%	£10,209	£339,350	£125,372	£10,209	£339,350	£125,372
25%	60%	£-158,758	£252,669	£-14,805	£-158,758	£252,669	£-14,805
30%	60%	£-327,726	£165,986	£-154,982	£-327,726	£165,986	£-154,982
35%	60%	£-496,693	£79,304	£-295,158	£-496,693	£79,304	£-295,158
40%	60%	£-665,661	£-7,378	£-435,335	£-665,661	£-7,378	£-435,335
50%	60%	£-1,004,361	£-180,743	£-715,690	£-1,004,361	£-180,743	£-715,690

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£962,638	£962,638	£962,638	£962,638	£962,638	£962,638
10%	70%	£909,677	£801,677	£676,856	£909,677	£801,677	£676,856
15%	70%	£433,197	£721,196	£333,965	£433,197	£721,196	£333,965
20%	70%	£296,716	£640,715	£391,073	£296,716	£640,715	£391,073
25%	70%	£80,236	£560,234	£248,182	£80,236	£560,234	£248,182
30%	70%	£-96,244	£479,753	£105,291	£-96,244	£479,753	£105,291
35%	70%	£-272,724	£399,272	£-37,600	£-272,724	£399,272	£-37,600
40%	70%	£-449,205	£318,791	£-180,492	£-449,205	£318,791	£-180,492
45%	70%	£-625,685	£238,311	£-323,383	£-625,685	£238,311	£-323,383
50%	70%	£-804,159	£157,830	£-466,274	£-804,159	£157,830	£-466,274
100%	70%	£-2,597,826	£-647,448	£-1,915,056	£-2,597,826	£-647,448	£-1,915,056
10%	80%	£594,652	£814,079	£671,427	£594,652	£814,079	£671,427
15%	80%	£410,659	£739,800	£525,821	£410,659	£739,800	£525,821
20%	80%	£226,666	£665,521	£395,216	£226,666	£665,521	£395,216
40%	80%	£-509,308	£368,403	£-202,206	£-509,308	£368,403	£-202,206
45%	80%	£-693,513	£294,123	£-347,812	£-693,513	£294,123	£-347,812
50%	80%	£-880,516	£219,845	£-493,418	£-880,516	£219,845	£-493,418
10%	60%	£624,703	£789,273	£682,285	£624,703	£789,273	£682,285
15%	60%	£455,736	£702,591	£542,107	£455,736	£702,591	£542,107
20%	60%	£286,768	£615,909	£401,930	£286,768	£615,909	£401,930
25%	60%	£117,801	£529,227	£261,753	£117,801	£529,227	£261,753
30%	60%	£-51,168	£442,545	£121,577	£-51,168	£442,545	£121,577
35%	60%	£-220,135	£355,862	£-18,600	£-220,135	£355,862	£-18,600
40%	60%	£-389,103	£269,180	£-158,777	£-389,103	£269,180	£-158,777
50%	60%	£-577,803	£195,815	£-439,131	£-577,803	£195,815	£-439,131

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,482,907	£2,482,907	£2,482,907	£2,482,907	£2,482,907	£2,482,907
10%	70%	£2,060,142	£2,246,379	£2,125,122	£2,060,142	£2,246,379	£2,125,122
15%	70%	£1,848,759	£2,128,116	£1,946,230	£1,848,759	£2,128,116	£1,946,230
20%	70%	£1,637,377	£2,009,851	£1,767,338	£1,637,377	£2,009,851	£1,767,338
25%	70%	£1,425,994	£1,891,587	£1,588,446	£1,425,994	£1,891,587	£1,588,446
30%	70%	£1,214,612	£1,773,323	£1,409,553	£1,214,612	£1,773,323	£1,409,553
35%	70%	£1,003,229	£1,655,059	£1,230,661	£1,003,229	£1,655,059	£1,230,661
40%	70%	£791,847	£1,536,796	£1,051,768	£791,847	£1,536,796	£1,051,768
45%	70%	£580,464	£1,418,531	£872,876	£580,464	£1,418,531	£872,876
50%	70%	£369,081	£1,300,268	£693,984	£369,081	£1,300,268	£693,984
100%	70%	-£1,773,279	£113,156	-£1,112,847	-£1,773,279	£113,156	-£1,112,847
10%	80%	£2,043,129	£2,255,971	£2,117,392	£2,043,129	£2,255,971	£2,117,392
15%	80%	£1,823,240	£2,142,504	£1,934,635	£1,823,240	£2,142,504	£1,934,635
20%	80%	£1,603,351	£2,029,036	£1,751,878	£1,603,351	£2,029,036	£1,751,878
25%	80%	£1,383,462	£1,915,568	£1,569,120	£1,383,462	£1,915,568	£1,569,120
30%	80%	£1,163,573	£1,802,101	£1,386,363	£1,163,573	£1,802,101	£1,386,363
35%	80%	£943,684	£1,688,633	£1,203,606	£943,684	£1,688,633	£1,203,606
40%	80%	£723,795	£1,575,165	£1,020,848	£723,795	£1,575,165	£1,020,848
45%	80%	£503,906	£1,461,698	£838,091	£503,906	£1,461,698	£838,091
50%	80%	£284,017	£1,348,230	£655,334	£284,017	£1,348,230	£655,334
10%	60%	£2,077,154	£2,236,787	£2,132,852	£2,077,154	£2,236,787	£2,132,852
15%	60%	£1,874,279	£2,113,726	£1,957,826	£1,874,279	£2,113,726	£1,957,826
20%	60%	£1,671,403	£1,990,666	£1,787,798	£1,671,403	£1,990,666	£1,787,798
25%	60%	£1,468,526	£1,867,606	£1,607,771	£1,468,526	£1,867,606	£1,607,771
30%	60%	£1,265,650	£1,744,546	£1,432,743	£1,265,650	£1,744,546	£1,432,743
35%	60%	£1,062,775	£1,621,486	£1,257,716	£1,062,775	£1,621,486	£1,257,716
40%	60%	£859,898	£1,498,426	£1,082,689	£859,898	£1,498,426	£1,082,689
45%	60%	£657,022	£1,375,366	£907,661	£657,022	£1,375,366	£907,661
50%	60%	£454,147	£1,252,306	£732,634	£454,147	£1,252,306	£732,634

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£36,369,178	-£36,369,178	-£36,369,178	-£36,369,178	-£36,369,178	-£36,369,178
10%	70%	-£36,791,943	-£36,805,706	-£36,726,962	-£36,791,943	-£36,805,706	-£36,726,962
15%	70%	-£37,003,325	-£36,723,969	-£36,905,855	-£37,003,325	-£36,723,969	-£36,905,855
20%	70%	-£37,214,708	-£36,642,234	-£37,084,747	-£37,214,708	-£36,642,234	-£37,084,747
25%	70%	-£37,426,091	-£36,560,497	-£37,263,639	-£37,426,091	-£36,560,497	-£37,263,639
30%	70%	-£37,637,473	-£37,078,762	-£37,442,532	-£37,637,473	-£37,078,762	-£37,442,532
35%	70%	-£37,848,856	-£37,197,026	-£37,621,424	-£37,848,856	-£37,197,026	-£37,621,424
40%	70%	-£38,060,238	-£37,315,289	-£37,800,317	-£38,060,238	-£37,315,289	-£37,800,317
45%	70%	-£38,271,621	-£37,433,554	-£37,979,208	-£38,271,621	-£37,433,554	-£37,979,208
50%	70%	-£38,483,004	-£37,551,817	-£38,158,101	-£38,483,004	-£37,551,817	-£38,158,101
100%	70%	-£40,625,364	-£38,738,929	-£39,964,932	-£40,625,364	-£38,738,929	-£39,964,932
10%	80%	-£36,808,956	-£36,596,114	-£36,734,692	-£36,808,956	-£36,596,114	-£36,734,692
15%	80%	-£37,028,845	-£36,709,581	-£36,917,450	-£37,028,845	-£36,709,581	-£36,917,450
20%	80%	-£37,248,734	-£36,823,049	-£37,100,207	-£37,248,734	-£36,823,049	-£37,100,207
25%	80%	-£37,468,623	-£36,936,517	-£37,282,964	-£37,468,623	-£36,936,517	-£37,282,964
30%	80%	-£37,688,512	-£37,050,085	-£37,465,721	-£37,688,512	-£37,050,085	-£37,465,721
35%	80%	-£37,908,401	-£37,163,553	-£37,648,478	-£37,908,401	-£37,163,553	-£37,648,478
40%	80%	-£38,128,290	-£37,277,021	-£37,831,235	-£38,128,290	-£37,277,021	-£37,831,235
45%	80%	-£38,348,179	-£37,390,589	-£38,013,992	-£38,348,179	-£37,390,589	-£38,013,992
50%	80%	-£38,568,068	-£37,504,157	-£38,196,750	-£38,568,068	-£37,504,157	-£38,196,750
10%	60%	-£36,774,930	-£36,615,298	-£36,719,233	-£36,774,930	-£36,615,298	-£36,719,233
15%	60%	-£36,977,806	-£36,738,359	-£36,894,259	-£36,977,806	-£36,738,359	-£36,894,259
20%	60%	-£37,180,682	-£36,861,419	-£37,069,287	-£37,180,682	-£36,861,419	-£37,069,287
25%	60%	-£37,383,558	-£36,984,478	-£37,244,314	-£37,383,558	-£36,984,478	-£37,244,314
30%	60%	-£37,586,434	-£37,107,539	-£37,419,342	-£37,586,434	-£37,107,539	-£37,419,342
35%	60%	-£37,789,310	-£37,230,599	-£37,594,369	-£37,789,310	-£37,230,599	-£37,594,369
40%	60%	-£37,992,187	-£37,353,659	-£37,769,396	-£37,992,187	-£37,353,659	-£37,769,396
50%	60%	-£38,195,063	-£37,476,719	-£37,944,423	-£38,195,063	-£37,476,719	-£37,944,423

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£27,751,007	-£27,751,007	-£27,751,007	-£27,751,007	-£27,751,007	-£27,751,007
10%	70%	-£28,173,772	-£27,987,535	-£28,108,792	-£28,173,772	-£27,987,535	-£28,108,792
15%	70%	-£28,385,155	-£28,105,799	-£28,287,885	-£28,385,155	-£28,105,799	-£28,287,885
20%	70%	-£28,596,538	-£28,224,063	-£28,466,977	-£28,596,538	-£28,224,063	-£28,466,977
25%	70%	-£28,807,921	-£28,342,327	-£28,646,069	-£28,807,921	-£28,342,327	-£28,646,069
30%	70%	-£29,019,304	-£28,460,591	-£28,825,162	-£29,019,304	-£28,460,591	-£28,825,162
35%	70%	-£29,230,687	-£28,578,855	-£29,004,254	-£29,230,687	-£28,578,855	-£29,004,254
40%	70%	-£29,442,070	-£28,697,119	-£29,183,347	-£29,442,070	-£28,697,119	-£29,183,347
45%	70%	-£29,653,453	-£28,815,383	-£29,362,439	-£29,653,453	-£28,815,383	-£29,362,439
50%	70%	-£29,864,836	-£28,933,647	-£29,541,532	-£29,864,836	-£28,933,647	-£29,541,532
100%	70%	-£32,007,193	-£30,120,759	-£31,346,761	-£32,007,193	-£30,120,759	-£31,346,761
10%	80%	-£28,190,786	-£28,116,522	-£28,190,786	-£28,190,786	-£28,116,522	-£28,190,786
15%	80%	-£28,410,675	-£28,091,410	-£28,299,280	-£28,410,675	-£28,091,410	-£28,299,280
20%	80%	-£28,630,564	-£28,204,878	-£28,487,373	-£28,630,564	-£28,204,878	-£28,487,373
25%	80%	-£28,850,453	-£28,318,346	-£28,675,466	-£28,850,453	-£28,318,346	-£28,675,466
30%	80%	-£29,070,342	-£28,431,814	-£28,863,559	-£29,070,342	-£28,431,814	-£28,863,559
35%	80%	-£29,290,231	-£28,545,282	-£29,051,652	-£29,290,231	-£28,545,282	-£29,051,652
40%	80%	-£29,510,120	-£28,658,750	-£29,239,745	-£29,510,120	-£28,658,750	-£29,239,745
45%	80%	-£29,730,009	-£28,772,217	-£29,427,838	-£29,730,009	-£28,772,217	-£29,427,838
50%	80%	-£29,949,898	-£28,885,685	-£29,615,931	-£29,949,898	-£28,885,685	-£29,615,931
10%	60%	-£28,156,760	-£27,927,127	-£28,156,760	-£28,156,760	-£27,927,127	-£28,156,760
15%	60%	-£28,359,636	-£28,120,188	-£28,276,089	-£28,359,636	-£28,120,188	-£28,276,089
20%	60%	-£28,562,512	-£28,313,249	-£28,461,117	-£28,562,512	-£28,313,249	-£28,461,117
25%	60%	-£28,765,388	-£28,506,308	-£28,646,144	-£28,765,388	-£28,506,308	-£28,646,144
30%	60%	-£28,968,264	-£28,699,368	-£28,831,172	-£28,968,264	-£28,699,368	-£28,831,172
35%	60%	-£29,171,140	-£28,892,429	-£29,016,200	-£29,171,140	-£28,892,429	-£29,016,200
40%	60%	-£29,374,016	-£29,085,489	-£29,201,228	-£29,374,016	-£29,085,489	-£29,201,228
50%	60%	-£29,576,892	-£29,278,549	-£29,386,256	-£29,576,892	-£29,278,549	-£29,386,256

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£11,340,576	-£11,340,576	-£11,340,576	-£11,340,576	-£11,340,576	-£11,340,576
10%	70%	-£11,763,341	-£11,577,104	-£11,698,361	-£11,763,341	-£11,577,104	-£11,698,361
15%	70%	-£11,974,724	-£11,695,368	-£11,817,254	-£11,974,724	-£11,695,368	-£11,817,254
20%	70%	-£12,186,107	-£11,813,632	-£12,056,146	-£12,186,107	-£11,813,632	-£12,056,146
25%	70%	-£12,397,490	-£11,931,896	-£12,235,038	-£12,397,490	-£11,931,896	-£12,235,038
30%	70%	-£12,608,873	-£12,050,161	-£12,413,931	-£12,608,873	-£12,050,161	-£12,413,931
35%	70%	-£12,820,256	-£12,168,424	-£12,592,823	-£12,820,256	-£12,168,424	-£12,592,823
40%	70%	-£13,031,639	-£12,286,688	-£12,771,715	-£13,031,639	-£12,286,688	-£12,771,715
45%	70%	-£13,243,022	-£12,404,952	-£12,950,607	-£13,243,022	-£12,404,952	-£12,950,607
50%	70%	-£13,454,405	-£12,523,216	-£13,129,499	-£13,454,405	-£12,523,216	-£13,129,499
100%	70%	-£15,596,762	-£13,710,328	-£14,936,330	-£15,596,762	-£13,710,328	-£14,936,330
10%	80%	-£11,780,355	-£11,567,512	-£11,708,091	-£11,780,355	-£11,567,512	-£11,708,091
15%	80%	-£12,000,244	-£11,680,979	-£11,888,849	-£12,000,244	-£1	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531	-£2,364,531
10%	70%	-£2,387,296	-£2,601,959	-£2,722,315	-£2,787,296	-£2,801,959	-£2,722,315
15%	70%	-£2,998,678	-£2,719,322	-£2,901,208	-£2,998,678	-£2,719,322	-£2,901,208
20%	70%	-£3,210,061	-£2,837,587	-£3,080,100	-£3,210,061	-£2,837,587	-£3,080,100
25%	70%	-£3,421,444	-£2,955,850	-£3,258,992	-£3,421,444	-£2,955,850	-£3,258,992
30%	70%	-£3,632,826	-£3,074,115	-£3,437,885	-£3,632,826	-£3,074,115	-£3,437,885
35%	70%	-£3,844,209	-£3,192,378	-£3,616,777	-£3,844,209	-£3,192,378	-£3,616,777
40%	70%	-£4,055,591	-£3,310,642	-£3,795,670	-£4,055,591	-£3,310,642	-£3,795,670
45%	70%	-£4,266,974	-£3,428,907	-£3,974,562	-£4,266,974	-£3,428,907	-£3,974,562
50%	70%	-£4,478,357	-£3,547,170	-£4,153,454	-£4,478,357	-£3,547,170	-£4,153,454
100%	70%	-£6,620,717	-£4,734,282	-£5,960,285	-£6,620,717	-£4,734,282	-£5,960,285
10%	80%	-£2,804,309	-£2,591,467	-£2,730,045	-£2,804,309	-£2,591,467	-£2,730,045
15%	80%	-£3,024,198	-£2,704,934	-£2,912,803	-£3,024,198	-£2,704,934	-£2,912,803
20%	80%	-£3,244,087	-£2,818,402	-£3,095,560	-£3,244,087	-£2,818,402	-£3,095,560
40%	80%	-£4,123,643	-£3,272,273	-£3,826,590	-£4,123,643	-£3,272,273	-£3,826,590
45%	80%	-£4,343,532	-£3,385,740	-£4,009,346	-£4,343,532	-£3,385,740	-£4,009,346
50%	80%	-£4,563,421	-£3,499,208	-£4,192,104	-£4,563,421	-£3,499,208	-£4,192,104
10%	60%	-£2,770,283	-£2,610,851	-£2,714,585	-£2,770,283	-£2,610,851	-£2,714,585
15%	60%	-£2,973,159	-£2,733,712	-£2,889,612	-£2,973,159	-£2,733,712	-£2,889,612
20%	60%	-£3,176,035	-£2,856,772	-£3,064,640	-£3,176,035	-£2,856,772	-£3,064,640
25%	60%	-£3,378,911	-£2,979,832	-£3,239,667	-£3,378,911	-£2,979,832	-£3,239,667
30%	60%	-£3,581,788	-£3,102,892	-£3,414,695	-£3,581,788	-£3,102,892	-£3,414,695
35%	60%	-£3,784,663	-£3,225,952	-£3,589,722	-£3,784,663	-£3,225,952	-£3,589,722
40%	60%	-£3,987,540	-£3,349,012	-£3,764,749	-£3,987,540	-£3,349,012	-£3,764,749
50%	60%	-£4,393,291	-£3,595,132	-£4,114,804	-£4,393,291	-£3,595,132	-£4,114,804

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£305,915	-£305,915	-£305,915	-£305,915	-£305,915	-£305,915
10%	70%	-£299,980	-£542,443	-£663,700	-£299,980	-£542,443	-£663,700
15%	70%	-£340,063	-£560,707	-£842,593	-£340,063	-£560,707	-£842,593
20%	70%	-£1,151,445	-£778,971	-£1,021,485	-£1,151,445	-£778,971	-£1,021,485
25%	70%	-£1,362,828	-£897,235	-£1,200,376	-£1,362,828	-£897,235	-£1,200,376
30%	70%	-£1,574,210	-£1,015,499	-£1,379,269	-£1,574,210	-£1,015,499	-£1,379,269
35%	70%	-£1,785,593	-£1,133,763	-£1,558,161	-£1,785,593	-£1,133,763	-£1,558,161
40%	70%	-£1,996,976	-£1,252,028	-£1,737,054	-£1,996,976	-£1,252,028	-£1,737,054
45%	70%	-£2,208,358	-£1,370,291	-£1,915,946	-£2,208,358	-£1,370,291	-£1,915,946
50%	70%	-£2,419,741	-£1,488,554	-£2,094,838	-£2,419,741	-£1,488,554	-£2,094,838
100%	70%	-£4,562,101	-£2,675,666	-£3,901,669	-£4,562,101	-£2,675,666	-£3,901,669
10%	80%	-£745,694	-£532,851	-£671,430	-£745,694	-£532,851	-£671,430
15%	80%	-£895,592	-£646,318	-£804,188	-£895,592	-£646,318	-£804,188
20%	80%	-£1,185,471	-£759,786	-£1,036,944	-£1,185,471	-£759,786	-£1,036,944
40%	80%	-£2,065,027	-£1,213,657	-£1,767,974	-£2,065,027	-£1,213,657	-£1,767,974
45%	80%	-£2,284,916	-£1,327,124	-£1,950,731	-£2,284,916	-£1,327,124	-£1,950,731
50%	80%	-£2,504,805	-£1,440,592	-£2,133,489	-£2,504,805	-£1,440,592	-£2,133,489
10%	60%	-£711,668	-£552,035	-£655,970	-£711,668	-£552,035	-£655,970
15%	60%	-£914,543	-£675,097	-£830,997	-£914,543	-£675,097	-£830,997
20%	60%	-£1,117,419	-£798,156	-£1,006,025	-£1,117,419	-£798,156	-£1,006,025
25%	60%	-£1,320,296	-£921,216	-£1,181,051	-£1,320,296	-£921,216	-£1,181,051
30%	60%	-£1,523,172	-£1,044,276	-£1,356,079	-£1,523,172	-£1,044,276	-£1,356,079
35%	60%	-£1,726,047	-£1,167,336	-£1,531,106	-£1,726,047	-£1,167,336	-£1,531,106
40%	60%	-£1,928,924	-£1,290,396	-£1,706,133	-£1,928,924	-£1,290,396	-£1,706,133
50%	60%	-£2,334,676	-£1,536,516	-£2,056,188	-£2,334,676	-£1,536,516	-£2,056,188

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£602,791	£602,791	£602,791	£602,791	£602,791	£602,791
10%	70%	£180,026	£366,263	£245,007	£180,026	£366,263	£245,007
15%	70%	£31,586	£249,030	£36,111	£31,586	£249,030	£36,111
20%	70%	-£242,739	-£129,735	-£112,778	-£242,739	-£129,735	-£112,778
25%	70%	-£454,122	-£11,472	-£291,670	-£454,122	-£11,472	-£291,670
30%	70%	-£665,504	-£106,793	-£470,563	-£665,504	-£106,793	-£470,563
35%	70%	-£876,887	-£225,057	-£649,455	-£876,887	-£225,057	-£649,455
40%	70%	-£1,088,269	-£343,320	-£828,348	-£1,088,269	-£343,320	-£828,348
45%	70%	-£1,299,652	-£461,583	-£1,007,240	-£1,299,652	-£461,583	-£1,007,240
50%	70%	-£1,511,035	-£579,846	-£1,186,132	-£1,511,035	-£579,846	-£1,186,132
100%	70%	-£3,653,395	-£1,766,960	-£2,992,963	-£3,653,395	-£1,766,960	-£2,992,963
10%	80%	£163,013	£375,855	£237,277	£163,013	£375,855	£237,277
15%	80%	£56,876	£262,398	£54,619	£56,876	£262,398	£54,619
20%	80%	£206,965	£145,320	£128,238	£206,965	£145,320	£128,238
40%	80%	£1,156,321	£304,951	£859,268	£1,156,321	£304,951	£859,268
45%	80%	£1,376,210	£418,418	£1,042,025	£1,376,210	£418,418	£1,042,025
50%	80%	£1,596,099	£531,886	£1,224,782	£1,596,099	£531,886	£1,224,782
10%	60%	£197,039	£356,671	£252,736	£197,039	£356,671	£252,736
15%	60%	£5,837	£233,610	£77,710	£5,837	£233,610	£77,710
20%	60%	£208,713	£110,659	£97,216	£208,713	£110,659	£97,216
25%	60%	£411,590	£12,510	£272,345	£411,590	£12,510	£272,345
30%	60%	£614,466	£135,570	£447,373	£614,466	£135,570	£447,373
35%	60%	£817,341	£258,630	£622,400	£817,341	£258,630	£622,400
40%	60%	£1,020,218	£381,690	£797,427	£1,020,218	£381,690	£797,427
50%	60%	£1,425,969	£627,810	£1,147,482	£1,425,969	£627,810	£1,147,482

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449	-£2,494,449
10%	70%	-£2,917,214	-£2,730,977	-£2,852,234	-£2,917,214	-£2,730,977	-£2,852,234
15%	70%	-£3,128,597	-£2,849,241	-£3,031,127	-£3,128,597	-£2,849,241	-£3,031,127
20%	70%	-£3,339,979	-£2,967,505	-£3,210,019	-£3,339,979	-£2,967,505	-£3,210,019
25%	70%	-£3,551,362	-£3,085,769	-£3,388,910	-£3,551,362	-£3,085,769	-£3,388,910
30%	70%	-£3,762,745	-£3,204,033	-£3,567,803	-£3,762,745	-£3,204,033	-£3,567,803
35%	70%	-£3,974,127	-£3,322,297	-£3,746,695	-£3,974,127	-£3,322,297	-£3,746,695
40%	70%	-£4,185,510	-£3,440,560	-£3,925,588	-£4,185,510	-£3,440,560	-£3,925,588
45%	70%	-£4,396,892	-£3,558,825	-£4,104,480	-£4,396,892	-£3,558,825	-£4,104,480
50%	70%	-£4,608,275	-£3,677,089	-£4,283,372	-£4,608,275	-£3,677,089	-£4,283,372
100%	70%	-£6,750,635	-£4,864,200	-£6,090,203	-£6,750,635	-£4,864,200	-£6,090,203
10%	80%	-£2,934,228	-£2,721,385	-£2,859,964	-£2,934,228	-£2,721,385	-£2,859,964
15%	80%	-£3,154,116	-£2,834,852	-£3,042,722	-£3,154,116	-£2,834,852	-£3,042,722
20%	80%	-£3,374,005	-£2,948,320	-£3,225,479	-£3,374,005	-£2,948,320	-£3,225,479
40%	80%	-£4,253,562	-£3,402,191	-£3,958,508	-£4,253,562	-£3,402,191	-£3,958,508
45%	80%	-£4,473,450	-£3,515,659	-£4,139,265	-£4,473,450	-£3,515,659	-£4,139,265
50%	80%	-£4,693,339	-£3,629,127	-£4,322,023	-£4,693,339	-£3,629,127	-£4,322,023
10%	60%	-£2,900,202	-£2,740,569	-£2,844,504	-£2,900,202	-£2,740,569	-£2,844,504
15%	60%	-£3,103,077	-£2,863,630	-£3,019,531	-£3,103,077	-£2,863,630	-£3,019,531
20%	60%	-£3,305,952	-£2,986,690	-£3,194,559	-£3,305,952	-£2,986,690	-£3,194,559
25%	60%	-£3,508,826	-£3,109,750	-£3,369,586	-£3,508,826	-£3,109,750	-£3,369,586
30%	60%	-£3,711,701	-£3,232,810	-£3,544,613	-£3,711,701	-£3,232,810	-£3,544,613
35%	60%	-£3,914,576	-£3,355,870	-£3,719,640	-£3,914,576	-£3,355,870	-£3,719,640
40%	60%	-£4,117,451	-£3,478,930	-£3,894,667	-£4,117,451	-£3,478,930	-£3,894,667
50%	60%	-£4,523,210	-£3,725,050	-£4,244,722	-£4,523,210	-£3,725,050	-£4,244,722

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,526,057	£1,526,057	£1,526,057	£1,526,057	£1,526,057	£1,526,057
10%	70%	£1,103,292	£1,289,529	£1,168,272	£1,103,292	£1,289,529	£1,168,272
15%	70%	£381,809	£1,171,265	£388,379	£381,809	£1,171,265	£388,379
20%	70%	£680,526	£1,053,000	£810,487	£680,526	£1,053,000	£810,487
25%	70%	£469,144	£934,737	£631,595	£469,144	£934,737	£631,595
30%	70%	£287,761	£816,472	£452,702	£287,761	£816,472	£452,702
35%	70%	£46,379	£698,209	£273,810	£46,379	£698,209	£273,810
40%	70%	£168,004	£579,945	£34,918	£168,004	£579,945	£34,918
45%	70%	£376,387	£461,681	£83,974	£376,387	£461,681	£83,974
50%	70%	£587,769	£343,417	£262,866	£587,769	£343,417	£262,866
100%	70%	£2,730,130	£843,695	£2,069,698	£2,730,130	£843,695	£2,069,698
10%	80%	£1,086,278	£1,299,121	£1,160,542	£1,086,278	£1,299,121	£1,160,542
15%	80%	£866,389	£1,185,654	£977,784	£866,389	£1,185,654	£977,784
20%	80%	£846,590	£1,072,185	£795,027	£846,590	£1,072,185	£795,027
40%	80%	£233,056	£818,314	£83,998	£233,056	£818,314	£83,998
45%	80%	£452,945	£504,847	£118,759	£452,945	£504,847	£118,759
50%	80%	£672,833	£391,379	£301,517	£672,833	£391,379	£301,517
10%	60%	£1,120,304	£1,279,937	£1,176,002	£1,120,304	£1,279,937	£1,176,002
15%	60%	£377,429	£1,158,876	£1,000,976	£377,429	£1,158,876	£1,000,976
20%	60%	£714,552	£1,033,816	£825,947	£714,552	£1,033,816	£825,947
25%	60%	£511,676	£910,755	£650,920	£511,676	£910,755	£650,920
30%	60%	£308,800	£787,695	£475,892	£308,800	£787,695	£475,892
35%	60%	£105,924	£664,635	£300,865	£105,924	£664,635	£300,865
40%	60%	£196,952	£541,575	£125,838	£196,952	£541,575	£125,838
50%	60%	£502,704	£299,495	£224,216	£502,704	£299,495	£224,216

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,802,615	£1,802,615	£1,802,615	£1,802,615	£1,802,615	£1,802,615
10%	70%	£1,379,850	£1,596,087	£1,444,830	£1,379,850	£1,596,087	£1,444,830
15%	70%	£1,188,467	£1,447,823	£1,265,937	£1,188,467	£1,447,823	£1,265,937
20%	70%	£367,085	£1,329,559	£1,067,045	£367,085	£1,329,559	£1,067,045
25%	70%	£745,702	£1,211,295	£908,154	£745,702	£1,211,295	£908,154
30%	70%	£534,320	£1,093,031	£729,261	£534,320	£1,093,031	£729,261
35%	70%	£322,937	£974,767	£550,369	£322,937	£974,767	£550,369
40%	70%	£111,554	£856,504	£371,476	£111,554	£856,504	£371,476
45%	70%	£39,828	£738,239	£192,584	£39,828	£738,239	£192,584
50%	70%	£311,211	£619,976	£13,692	£311,211	£619,976	£13,692
100%	70%	£2,453,571	£567,136	£1,793,139	£2,453,571	£567,136	£1,793,139
10%	80%	£1,362,836	£1,575,679	£1,437,100	£1,362,836	£1,575,679	£1,437,100
15%	80%	£1,142,948	£1,462,212	£1,254,342	£1,142,948	£1,462,212	£1,254,342
20%	80%	£323,059	£1,348,744	£1,071,598	£323,059	£1,348,744	£1,071,598
40%	80%	£43,503	£894,873	£340,556	£43,503	£894,873	£340,556
45%	80%	£176,386	£781,406	£157,799	£176,386	£781,406	£157,799
50%	80%	£396,275	£667,938	£24,959	£396,275	£667,938	£24,959
10%	60%	£1,396,862	£1,556,495	£1,452,560	£1,396,862	£1,556,495	£1,452,560
15%	60%	£1,193,987	£1,433,434	£1,277,533	£1,193,987	£1,433,434	£1,277,533
20%	60%	£391,111	£1,310,374	£1,102,605	£391,111	£1,310,374	£1,102,605
25%	60%	£788,234	£1,187,314	£927,479	£788,234	£1,187,314	£927,479
30%	60%	£585,358	£1,064,254	£752,451	£585,358	£1,064,254	£752,451
35%	60%	£382,483	£941,194	£577,424	£382,483	£941,194	£577,424
40%	60%	£179,606	£818,134	£402,397	£179,606	£818,134	£402,397
50%	60%	£226,146	£572,014	£52,342	£226,146	£572,014	£52,342

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,991,788	£1,991,788	£1,991,788	£1,991,788	£1,991,788	£1,991,788
10%	70%	£1,605,279	£1,796,585	£1,672,458	£1,605,279	£1,796,585	£1,672,458
15%	70%	£1,412,025	£1,698,954	£1,512,793	£1,412,025	£1,698,954	£1,512,793
20%	70%	£1,218,770	£1,601,343	£1,353,126	£1,218,770	£1,601,343	£1,353,126
25%	70%	£1,025,516	£1,503,732	£1,193,461	£1,025,516	£1,503,732	£1,193,461
30%	70%	£832,261	£1,406,120	£1,033,796	£832,261	£1,406,120	£1,033,796
35%	70%	£639,007	£1,308,509	£874,131	£639,007	£1,308,509	£874,131
40%	70%	£445,752	£1,210,897	£714,465	£445,752	£1,210,897	£714,465
45%	70%	£252,497	£1,113,286	£554,799	£252,497	£1,113,286	£554,799
50%	70%	£59,242	£1,015,674	£395,134	£59,242	£1,015,674	£395,134
100%	70%	£-1,903,942	£38,841	£-1,221,172	£-1,903,942	£38,841	£-1,221,172
10%	80%	£1,580,148	£1,808,761	£1,668,923	£1,580,148	£1,808,761	£1,668,923
15%	80%	£1,389,327	£1,717,246	£1,504,490	£1,389,327	£1,717,246	£1,504,490
20%	80%	£1,188,506	£1,625,732	£1,342,057	£1,188,506	£1,625,732	£1,342,057
25%	80%	£987,686	£1,534,218	£1,179,624	£987,686	£1,534,218	£1,179,624
30%	80%	£786,865	£1,442,704	£1,017,190	£786,865	£1,442,704	£1,017,190
35%	80%	£586,045	£1,351,190	£854,758	£586,045	£1,351,190	£854,758
40%	80%	£385,224	£1,259,675	£692,325	£385,224	£1,259,675	£692,325
45%	80%	£184,403	£1,168,162	£529,892	£184,403	£1,168,162	£529,892
50%	80%	£-16,686	£1,076,648	£367,459	£-16,686	£1,076,648	£367,459
10%	60%	£1,620,411	£1,784,371	£1,677,993	£1,620,411	£1,784,371	£1,677,993
15%	60%	£1,434,723	£1,680,863	£1,521,094	£1,434,723	£1,680,863	£1,521,094
20%	60%	£1,249,034	£1,578,353	£1,364,197	£1,249,034	£1,578,353	£1,364,197
25%	60%	£1,063,346	£1,473,245	£1,207,289	£1,063,346	£1,473,245	£1,207,289
30%	60%	£877,657	£1,369,536	£1,050,401	£877,657	£1,369,536	£1,050,401
35%	60%	£691,968	£1,265,827	£893,503	£691,968	£1,265,827	£893,503
40%	60%	£506,280	£1,162,118	£736,605	£506,280	£1,162,118	£736,605
45%	60%	£320,591	£1,058,410	£579,707	£320,591	£1,058,410	£579,707
50%	60%	£134,902	£954,700	£422,809	£134,902	£954,700	£422,809

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297	£-36,860,297
10%	70%	£-37,248,806	£-37,055,520	£-37,179,627	£-37,248,806	£-37,055,520	£-37,179,627
15%	70%	£-37,440,060	£-37,153,131	£-37,339,292	£-37,440,060	£-37,153,131	£-37,339,292
20%	70%	£-37,633,315	£-37,250,742	£-37,498,958	£-37,633,315	£-37,250,742	£-37,498,958
25%	70%	£-37,826,569	£-37,348,353	£-37,658,624	£-37,826,569	£-37,348,353	£-37,658,624
30%	70%	£-38,019,824	£-37,445,965	£-37,818,289	£-38,019,824	£-37,445,965	£-37,818,289
35%	70%	£-38,213,078	£-37,543,576	£-37,977,954	£-38,213,078	£-37,543,576	£-37,977,954
40%	70%	£-38,406,333	£-37,641,188	£-38,137,620	£-38,406,333	£-37,641,188	£-38,137,620
45%	70%	£-38,599,588	£-37,738,799	£-38,297,286	£-38,599,588	£-37,738,799	£-38,297,286
50%	70%	£-38,792,843	£-37,836,411	£-38,456,951	£-38,792,843	£-37,836,411	£-38,456,951
100%	70%	£-40,756,027	£-38,813,244	£-40,073,257	£-40,756,027	£-38,813,244	£-40,073,257
10%	80%	£-37,261,937	£-37,043,324	£-37,185,162	£-37,261,937	£-37,043,324	£-37,185,162
15%	80%	£-37,462,758	£-37,134,839	£-37,347,958	£-37,462,758	£-37,134,839	£-37,347,958
20%	80%	£-37,663,579	£-37,226,353	£-37,508,758	£-37,663,579	£-37,226,353	£-37,508,758
25%	80%	£-37,864,400	£-37,317,868	£-37,668,558	£-37,864,400	£-37,317,868	£-37,668,558
30%	80%	£-38,065,221	£-37,409,383	£-37,828,358	£-38,065,221	£-37,409,383	£-37,828,358
35%	80%	£-38,266,042	£-37,500,897	£-37,988,158	£-38,266,042	£-37,500,897	£-37,988,158
40%	80%	£-38,466,863	£-37,592,411	£-38,147,958	£-38,466,863	£-37,592,411	£-38,147,958
45%	80%	£-38,667,684	£-37,683,925	£-38,307,758	£-38,667,684	£-37,683,925	£-38,307,758
50%	80%	£-38,868,505	£-37,775,439	£-38,467,558	£-38,868,505	£-37,775,439	£-38,467,558
10%	60%	£-37,231,674	£-37,067,714	£-37,174,092	£-37,231,674	£-37,067,714	£-37,174,092
15%	60%	£-37,432,495	£-37,159,229	£-37,333,892	£-37,432,495	£-37,159,229	£-37,333,892
20%	60%	£-37,633,315	£-37,250,742	£-37,493,692	£-37,633,315	£-37,250,742	£-37,493,692
25%	60%	£-37,834,136	£-37,342,257	£-37,653,492	£-37,834,136	£-37,342,257	£-37,653,492
30%	60%	£-38,034,957	£-37,433,771	£-37,813,292	£-38,034,957	£-37,433,771	£-37,813,292
35%	60%	£-38,235,778	£-37,525,286	£-37,973,092	£-38,235,778	£-37,525,286	£-37,973,092
40%	60%	£-38,436,599	£-37,616,800	£-38,132,892	£-38,436,599	£-37,616,800	£-38,132,892
45%	60%	£-38,637,420	£-37,708,315	£-38,292,692	£-38,637,420	£-37,708,315	£-38,292,692
50%	60%	£-38,838,241	£-37,800,829	£-38,452,492	£-38,838,241	£-37,800,829	£-38,452,492

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126	£-28,242,126
10%	70%	£-28,628,635	£-28,437,349	£-28,561,457	£-28,628,635	£-28,437,349	£-28,561,457
15%	70%	£-28,821,890	£-28,534,961	£-28,721,122	£-28,821,890	£-28,534,961	£-28,721,122
20%	70%	£-29,015,145	£-28,632,573	£-28,880,787	£-29,015,145	£-28,632,573	£-28,880,787
25%	70%	£-29,208,399	£-28,730,185	£-29,040,453	£-29,208,399	£-28,730,185	£-29,040,453
30%	70%	£-29,401,654	£-28,827,797	£-29,200,118	£-29,401,654	£-28,827,797	£-29,200,118
35%	70%	£-29,594,908	£-28,925,409	£-29,359,784	£-29,594,908	£-28,925,409	£-29,359,784
40%	70%	£-29,788,162	£-29,023,021	£-29,519,449	£-29,788,162	£-29,023,021	£-29,519,449
45%	70%	£-29,981,416	£-29,120,633	£-29,679,115	£-29,981,416	£-29,120,633	£-29,679,115
50%	70%	£-30,174,670	£-29,218,245	£-29,838,780	£-30,174,670	£-29,218,245	£-29,838,780
100%	70%	£-32,137,856	£-30,195,074	£-31,455,086	£-32,137,856	£-30,195,074	£-31,455,086
10%	80%	£-28,643,767	£-28,425,154	£-28,566,991	£-28,643,767	£-28,425,154	£-28,566,991
15%	80%	£-28,844,588	£-28,516,669	£-28,726,425	£-28,844,588	£-28,516,669	£-28,726,425
20%	80%	£-29,045,409	£-28,608,182	£-28,885,858	£-29,045,409	£-28,608,182	£-28,885,858
25%	80%	£-29,246,230	£-28,700,695	£-29,045,292	£-29,246,230	£-28,700,695	£-29,045,292
30%	80%	£-29,447,051	£-28,793,208	£-29,204,726	£-29,447,051	£-28,793,208	£-29,204,726
35%	80%	£-29,647,872	£-28,885,721	£-29,364,160	£-29,647,872	£-28,885,721	£-29,364,160
40%	80%	£-29,848,693	£-28,978,234	£-29,523,594	£-29,848,693	£-28,978,234	£-29,523,594
45%	80%	£-30,049,514	£-29,070,747	£-29,683,028	£-30,049,514	£-29,070,747	£-29,683,028
50%	80%	£-30,250,335	£-29,163,260	£-29,842,462	£-30,250,335	£-29,163,260	£-29,842,462
10%	60%	£-28,613,504	£-28,449,544	£-28,655,922	£-28,613,504	£-28,449,544	£-28,655,922
15%	60%	£-28,799,191	£-28,553,252	£-28,712,630	£-28,799,191	£-28,553,252	£-28,712,630
20%	60%	£-28,984,878	£-28,656,960	£-28,869,717	£-28,984,878	£-28,656,960	£-28,869,717
25%	60%	£-29,170,565	£-28,760,668	£-29,026,804	£-29,170,565	£-28,760,668	£-29,026,804
30%	60%	£-29,356,252	£-28,864,376	£-29,183,891	£-29,356,252	£-28,864,376	£-29,183,891
35%	60%	£-29,541,939	£-28,968,084	£-29,341,412	£-29,541,939	£-28,968,084	£-29,341,412
40%	60%	£-29,727,626	£-29,071,792	£-29,498,933	£-29,727,626	£-29,071,792	£-29,498,933
50%	60%	£-29,913,313	£-29,175,500	£-29,656,454	£-29,913,313	£-29,175,500	£-29,656,454

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695	£-11,831,695
10%	70%	£-12,218,204	£-12,026,818	£-12,151,026	£-12,218,204	£-12,026,818	£-12,151,026
15%	70%	£-12,414,713	£-12,124,330	£-12,310,691	£-12,414,713	£-12,124,330	£-12,310,691
20%	70%	£-12,604,713	£-12,222,140	£-12,470,357	£-12,604,713	£-12,222,140	£-12,470,357
25%	70%	£-12,797,868	£-12,319,752	£-12,630,022	£-12,797,868	£-12,319,752	£-12,630,022
30%	70%	£-12,991,222	£-12,417,363	£-12,789,688	£-12,991,222	£-12,417,363	£-12,789,688
35%	70%	£-13,184,477	£-12,514,975	£-12,949,353	£-13,184,477	£-12,514,975	£-12,949,353
40%	70%	£-13,377,731	£-12,612,586	£-13,109,018	£-13,377,731	£-12,612,586	£-13,109,018
45%	70%	£-13,570,985	£-12,710,198	£-13,268,684	£-13,570,985	£-12,7	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649	-£2,855,649
10%	70%	-£3,242,159	-£3,242,159	-£3,242,159	-£3,242,159	-£3,242,159	-£3,242,159
15%	70%	-£3,435,413	-£3,435,413	-£3,435,413	-£3,435,413	-£3,435,413	-£3,435,413
20%	70%	-£3,628,668	-£3,628,668	-£3,628,668	-£3,628,668	-£3,628,668	-£3,628,668
25%	70%	-£3,821,922	-£3,821,922	-£3,821,922	-£3,821,922	-£3,821,922	-£3,821,922
30%	70%	-£4,015,177	-£4,015,177	-£4,015,177	-£4,015,177	-£4,015,177	-£4,015,177
35%	70%	-£4,208,431	-£4,208,431	-£4,208,431	-£4,208,431	-£4,208,431	-£4,208,431
40%	70%	-£4,401,686	-£4,401,686	-£4,401,686	-£4,401,686	-£4,401,686	-£4,401,686
45%	70%	-£4,594,941	-£4,594,941	-£4,594,941	-£4,594,941	-£4,594,941	-£4,594,941
50%	70%	-£4,788,196	-£4,788,196	-£4,788,196	-£4,788,196	-£4,788,196	-£4,788,196
100%	70%	-£6,751,380	-£6,751,380	-£6,751,380	-£6,751,380	-£6,751,380	-£6,751,380
10%	80%	-£3,257,290	-£3,038,677	-£3,180,515	-£3,257,290	-£3,038,677	-£3,180,515
15%	80%	-£3,458,111	-£3,130,192	-£3,342,948	-£3,458,111	-£3,130,192	-£3,342,948
20%	80%	-£3,658,932	-£3,221,706	-£3,505,381	-£3,658,932	-£3,221,706	-£3,505,381
40%	80%	-£4,462,214	-£3,587,763	-£4,155,113	-£4,462,214	-£3,587,763	-£4,155,113
45%	80%	-£4,663,035	-£3,679,276	-£4,317,546	-£4,663,035	-£3,679,276	-£4,317,546
50%	80%	-£4,864,124	-£3,770,790	-£4,479,979	-£4,864,124	-£3,770,790	-£4,479,979
10%	60%	-£3,227,027	-£3,063,967	-£3,169,445	-£3,227,027	-£3,063,967	-£3,169,445
15%	60%	-£3,412,715	-£3,166,775	-£3,328,344	-£3,412,715	-£3,166,775	-£3,328,344
20%	60%	-£3,598,403	-£3,270,485	-£3,483,241	-£3,598,403	-£3,270,485	-£3,483,241
25%	60%	-£3,784,092	-£3,374,193	-£3,640,139	-£3,784,092	-£3,374,193	-£3,640,139
30%	60%	-£3,969,781	-£3,477,902	-£3,797,037	-£3,969,781	-£3,477,902	-£3,797,037
35%	60%	-£4,155,470	-£3,581,611	-£3,953,935	-£4,155,470	-£3,581,611	-£3,953,935
40%	60%	-£4,341,158	-£3,685,320	-£4,110,833	-£4,341,158	-£3,685,320	-£4,110,833
50%	60%	-£4,526,846	-£3,789,029	-£4,267,731	-£4,526,846	-£3,789,029	-£4,267,731

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£797,034	-£797,034	-£797,034	-£797,034	-£797,034	-£797,034
10%	70%	-£1,163,543	-£982,257	-£1,116,364	-£1,163,543	-£982,257	-£1,116,364
15%	70%	-£1,376,737	-£1,089,868	-£1,276,030	-£1,376,737	-£1,089,868	-£1,276,030
20%	70%	-£1,570,052	-£1,187,479	-£1,435,696	-£1,570,052	-£1,187,479	-£1,435,696
25%	70%	-£1,763,366	-£1,285,090	-£1,595,361	-£1,763,366	-£1,285,090	-£1,595,361
30%	70%	-£1,956,681	-£1,382,702	-£1,755,026	-£1,956,681	-£1,382,702	-£1,755,026
35%	70%	-£2,149,816	-£1,480,313	-£1,914,692	-£2,149,816	-£1,480,313	-£1,914,692
40%	70%	-£2,342,951	-£1,577,925	-£2,074,357	-£2,342,951	-£1,577,925	-£2,074,357
45%	70%	-£2,536,326	-£1,675,537	-£2,234,023	-£2,536,326	-£1,675,537	-£2,234,023
50%	70%	-£2,729,580	-£1,773,148	-£2,393,688	-£2,729,580	-£1,773,148	-£2,393,688
100%	70%	-£4,692,764	-£2,749,981	-£4,009,994	-£4,692,764	-£2,749,981	-£4,009,994
10%	80%	-£1,198,674	-£980,061	-£1,121,899	-£1,198,674	-£980,061	-£1,121,899
15%	80%	-£1,399,495	-£1,071,576	-£1,284,332	-£1,399,495	-£1,071,576	-£1,284,332
20%	80%	-£1,600,316	-£1,163,090	-£1,446,765	-£1,600,316	-£1,163,090	-£1,446,765
40%	80%	-£2,403,599	-£1,529,147	-£2,096,497	-£2,403,599	-£1,529,147	-£2,096,497
45%	80%	-£2,604,419	-£1,620,661	-£2,258,930	-£2,604,419	-£1,620,661	-£2,258,930
50%	80%	-£2,805,508	-£1,712,174	-£2,421,363	-£2,805,508	-£1,712,174	-£2,421,363
10%	60%	-£1,168,411	-£1,004,451	-£1,110,829	-£1,168,411	-£1,004,451	-£1,110,829
15%	60%	-£1,354,099	-£1,108,160	-£1,267,728	-£1,354,099	-£1,108,160	-£1,267,728
20%	60%	-£1,539,788	-£1,211,869	-£1,424,625	-£1,539,788	-£1,211,869	-£1,424,625
25%	60%	-£1,725,476	-£1,315,577	-£1,581,524	-£1,725,476	-£1,315,577	-£1,581,524
30%	60%	-£1,911,165	-£1,419,287	-£1,738,421	-£1,911,165	-£1,419,287	-£1,738,421
35%	60%	-£2,096,854	-£1,522,995	-£1,895,319	-£2,096,854	-£1,522,995	-£1,895,319
40%	60%	-£2,282,543	-£1,626,704	-£2,052,218	-£2,282,543	-£1,626,704	-£2,052,218
50%	60%	-£2,468,232	-£1,730,412	-£2,209,116	-£2,468,232	-£1,730,412	-£2,209,116

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£111,672	-£111,672	-£111,672	-£111,672	-£111,672	-£111,672
10%	70%	-£274,837	-£83,551	-£207,658	-£274,837	-£83,551	-£207,658
15%	70%	-£468,091	-£181,192	-£367,323	-£468,091	-£181,192	-£367,323
20%	70%	-£661,345	-£278,733	-£526,090	-£661,345	-£278,733	-£526,090
25%	70%	-£854,600	-£376,384	-£686,655	-£854,600	-£376,384	-£686,655
30%	70%	-£1,047,855	-£473,996	-£846,320	-£1,047,855	-£473,996	-£846,320
35%	70%	-£1,241,109	-£571,607	-£1,005,985	-£1,241,109	-£571,607	-£1,005,985
40%	70%	-£1,434,364	-£669,219	-£1,165,651	-£1,434,364	-£669,219	-£1,165,651
45%	70%	-£1,627,618	-£766,830	-£1,325,317	-£1,627,618	-£766,830	-£1,325,317
50%	70%	-£1,820,873	-£864,442	-£1,484,982	-£1,820,873	-£864,442	-£1,484,982
100%	70%	-£3,784,058	-£1,841,275	-£3,101,288	-£3,784,058	-£1,841,275	-£3,101,288
10%	80%	-£289,968	-£71,355	-£218,968	-£289,968	-£71,355	-£218,968
15%	80%	-£490,789	-£162,870	-£327,626	-£490,789	-£162,870	-£327,626
20%	80%	-£691,610	-£254,384	-£437,099	-£691,610	-£254,384	-£437,099
40%	80%	-£1,494,892	-£620,441	-£1,187,791	-£1,494,892	-£620,441	-£1,187,791
45%	80%	-£1,695,713	-£711,954	-£1,350,224	-£1,695,713	-£711,954	-£1,350,224
50%	80%	-£1,896,802	-£803,468	-£1,512,657	-£1,896,802	-£803,468	-£1,512,657
10%	60%	-£259,705	-£95,745	-£202,123	-£259,705	-£95,745	-£202,123
15%	60%	-£445,393	-£199,453	-£399,022	-£445,393	-£199,453	-£399,022
20%	60%	-£631,081	-£303,163	-£515,919	-£631,081	-£303,163	-£515,919
25%	60%	-£816,770	-£406,871	-£672,817	-£816,770	-£406,871	-£672,817
30%	60%	-£1,002,459	-£510,580	-£829,715	-£1,002,459	-£510,580	-£829,715
35%	60%	-£1,188,148	-£614,289	-£986,613	-£1,188,148	-£614,289	-£986,613
40%	60%	-£1,373,836	-£717,998	-£1,143,511	-£1,373,836	-£717,998	-£1,143,511
50%	60%	-£1,559,524	-£821,707	-£1,300,409	-£1,559,524	-£821,707	-£1,300,409

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568	-£2,985,568
10%	70%	-£3,372,077	-£3,180,791	-£3,304,898	-£3,372,077	-£3,180,791	-£3,304,898
15%	70%	-£3,565,331	-£3,278,402	-£3,464,564	-£3,565,331	-£3,278,402	-£3,464,564
20%	70%	-£3,758,586	-£3,376,013	-£3,624,230	-£3,758,586	-£3,376,013	-£3,624,230
25%	70%	-£3,951,841	-£3,473,624	-£3,783,895	-£3,951,841	-£3,473,624	-£3,783,895
30%	70%	-£4,145,095	-£3,571,236	-£3,943,560	-£4,145,095	-£3,571,236	-£3,943,560
35%	70%	-£4,338,350	-£3,668,848	-£4,103,226	-£4,338,350	-£3,668,848	-£4,103,226
40%	70%	-£4,531,604	-£3,766,459	-£4,262,891	-£4,531,604	-£3,766,459	-£4,262,891
45%	70%	-£4,724,859	-£3,864,071	-£4,422,557	-£4,724,859	-£3,864,071	-£4,422,557
50%	70%	-£4,918,114	-£3,961,682	-£4,582,222	-£4,918,114	-£3,961,682	-£4,582,222
100%	70%	-£6,881,298	-£4,938,515	-£6,198,528	-£6,881,298	-£4,938,515	-£6,198,528
10%	80%	-£3,387,209	-£3,168,595	-£3,310,433	-£3,387,209	-£3,168,595	-£3,310,433
15%	80%	-£3,588,029	-£3,260,110	-£3,472,866	-£3,588,029	-£3,260,110	-£3,472,866
20%	80%	-£3,788,850	-£3,351,624	-£3,633,300	-£3,788,850	-£3,351,624	-£3,633,300
40%	80%	-£4,592,133	-£3,717,881	-£4,285,031	-£4,592,133	-£3,717,881	-£4,285,031
45%	80%	-£4,792,953	-£3,809,195	-£4,447,464	-£4,792,953	-£3,809,195	-£4,447,464
50%	80%	-£4,994,042	-£3,900,708	-£4,609,898	-£4,994,042	-£3,900,708	-£4,609,898
10%	60%	-£3,356,945	-£3,192,985	-£3,299,364	-£3,356,945	-£3,192,985	-£3,299,364
15%	60%	-£3,542,633	-£3,296,694	-£3,452,633	-£3,542,633	-£3,296,694	-£3,452,633
20%	60%	-£3,728,322	-£3,400,403	-£3,613,159	-£3,728,322	-£3,400,403	-£3,613,159
25%	60%	-£3,914,011	-£3,504,111	-£3,770,058	-£3,914,011	-£3,504,111	-£3,770,058
30%	60%	-£4,099,699	-£3,607,821	-£3,926,955	-£4,099,699	-£3,607,821	-£3,926,955
35%	60%	-£4,285,388	-£3,711,529	-£4,083,853	-£4,285,388	-£3,711,529	-£4,083,853
40%	60%	-£4,471,077	-£3,815,238	-£4,240,752	-£4,471,077	-£3,815,238	-£4,240,752
50%	60%	-£4,656,766	-£3,918,947	-£4,397,650	-£4,656,766	-£3,918,947	-£4,397,650

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,034,938	£1,034,938	£1,034,938	£1,034,938	£1,034,938	£1,034,938
10%	70%	£946,429	£939,715	£715,607	£646,429	£839,715	£715,607
15%	70%	£455,174	£742,103	£555,942	£455,174	£742,103	£555,942
20%	70%	£261,920	£644,493	£396,276	£261,920	£644,493	£396,276
25%	70%	£68,685	£546,881	£236,611	£68,685	£546,881	£236,611
30%	70%	£-124,589	£449,270	£78,945	£-124,589	£449,270	£78,945
35%	70%	£-317,844	£351,658	£-82,720	£-317,844	£351,658	£-82,720
40%	70%	£-511,098	£254,047	£-242,385	£-511,098	£254,047	£-242,385
45%	70%	£-704,354	£156,435	£-402,052	£-704,354	£156,435	£-402,052
50%	70%	£-897,609	£58,824	£-561,717	£-897,609	£58,824	£-561,717
100%	70%	£-2,860,792	£-918,010	£-2,178,022	£-2,860,792	£-918,010	£-2,178,022
10%	80%	£633,297	£851,910	£710,073	£633,297	£851,910	£710,073
15%	80%	£432,477	£760,396	£547,639	£432,477	£760,396	£547,639
20%	80%	£231,655	£668,882	£385,206	£231,655	£668,882	£385,206
40%	80%	£-571,627	£302,825	£-264,526	£-571,627	£302,825	£-264,526
45%	80%	£-772,447	£211,311	£-426,959	£-772,447	£211,311	£-426,959
50%	80%	£-973,537	£119,797	£-589,392	£-973,537	£119,797	£-589,392
10%	60%	£963,560	£827,520	£721,142	£963,560	£827,520	£721,142
15%	60%	£477,873	£723,812	£584,244	£477,873	£723,812	£584,244
20%	60%	£282,184	£620,103	£407,346	£282,184	£620,103	£407,346
25%	60%	£106,495	£516,394	£250,448	£106,495	£516,394	£250,448
30%	60%	£-79,194	£412,685	£93,551	£-79,194	£412,685	£93,551
35%	60%	£-264,882	£308,977	£-63,348	£-264,882	£308,977	£-63,348
40%	60%	£-450,571	£205,268	£-220,246	£-450,571	£205,268	£-220,246
50%	60%	£-621,948	£-22,150	£-534,042	£-621,948	£-22,150	£-534,042

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,311,496	£1,311,496	£1,311,496	£1,311,496	£1,311,496	£1,311,496
10%	70%	£924,987	£1,116,273	£992,166	£924,987	£1,116,273	£992,166
15%	70%	£731,733	£1,018,662	£832,500	£731,733	£1,018,662	£832,500
20%	70%	£538,478	£921,051	£672,834	£538,478	£921,051	£672,834
25%	70%	£345,224	£823,440	£513,169	£345,224	£823,440	£513,169
30%	70%	£151,969	£725,828	£353,504	£151,969	£725,828	£353,504
35%	70%	£-41,286	£628,217	£193,838	£-41,286	£628,217	£193,838
40%	70%	£-234,540	£530,605	£34,173	£-234,540	£530,605	£34,173
45%	70%	£-427,796	£432,993	£-125,493	£-427,796	£432,993	£-125,493
50%	70%	£-621,050	£335,382	£-285,158	£-621,050	£335,382	£-285,158
100%	70%	£-2,584,234	£-641,451	£-1,901,464	£-2,584,234	£-641,451	£-1,901,464
10%	80%	£909,856	£1,128,469	£986,631	£909,856	£1,128,469	£986,631
15%	80%	£709,035	£1,036,954	£824,198	£709,035	£1,036,954	£824,198
20%	80%	£508,214	£945,440	£661,765	£508,214	£945,440	£661,765
40%	80%	£-295,069	£579,383	£12,033	£-295,069	£579,383	£12,033
45%	80%	£-495,889	£487,869	£-150,400	£-495,889	£487,869	£-150,400
50%	80%	£-696,978	£396,356	£-312,833	£-696,978	£396,356	£-312,833
10%	60%	£940,119	£1,104,079	£997,701	£940,119	£1,104,079	£997,701
15%	60%	£754,431	£1,000,370	£840,802	£754,431	£1,000,370	£840,802
20%	60%	£568,742	£896,661	£683,905	£568,742	£896,661	£683,905
25%	60%	£383,054	£792,953	£527,006	£383,054	£792,953	£527,006
30%	60%	£197,365	£689,243	£370,109	£197,365	£689,243	£370,109
35%	60%	£11,676	£585,535	£213,211	£11,676	£585,535	£213,211
40%	60%	£-174,013	£481,826	£56,312	£-174,013	£481,826	£56,312
50%	60%	£-345,390	£374,408	£-257,483	£-345,390	£374,408	£-257,483

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,800,671	£1,800,671	£1,500,671	£1,500,671	£1,500,671	£1,500,671
10%	70%	£1,150,144	£1,331,704	£1,219,081	£1,150,144	£1,331,704	£1,219,081
15%	70%	£974,881	£1,247,221	£1,078,286	£974,881	£1,247,221	£1,078,286
20%	70%	£799,617	£1,162,738	£937,491	£799,617	£1,162,738	£937,491
25%	70%	£624,354	£1,078,255	£796,696	£624,354	£1,078,255	£796,696
30%	70%	£449,090	£993,771	£655,900	£449,090	£993,771	£655,900
35%	70%	£273,827	£909,288	£515,105	£273,827	£909,288	£515,105
40%	70%	£98,563	£824,806	£374,310	£98,563	£824,806	£374,310
45%	70%	£-77,954	£740,323	£233,515	£-77,954	£740,323	£233,515
50%	70%	£-256,084	£655,839	£92,720	£-256,084	£655,839	£92,720
100%	70%	£-2,037,382	£-192,083	£-1,336,741	£-2,037,382	£-192,083	£-1,336,741
10%	80%	£1,136,854	£1,344,352	£1,215,639	£1,136,854	£1,344,352	£1,215,639
15%	80%	£954,946	£1,266,192	£1,073,123	£954,946	£1,266,192	£1,073,123
20%	80%	£773,037	£1,188,032	£930,607	£773,037	£1,188,032	£930,607
25%	80%	£591,129	£1,109,873	£788,090	£591,129	£1,109,873	£788,090
30%	80%	£409,221	£1,031,713	£645,574	£409,221	£1,031,713	£645,574
35%	80%	£227,312	£953,554	£503,058	£227,312	£953,554	£503,058
40%	80%	£45,404	£875,395	£360,543	£45,404	£875,395	£360,543
45%	80%	£-138,737	£797,235	£218,027	£-138,737	£797,235	£218,027
50%	80%	£-323,620	£719,076	£75,511	£-323,620	£719,076	£75,511
10%	60%	£1,163,434	£1,319,057	£1,222,522	£1,163,434	£1,319,057	£1,222,522
15%	60%	£994,815	£1,228,250	£1,083,448	£994,815	£1,228,250	£1,083,448
20%	60%	£828,197	£1,137,443	£946,374	£828,197	£1,137,443	£946,374
25%	60%	£657,578	£1,046,636	£805,300	£657,578	£1,046,636	£805,300
30%	60%	£488,960	£955,829	£666,226	£488,960	£955,829	£666,226
35%	60%	£320,342	£865,024	£527,152	£320,342	£865,024	£527,152
40%	60%	£151,723	£774,217	£388,078	£151,723	£774,217	£388,078
45%	60%	£-17,172	£683,410	£249,004	£-17,172	£683,410	£249,004
50%	60%	£-188,548	£592,603	£109,930	£-188,548	£592,603	£109,930

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414	£-37,351,414
10%	70%	£-37,701,941	£-37,520,381	£-37,633,004	£-37,701,941	£-37,520,381	£-37,633,004
15%	70%	£-37,877,204	£-37,604,884	£-37,773,799	£-37,877,204	£-37,604,884	£-37,773,799
20%	70%	£-38,052,467	£-37,689,347	£-37,914,694	£-38,052,467	£-37,689,347	£-37,914,694
25%	70%	£-38,227,731	£-37,773,830	£-38,055,389	£-38,227,731	£-37,773,830	£-38,055,389
30%	70%	£-38,402,994	£-37,858,314	£-38,196,185	£-38,402,994	£-37,858,314	£-38,196,185
35%	70%	£-38,578,258	£-37,942,798	£-38,336,980	£-38,578,258	£-37,942,798	£-38,336,980
40%	70%	£-38,753,522	£-38,027,279	£-38,477,775	£-38,753,522	£-38,027,279	£-38,477,775
45%	70%	£-38,928,786	£-38,111,762	£-38,618,570	£-38,928,786	£-38,111,762	£-38,618,570
50%	70%	£-39,104,050	£-38,196,246	£-38,759,365	£-39,104,050	£-38,196,246	£-38,759,365
100%	70%	£-40,889,467	£-39,044,168	£-40,188,826	£-40,889,467	£-39,044,168	£-40,188,826
10%	80%	£-37,715,231	£-37,507,733	£-37,636,446	£-37,715,231	£-37,507,733	£-37,636,446
15%	80%	£-37,897,139	£-37,585,893	£-37,778,962	£-37,897,139	£-37,585,893	£-37,778,962
20%	80%	£-38,079,048	£-37,664,053	£-37,921,478	£-38,079,048	£-37,664,053	£-37,921,478
25%	80%	£-38,260,957	£-37,742,213	£-38,064,224	£-38,260,957	£-37,742,213	£-38,064,224
30%	80%	£-38,442,866	£-37,820,373	£-38,206,970	£-38,442,866	£-37,820,373	£-38,206,970
35%	80%	£-38,624,775	£-37,898,533	£-38,349,716	£-38,624,775	£-37,898,533	£-38,349,716
40%	80%	£-38,806,684	£-37,976,693	£-38,492,462	£-38,806,684	£-37,976,693	£-38,492,462
45%	80%	£-38,988,593	£-38,054,853	£-38,635,208	£-38,988,593	£-38,054,853	£-38,635,208
50%	80%	£-39,170,502	£-38,133,013	£-38,777,954	£-39,170,502	£-38,133,013	£-38,777,954
10%	60%	£-37,688,651	£-37,533,028	£-37,629,563	£-37,688,651	£-37,533,028	£-37,629,563
15%	60%	£-37,857,270	£-37,623,835	£-37,788,637	£-37,857,270	£-37,623,835	£-37,788,637
20%	60%	£-38,025,889	£-37,714,642	£-37,947,711	£-38,025,889	£-37,714,642	£-37,947,711
25%	60%	£-38,194,508	£-37,805,449	£-38,106,785	£-38,194,508	£-37,805,449	£-38,106,785
30%	60%	£-38,363,128	£-37,896,256	£-38,265,859	£-38,363,128	£-37,896,256	£-38,265,859
35%	60%	£-38,531,747	£-37,987,063	£-38,424,933	£-38,531,747	£-37,987,063	£-38,424,933
40%	60%	£-38,700,366	£-38,077,869	£-38,584,007	£-38,700,366	£-38,077,869	£-38,584,007
50%	60%	£-38,868,985	£-38,168,676	£-38,743,181	£-38,868,985	£-38,168,676	£-38,743,181

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244	£-28,733,244
10%	70%	£-29,083,771	£-29,902,211	£-29,014,834	£-29,083,771	£-29,902,211	£-29,014,834
15%	70%	£-29,259,033	£-29,986,693	£-29,155,629	£-29,259,033	£-29,986,693	£-29,155,629
20%	70%	£-29,434,295	£-30,071,176	£-29,296,424	£-29,434,295	£-30,071,176	£-29,296,424
25%	70%	£-29,609,557	£-30,155,659	£-29,437,219	£-29,609,557	£-30,155,659	£-29,437,219
30%	70%	£-29,784,820	£-30,240,143	£-29,578,015	£-29,784,820	£-30,240,143	£-29,578,015
35%	70%	£-29,960,082	£-30,324,626	£-29,718,810	£-29,960,082	£-30,324,626	£-29,718,810
40%	70%	£-30,135,344	£-30,409,109	£-29,859,605	£-30,135,344	£-30,409,109	£-29,859,605
45%	70%	£-30,310,606	£-30,493,592	£-30,000,400	£-30,310,606	£-30,493,592	£-30,000,400
50%	70%	£-30,485,868	£-30,578,076	£-30,141,195	£-30,485,868	£-30,578,076	£-30,141,195
100%	70%	£-32,271,296	£-30,425,998	£-31,570,656	£-32,271,296	£-30,425,998	£-31,570,656
10%	80%	£-29,097,060	£-28,889,563	£-29,018,276	£-29,097,060	£-28,889,563	£-29,018,276
15%	80%	£-29,278,969	£-29,967,723	£-29,160,791	£-29,278,969	£-29,967,723	£-29,160,791
20%	80%	£-29,460,877	£-30,045,882	£-29,303,307	£-29,460,877	£-30,045,882	£-29,303,307
25%	80%	£-29,642,785	£-30,126,041	£-29,445,821	£-29,642,785	£-30,126,041	£-29,445,821
30%	80%	£-29,824,693	£-30,206,200	£-29,588,335	£-29,824,693	£-30,206,200	£-29,588,335
35%	80%	£-30,006,601	£-30,286,359	£-29,730,849	£-30,006,601	£-30,286,359	£-29,730,849
40%	80%	£-30,188,509	£-30,366,518	£-29,873,363	£-30,188,509	£-30,366,518	£-29,873,363
45%	80%	£-30,370,417	£-30,446,677	£-30,015,877	£-30,370,417	£-30,446,677	£-30,015,877
50%	80%	£-30,552,325	£-30,526,836	£-30,158,391	£-30,552,325	£-30,526,836	£-30,158,391
10%	60%	£-29,070,481	£-28,914,858	£-29,011,392	£-29,070,481	£-28,914,858	£-29,011,392
15%	60%	£-29,239,099	£-29,005,684	£-29,150,466	£-29,239,099	£-29,005,684	£-29,150,466
20%	60%	£-29,407,717	£-29,096,471	£-29,289,649	£-29,407,717	£-29,096,471	£-29,289,649
25%	60%	£-29,576,336	£-29,187,258	£-29,428,832	£-29,576,336	£-29,187,258	£-29,428,832
30%	60%	£-29,744,954	£-29,278,045	£-29,567,688	£-29,744,954	£-29,278,045	£-29,567,688
35%	60%	£-29,913,573	£-29,367,832	£-29,706,763	£-29,913,573	£-29,367,832	£-29,706,763
40%	60%	£-30,082,191	£-29,457,619	£-29,845,837	£-30,082,191	£-29,457,619	£-29,845,837
50%	60%	£-30,250,809	£-29,547,406	£-29,984,911	£-30,250,809	£-29,547,406	£-29,984,911

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813	£-12,322,813
10%	70%	£-12,673,340	£-12,491,780	£-12,604,403	£-12,673,340	£-12,491,780	£-12,604,403
15%	70%	£-12,948,602	£-12,576,263	£-12,745,198	£-12,948,602	£-12,576,263	£-12,745,198
20%	70%	£-13,023,866	£-12,660,745	£-12,885,993	£-13,023,866	£-12,660,745	£-12,885,993
25%	70%	£-13,199,130	£-12,745,228	£-13,026,788	£-13,199,130	£-12,745,228	£-13,026,788
30%	70%	£-13,374,393	£-12,829,712	£-13,167,584	£-13,374,393	£-12,829,712	£-13,167,584
35%	70%	£-13,549,657	£-12,914,195	£-13,308,379	£-13,549,657	£-12,914,195	£-13,308,379
40%	70%	£-13,724,920	£-12,998,678	£-13,449,174	£-13,724,920	£-12,998,678	£-13,449,174
45%	70%	£-13,899,184	£-13,083,161	£-13,589,969	£-13,899,184	£-13,083,161	£-13,589,969
50%	70%	£-14,073,447	£-13,167,645	£-13,730,764	£-14,073,447	£-13,167,645	£-13,730,764
100%	70%	£-15,860,865	£-14,015,567	£-15,160,225	£-15,860,865		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767	-£3,346,767
10%	70%	-£3,697,294	-£3,615,734	-£3,629,367	-£3,697,294	-£3,615,734	-£3,629,367
15%	70%	-£3,872,557	-£3,600,217	-£3,769,152	-£3,872,557	-£3,600,217	-£3,769,152
20%	70%	-£4,047,820	-£3,684,700	-£3,909,947	-£4,047,820	-£3,684,700	-£3,909,947
25%	70%	-£4,223,084	-£3,769,183	-£4,050,742	-£4,223,084	-£3,769,183	-£4,050,742
30%	70%	-£4,398,347	-£3,853,667	-£4,191,538	-£4,398,347	-£3,853,667	-£4,191,538
35%	70%	-£4,573,611	-£3,938,149	-£4,332,333	-£4,573,611	-£3,938,149	-£4,332,333
40%	70%	-£4,748,874	-£4,022,632	-£4,473,129	-£4,748,874	-£4,022,632	-£4,473,129
45%	70%	-£4,924,138	-£4,107,115	-£4,613,923	-£4,924,138	-£4,107,115	-£4,613,923
50%	70%	-£5,100,522	-£4,191,599	-£4,754,718	-£5,100,522	-£4,191,599	-£4,754,718
100%	70%	-£6,884,820	-£5,039,521	-£6,184,179	-£6,884,820	-£5,039,521	-£6,184,179
10%	80%	-£3,710,584	-£3,503,086	-£3,631,799	-£3,710,584	-£3,503,086	-£3,631,799
15%	80%	-£3,892,492	-£3,581,246	-£3,774,315	-£3,892,492	-£3,581,246	-£3,774,315
20%	80%	-£4,074,401	-£3,659,406	-£3,916,831	-£4,074,401	-£3,659,406	-£3,916,831
40%	80%	-£4,802,034	-£3,972,043	-£4,466,895	-£4,802,034	-£3,972,043	-£4,466,895
45%	80%	-£4,986,175	-£4,050,203	-£4,629,411	-£4,986,175	-£4,050,203	-£4,629,411
50%	80%	-£5,171,058	-£4,128,362	-£4,771,927	-£5,171,058	-£4,128,362	-£4,771,927
10%	60%	-£3,884,004	-£3,528,381	-£3,624,316	-£3,884,004	-£3,528,381	-£3,624,316
15%	60%	-£3,852,623	-£3,619,188	-£3,763,990	-£3,852,623	-£3,619,188	-£3,763,990
20%	60%	-£4,021,241	-£3,709,995	-£3,903,064	-£4,021,241	-£3,709,995	-£3,903,064
25%	60%	-£4,189,859	-£3,800,802	-£4,042,138	-£4,189,859	-£3,800,802	-£4,042,138
30%	60%	-£4,358,478	-£3,891,608	-£4,181,212	-£4,358,478	-£3,891,608	-£4,181,212
35%	60%	-£4,527,096	-£3,982,414	-£4,320,286	-£4,527,096	-£3,982,414	-£4,320,286
40%	60%	-£4,695,715	-£4,073,221	-£4,459,360	-£4,695,715	-£4,073,221	-£4,459,360
50%	60%	-£5,035,985	-£4,254,835	-£4,737,508	-£5,035,985	-£4,254,835	-£4,737,508

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152	-£1,288,152
10%	70%	-£1,638,679	-£1,457,118	-£1,569,742	-£1,638,679	-£1,457,118	-£1,569,742
15%	70%	-£1,813,941	-£1,541,601	-£1,710,537	-£1,813,941	-£1,541,601	-£1,710,537
20%	70%	-£1,989,205	-£1,626,084	-£1,851,332	-£1,989,205	-£1,626,084	-£1,851,332
25%	70%	-£2,164,468	-£1,710,567	-£1,992,127	-£2,164,468	-£1,710,567	-£1,992,127
30%	70%	-£2,339,732	-£1,795,051	-£2,132,923	-£2,339,732	-£1,795,051	-£2,132,923
35%	70%	-£2,514,995	-£1,879,534	-£2,273,718	-£2,514,995	-£1,879,534	-£2,273,718
40%	70%	-£2,690,259	-£1,964,017	-£2,414,512	-£2,690,259	-£1,964,017	-£2,414,512
45%	70%	-£2,866,776	-£2,048,499	-£2,555,307	-£2,866,776	-£2,048,499	-£2,555,307
50%	70%	-£3,044,906	-£2,132,983	-£2,696,102	-£3,044,906	-£2,132,983	-£2,696,102
100%	70%	-£4,826,204	-£2,980,405	-£4,125,564	-£4,826,204	-£2,980,405	-£4,125,564
10%	80%	-£1,651,968	-£1,444,470	-£1,573,183	-£1,651,968	-£1,444,470	-£1,573,183
15%	80%	-£1,833,876	-£1,522,630	-£1,715,699	-£1,833,876	-£1,522,630	-£1,715,699
20%	80%	-£2,015,785	-£1,600,790	-£1,858,215	-£2,015,785	-£1,600,790	-£1,858,215
40%	80%	-£2,743,419	-£1,913,428	-£2,428,280	-£2,743,419	-£1,913,428	-£2,428,280
45%	80%	-£2,927,559	-£1,991,588	-£2,570,795	-£2,927,559	-£1,991,588	-£2,570,795
50%	80%	-£3,112,442	-£2,069,746	-£2,713,311	-£3,112,442	-£2,069,746	-£2,713,311
10%	60%	-£1,925,388	-£1,469,765	-£1,566,300	-£1,925,388	-£1,469,765	-£1,566,300
15%	60%	-£1,794,007	-£1,560,572	-£1,705,374	-£1,794,007	-£1,560,572	-£1,705,374
20%	60%	-£1,962,625	-£1,651,379	-£1,844,448	-£1,962,625	-£1,651,379	-£1,844,448
25%	60%	-£2,131,244	-£1,742,186	-£1,983,522	-£2,131,244	-£1,742,186	-£1,983,522
30%	60%	-£2,299,862	-£1,832,993	-£2,122,596	-£2,299,862	-£1,832,993	-£2,122,596
35%	60%	-£2,468,481	-£1,923,799	-£2,261,670	-£2,468,481	-£1,923,799	-£2,261,670
40%	60%	-£2,637,099	-£2,014,605	-£2,400,744	-£2,637,099	-£2,014,605	-£2,400,744
50%	60%	-£2,977,370	-£2,196,219	-£2,678,893	-£2,977,370	-£2,196,219	-£2,678,893

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£379,445	-£379,445	-£379,445	-£379,445	-£379,445	-£379,445
10%	70%	-£729,972	-£548,412	-£661,035	-£729,972	-£548,412	-£661,035
15%	70%	-£895,235	-£632,895	-£801,830	-£895,235	-£632,895	-£801,830
20%	70%	-£1,080,498	-£717,378	-£942,625	-£1,080,498	-£717,378	-£942,625
25%	70%	-£1,255,762	-£801,861	-£1,083,420	-£1,255,762	-£801,861	-£1,083,420
30%	70%	-£1,431,025	-£886,345	-£1,224,216	-£1,431,025	-£886,345	-£1,224,216
35%	70%	-£1,606,289	-£970,827	-£1,365,011	-£1,606,289	-£970,827	-£1,365,011
40%	70%	-£1,781,553	-£1,055,310	-£1,505,806	-£1,781,553	-£1,055,310	-£1,505,806
45%	70%	-£1,956,817	-£1,139,793	-£1,646,601	-£1,956,817	-£1,139,793	-£1,646,601
50%	70%	-£2,132,080	-£1,224,277	-£1,787,396	-£2,132,080	-£1,224,277	-£1,787,396
100%	70%	-£3,917,498	-£2,072,199	-£3,216,857	-£3,917,498	-£2,072,199	-£3,216,857
10%	80%	-£743,262	-£535,764	-£664,477	-£743,262	-£535,764	-£664,477
15%	80%	-£925,170	-£613,924	-£806,993	-£925,170	-£613,924	-£806,993
20%	80%	-£1,079,079	-£692,884	-£940,509	-£1,079,079	-£692,884	-£940,509
40%	80%	-£1,834,712	-£1,004,721	-£1,519,573	-£1,834,712	-£1,004,721	-£1,519,573
45%	80%	-£2,018,853	-£1,082,881	-£1,662,089	-£2,018,853	-£1,082,881	-£1,662,089
50%	80%	-£2,203,736	-£1,161,040	-£1,804,605	-£2,203,736	-£1,161,040	-£1,804,605
10%	60%	-£716,682	-£561,059	-£657,594	-£716,682	-£561,059	-£657,594
15%	60%	-£885,301	-£651,866	-£796,668	-£885,301	-£651,866	-£796,668
20%	60%	-£1,053,919	-£742,673	-£936,742	-£1,053,919	-£742,673	-£936,742
25%	60%	-£1,222,537	-£833,480	-£1,074,816	-£1,222,537	-£833,480	-£1,074,816
30%	60%	-£1,391,156	-£924,287	-£1,213,890	-£1,391,156	-£924,287	-£1,213,890
35%	60%	-£1,559,774	-£1,015,092	-£1,352,964	-£1,559,774	-£1,015,092	-£1,352,964
40%	60%	-£1,728,393	-£1,105,899	-£1,492,038	-£1,728,393	-£1,105,899	-£1,492,038
50%	60%	-£2,068,663	-£1,287,513	-£1,770,186	-£2,068,663	-£1,287,513	-£1,770,186

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686	-£3,476,686
10%	70%	-£3,827,213	-£3,645,652	-£3,758,276	-£3,827,213	-£3,645,652	-£3,758,276
15%	70%	-£4,002,475	-£3,730,135	-£3,899,071	-£4,002,475	-£3,730,135	-£3,899,071
20%	70%	-£4,177,739	-£3,814,618	-£4,039,866	-£4,177,739	-£3,814,618	-£4,039,866
25%	70%	-£4,353,002	-£3,899,101	-£4,180,661	-£4,353,002	-£3,899,101	-£4,180,661
30%	70%	-£4,528,266	-£3,983,585	-£4,321,457	-£4,528,266	-£3,983,585	-£4,321,457
35%	70%	-£4,703,529	-£4,068,068	-£4,462,252	-£4,703,529	-£4,068,068	-£4,462,252
40%	70%	-£4,878,793	-£4,152,551	-£4,603,047	-£4,878,793	-£4,152,551	-£4,603,047
45%	70%	-£5,054,056	-£4,237,034	-£4,743,842	-£5,054,056	-£4,237,034	-£4,743,842
50%	70%	-£5,233,441	-£4,321,517	-£4,884,637	-£5,233,441	-£4,321,517	-£4,884,637
100%	70%	-£7,014,738	-£5,169,439	-£6,314,098	-£7,014,738	-£5,169,439	-£6,314,098
10%	80%	-£3,840,502	-£3,633,004	-£3,761,717	-£3,840,502	-£3,633,004	-£3,761,717
15%	80%	-£4,022,411	-£3,711,164	-£3,904,233	-£4,022,411	-£3,711,164	-£3,904,233
20%	80%	-£4,204,319	-£3,789,324	-£4,046,749	-£4,204,319	-£3,789,324	-£4,046,749
40%	80%	-£4,931,953	-£4,101,862	-£4,616,814	-£4,931,953	-£4,101,862	-£4,616,814
45%	80%	-£5,116,093	-£4,180,122	-£4,759,330	-£5,116,093	-£4,180,122	-£4,759,330
50%	80%	-£5,300,976	-£4,258,280	-£4,901,845	-£5,300,976	-£4,258,280	-£4,901,845
10%	60%	-£3,813,923	-£3,658,299	-£3,754,834	-£3,813,923	-£3,658,299	-£3,754,834
15%	60%	-£3,982,541	-£3,749,106	-£3,893,008	-£3,982,541	-£3,749,106	-£3,893,008
20%	60%	-£4,151,159	-£3,839,913	-£4,032,882	-£4,151,159	-£3,839,913	-£4,032,882
25%	60%	-£4,319,778	-£3,930,720	-£4,172,056	-£4,319,778	-£3,930,720	-£4,172,056
30%	60%	-£4,488,396	-£4,021,527	-£4,311,130	-£4,488,396	-£4,021,527	-£4,311,130
35%	60%	-£4,657,015	-£4,112,333	-£4,450,204	-£4,657,015	-£4,112,333	-£4,450,204
40%	60%	-£4,825,633	-£4,203,140	-£4,589,278	-£4,825,633	-£4,203,140	-£4,589,278
50%	60%	-£5,165,904	-£4,384,753	-£4,867,427	-£5,165,904	-£4,384,753	-£4,867,427

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£543,820	£543,820	£543,820	£543,820	£543,820	£543,820
10%	70%	£183,293	£374,853	£262,230	£183,293	£374,853	£262,230
15%	70%	£18,030	£290,370	£121,435	£18,030	£290,370	£121,435
20%	70%	£-157,233	£205,888	£-19,360	£-157,233	£205,888	£-19,360
25%	70%	£-332,497	£121,405	£-160,155	£-332,497	£121,405	£-160,155
30%	70%	£-507,760	£36,921	£-300,951	£-507,760	£36,921	£-300,951
35%	70%	£-683,024	£-47,552	£-441,746	£-683,024	£-47,552	£-441,746
40%	70%	£-858,287	£-132,045	£-592,541	£-858,287	£-132,045	£-592,541
45%	70%	£-1,034,804	£-216,528	£-723,336	£-1,034,804	£-216,528	£-723,336
50%	70%	£-1,212,935	£-301,012	£-864,131	£-1,212,935	£-301,012	£-864,131
100%	70%	£-2,994,232	£-1,148,934	£-2,293,592	£-2,994,232	£-1,148,934	£-2,293,592
10%	80%	£180,004	£387,501	£258,788	£180,004	£387,501	£258,788
15%	80%	£-1,905	£309,341	£116,272	£-1,905	£309,341	£116,272
20%	80%	£-183,813	£231,182	£-26,243	£-183,813	£231,182	£-26,243
40%	80%	£-911,447	£-81,456	£-596,308	£-911,447	£-81,456	£-596,308
45%	80%	£-1,095,588	£-159,616	£-738,824	£-1,095,588	£-159,616	£-738,824
50%	80%	£-1,280,471	£-237,775	£-881,340	£-1,280,471	£-237,775	£-881,340
10%	60%	£206,583	£362,206	£265,672	£206,583	£362,206	£265,672
15%	60%	£37,865	£271,399	£126,588	£37,865	£271,399	£126,588
20%	60%	£-130,654	£180,593	£-12,476	£-130,654	£180,593	£-12,476
25%	60%	£-299,272	£89,786	£-151,550	£-299,272	£89,786	£-151,550
30%	60%	£-467,890	£-1,021	£-290,625	£-467,890	£-1,021	£-290,625
35%	60%	£-636,509	£-91,827	£-429,699	£-636,509	£-91,827	£-429,699
40%	60%	£-805,127	£-182,634	£-568,773	£-805,127	£-182,634	£-568,773
50%	60%	£-1,145,998	£-364,248	£-846,921	£-1,145,998	£-364,248	£-846,921

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£820,378	£820,378	£820,378	£820,378	£820,378	£820,378
10%	70%	£469,851	£651,412	£538,788	£469,851	£651,412	£538,788
15%	70%	£294,889	£366,929	£397,983	£294,889	£366,929	£397,983
20%	70%	£-119,325	£462,446	£257,198	£-119,325	£462,446	£257,198
25%	70%	£-355,938	£397,983	£116,403	£-355,938	£397,983	£116,403
30%	70%	£-531,202	£313,479	£-24,393	£-531,202	£313,479	£-24,393
35%	70%	£-706,465	£228,996	£-165,188	£-706,465	£228,996	£-165,188
40%	70%	£-881,729	£144,513	£-305,382	£-881,729	£144,513	£-305,382
45%	70%	£-1,056,992	£50,031	£-446,777	£-1,056,992	£50,031	£-446,777
50%	70%	£-1,232,255	£-34,453	£-587,572	£-1,232,255	£-34,453	£-587,572
100%	70%	£-2,717,674	£-872,375	£-2,017,034	£-2,717,674	£-872,375	£-2,017,034
10%	80%	£456,562	£664,060	£535,347	£456,562	£664,060	£535,347
15%	80%	£274,654	£585,900	£392,831	£274,654	£585,900	£392,831
20%	80%	£92,745	£507,740	£293,315	£92,745	£507,740	£293,315
40%	80%	£-634,889	£195,102	£-319,750	£-634,889	£195,102	£-319,750
45%	80%	£-819,029	£116,942	£-462,265	£-819,029	£116,942	£-462,265
50%	80%	£-1,003,912	£38,784	£-604,781	£-1,003,912	£38,784	£-604,781
10%	60%	£483,142	£638,765	£542,230	£483,142	£638,765	£542,230
15%	60%	£314,523	£547,958	£403,156	£314,523	£547,958	£403,156
20%	60%	£145,905	£457,151	£284,082	£145,905	£457,151	£284,082
25%	60%	£-22,714	£366,344	£125,008	£-22,714	£366,344	£125,008
30%	60%	£-191,332	£275,537	£-14,066	£-191,332	£275,537	£-14,066
35%	60%	£-359,951	£184,731	£-153,140	£-359,951	£184,731	£-153,140
40%	60%	£-528,569	£93,925	£-292,214	£-528,569	£93,925	£-292,214
50%	60%	£-688,840	£-87,689	£-570,363	£-688,840	£-87,689	£-570,363

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	1
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£21,958,379	£21,958,379	£21,958,379	£21,958,379	£21,958,379	£21,958,379
10%	70%	£19,288,263	£19,610,044	£19,371,521	£19,288,263	£19,610,044	£19,371,521
15%	70%	£17,953,205	£18,435,876	£18,078,092	£17,953,205	£18,435,876	£18,078,092
20%	70%	£16,618,147	£17,261,709	£16,784,663	£16,618,147	£17,261,709	£16,784,663
25%	70%	£15,283,088	£16,087,541	£15,491,234	£15,283,088	£16,087,541	£15,491,234
30%	70%	£13,948,030	£14,913,374	£14,197,805	£13,948,030	£14,913,374	£14,197,805
35%	70%	£12,612,972	£13,739,207	£12,904,376	£12,612,972	£13,739,207	£12,904,376
40%	70%	£11,277,914	£12,565,038	£11,610,948	£11,277,914	£12,565,038	£11,610,948
45%	70%	£9,942,856	£11,390,871	£10,317,519	£9,942,856	£11,390,871	£10,317,519
50%	70%	£8,607,798	£10,216,704	£9,024,090	£8,607,798	£10,216,704	£9,024,090
100%	70%	£4,888,697	£1,572,146	£4,030,566	£4,888,697	£1,572,146	£4,030,566
10%	80%	£19,240,755	£19,608,505	£19,335,907	£19,240,755	£19,608,505	£19,335,907
15%	80%	£17,881,944	£18,433,568	£18,024,673	£17,881,944	£18,433,568	£18,024,673
20%	80%	£16,523,132	£17,258,632	£16,713,437	£16,523,132	£17,258,632	£16,713,437
25%	80%	£15,164,321	£16,083,695	£15,402,201	£15,164,321	£16,083,695	£15,402,201
30%	80%	£13,805,509	£14,908,759	£14,090,966	£13,805,509	£14,908,759	£14,090,966
35%	80%	£12,446,698	£13,733,822	£12,779,731	£12,446,698	£13,733,822	£12,779,731
40%	80%	£11,087,886	£12,558,885	£11,468,495	£11,087,886	£12,558,885	£11,468,495
45%	80%	£9,729,074	£11,383,948	£10,157,259	£9,729,074	£11,383,948	£10,157,259
50%	80%	£8,370,263	£10,209,012	£8,846,024	£8,370,263	£10,209,012	£8,846,024
10%	60%	£19,335,770	£19,611,582	£19,407,134	£19,335,770	£19,611,582	£19,407,134
15%	60%	£18,024,465	£18,438,184	£18,131,511	£18,024,465	£18,438,184	£18,131,511
20%	60%	£16,713,161	£17,264,786	£16,455,888	£16,713,161	£17,264,786	£16,455,888
25%	60%	£15,401,856	£16,091,387	£15,580,267	£15,401,856	£16,091,387	£15,580,267
30%	60%	£14,090,552	£14,917,990	£14,304,645	£14,090,552	£14,917,990	£14,304,645
35%	60%	£12,779,247	£13,744,591	£13,029,022	£12,779,247	£13,744,591	£13,029,022
40%	60%	£11,467,943	£12,571,193	£11,753,400	£11,467,943	£12,571,193	£11,753,400
45%	60%	£10,156,638	£11,397,794	£10,477,777	£10,156,638	£11,397,794	£10,477,777
50%	60%	£8,845,334	£10,224,396	£9,202,155	£8,845,334	£10,224,396	£9,202,155

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£32,602,736	£32,602,736	£32,602,736	£32,602,736	£32,602,736	£32,602,736
10%	70%	£35,272,852	£34,951,071	£35,189,594	£35,272,852	£34,951,071	£35,189,594
15%	70%	£36,607,910	£36,125,239	£36,483,022	£36,607,910	£36,125,239	£36,483,022
20%	70%	£37,942,968	£37,299,406	£37,776,452	£37,942,968	£37,299,406	£37,776,452
25%	70%	£39,278,026	£38,473,573	£39,069,881	£39,278,026	£38,473,573	£39,069,881
30%	70%	£40,613,084	£39,647,741	£40,363,310	£40,613,084	£39,647,741	£40,363,310
35%	70%	£41,948,143	£40,821,908	£41,656,739	£41,948,143	£40,821,908	£41,656,739
40%	70%	£43,283,201	£41,996,076	£42,950,167	£43,283,201	£41,996,076	£42,950,167
45%	70%	£44,618,259	£43,170,244	£44,243,596	£44,618,259	£43,170,244	£44,243,596
50%	70%	£45,953,317	£44,344,411	£45,537,025	£45,953,317	£44,344,411	£45,537,025
100%	70%	£59,449,812	£56,133,261	£58,591,681	£59,449,812	£56,133,261	£58,591,681
10%	80%	£35,320,359	£34,952,610	£35,225,207	£35,320,359	£34,952,610	£35,225,207
15%	80%	£36,679,171	£36,127,547	£36,536,442	£36,679,171	£36,127,547	£36,536,442
20%	80%	£38,037,983	£37,302,483	£37,847,678	£38,037,983	£37,302,483	£37,847,678
25%	80%	£39,396,795	£38,477,419	£39,158,913	£39,396,795	£38,477,419	£39,158,913
30%	80%	£40,755,607	£39,652,355	£40,470,148	£40,755,607	£39,652,355	£40,470,148
35%	80%	£42,114,419	£40,827,291	£41,781,383	£42,114,419	£40,827,291	£41,781,383
40%	80%	£43,473,231	£41,996,076	£43,092,618	£43,473,231	£41,996,076	£43,092,618
45%	80%	£44,832,043	£43,170,244	£44,403,853	£44,832,043	£43,170,244	£44,403,853
50%	80%	£46,190,855	£44,344,411	£45,715,088	£46,190,855	£44,344,411	£45,715,088
10%	60%	£35,225,345	£34,949,532	£35,153,981	£35,225,345	£34,949,532	£35,153,981
15%	60%	£36,536,650	£36,122,931	£36,429,604	£36,536,650	£36,122,931	£36,429,604
20%	60%	£37,847,954	£37,299,329	£37,705,225	£37,847,954	£37,299,329	£37,705,225
25%	60%	£39,159,258	£38,475,728	£38,980,846	£39,159,258	£38,475,728	£38,980,846
30%	60%	£40,470,563	£39,652,125	£40,256,470	£40,470,563	£39,652,125	£40,256,470
35%	60%	£41,781,868	£40,828,524	£41,532,093	£41,781,868	£40,828,524	£41,532,093
40%	60%	£43,093,172	£41,999,922	£42,807,715	£43,093,172	£41,999,922	£42,807,715
50%	60%	£45,715,781	£44,336,719	£45,358,960	£45,715,781	£44,336,719	£45,358,960

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,499,988	£20,499,988	£20,499,988	£20,499,988	£20,499,988	£20,499,988
10%	70%	£23,170,104	£22,849,323	£23,086,846	£23,170,104	£22,849,323	£23,086,846
15%	70%	£24,505,162	£24,022,491	£24,390,275	£24,505,162	£24,022,491	£24,390,275
20%	70%	£25,840,220	£25,195,659	£25,673,704	£25,840,220	£25,195,659	£25,673,704
25%	70%	£27,175,278	£26,370,826	£26,967,133	£27,175,278	£26,370,826	£26,967,133
30%	70%	£28,510,336	£27,544,993	£28,260,562	£28,510,336	£27,544,993	£28,260,562
35%	70%	£29,845,394	£28,719,160	£29,553,991	£29,845,394	£28,719,160	£29,553,991
40%	70%	£31,180,452	£29,893,327	£30,847,419	£31,180,452	£29,893,327	£30,847,419
45%	70%	£32,515,510	£31,067,494	£32,140,848	£32,515,510	£31,067,494	£32,140,848
50%	70%	£33,850,568	£32,241,663	£33,434,277	£33,850,568	£32,241,663	£33,434,277
100%	70%	£47,347,064	£44,030,513	£46,488,933	£47,347,064	£44,030,513	£46,488,933
10%	80%	£23,217,612	£22,849,862	£23,122,460	£23,217,612	£22,849,862	£23,122,460
15%	80%	£24,576,423	£24,024,799	£24,433,694	£24,576,423	£24,024,799	£24,433,694
20%	80%	£25,935,235	£25,199,735	£25,744,630	£25,935,235	£25,199,735	£25,744,630
25%	80%	£27,294,047	£26,374,671	£27,053,566	£27,294,047	£26,374,671	£27,053,566
30%	80%	£28,652,859	£27,549,607	£28,362,501	£28,652,859	£27,549,607	£28,362,501
35%	80%	£30,011,671	£28,724,543	£29,671,436	£30,011,671	£28,724,543	£29,671,436
40%	80%	£31,370,483	£29,899,479	£30,980,371	£31,370,483	£29,899,479	£30,980,371
45%	80%	£32,729,295	£31,074,415	£32,301,108	£32,729,295	£31,074,415	£32,301,108
50%	80%	£34,088,107	£32,249,351	£33,612,343	£34,088,107	£32,249,351	£33,612,343
10%	60%	£23,122,597	£22,848,785	£23,051,233	£23,122,597	£22,848,785	£23,051,233
15%	60%	£24,433,902	£24,020,183	£24,326,856	£24,433,902	£24,020,183	£24,326,856
20%	60%	£25,744,206	£25,195,581	£25,602,478	£25,744,206	£25,195,581	£25,602,478
25%	60%	£27,055,511	£26,370,980	£26,878,100	£27,055,511	£26,370,980	£26,878,100
30%	60%	£28,366,815	£27,546,377	£28,153,722	£28,366,815	£27,546,377	£28,153,722
35%	60%	£29,678,120	£28,721,774	£29,429,345	£29,678,120	£28,721,774	£29,429,345
40%	60%	£30,989,424	£29,897,174	£30,704,967	£30,989,424	£29,897,174	£30,704,967
50%	60%	£32,300,728	£31,072,571	£32,020,589	£32,300,728	£31,072,571	£32,020,589

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,545,658	£2,545,658	£2,545,658	£2,545,658	£2,545,658	£2,545,658
10%	70%	£1,124,458	£1,197,324	£1,119,199	£1,124,458	£1,197,324	£1,119,199
15%	70%	£1,459,516	£1,376,945	£1,334,626	£1,459,516	£1,376,945	£1,334,626
20%	70%	£2,794,574	£2,151,012	£2,628,058	£2,794,574	£2,151,012	£2,628,058
25%	70%	£4,129,632	£3,325,179	£3,921,487	£4,129,632	£3,325,179	£3,921,487
30%	70%	£5,464,690	£4,499,347	£5,214,915	£5,464,690	£4,499,347	£5,214,915
35%	70%	£6,799,748	£5,673,514	£6,508,344	£6,799,748	£5,673,514	£6,508,344
40%	70%	£8,134,806	£6,847,682	£7,801,773	£8,134,806	£6,847,682	£7,801,773
45%	70%	£9,469,864	£8,021,849	£9,095,202	£9,469,864	£8,021,849	£9,095,202
50%	70%	£10,804,922	£9,196,017	£10,388,631	£10,804,922	£9,196,017	£10,388,631
100%	70%	£24,301,417	£20,984,867	£23,443,286	£24,301,417	£20,984,867	£23,443,286
10%	80%	£1,711,965	£1				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,150,981	£15,150,981	£15,150,981	£15,150,981	£15,150,981	£15,150,981
10%	70%	£12,480,864	£12,802,646	£12,584,123	£12,480,864	£12,802,646	£12,584,123
15%	70%	£11,145,806	£11,628,478	£11,270,694	£11,145,806	£11,628,478	£11,270,694
20%	70%	£9,810,748	£10,454,310	£9,977,264	£9,810,748	£10,454,310	£9,977,264
25%	70%	£8,475,690	£9,280,143	£8,683,836	£8,475,690	£9,280,143	£8,683,836
30%	70%	£7,140,632	£8,105,976	£7,390,407	£7,140,632	£8,105,976	£7,390,407
35%	70%	£5,805,574	£6,931,809	£6,096,978	£5,805,574	£6,931,809	£6,096,978
40%	70%	£4,470,516	£5,757,640	£4,803,549	£4,470,516	£5,757,640	£4,803,549
45%	70%	£3,135,458	£4,583,473	£3,510,121	£3,135,458	£4,583,473	£3,510,121
50%	70%	£1,800,400	£3,409,306	£2,216,692	£1,800,400	£3,409,306	£2,216,692
100%	70%	£11,696,095	£8,379,545	£10,837,964	£11,696,095	£8,379,545	£10,837,964
10%	80%	£12,433,357	£12,801,107	£12,528,509	£12,433,357	£12,801,107	£12,528,509
15%	80%	£11,074,546	£11,628,170	£11,217,274	£11,074,546	£11,628,170	£11,217,274
20%	80%	£9,715,734	£10,451,234	£9,906,039	£9,715,734	£10,451,234	£9,906,039
25%	80%	£8,280,487	£9,275,487	£8,461,097	£8,280,487	£9,275,487	£8,461,097
30%	80%	£6,845,240	£8,100,740	£7,236,350	£6,845,240	£8,100,740	£7,236,350
35%	80%	£5,410,000	£6,926,000	£6,011,600	£5,410,000	£6,926,000	£6,011,600
40%	80%	£3,974,760	£5,751,260	£4,786,860	£3,974,760	£5,751,260	£4,786,860
45%	80%	£2,539,520	£4,576,520	£3,562,120	£2,539,520	£4,576,520	£3,562,120
50%	80%	£1,104,280	£3,401,840	£2,337,380	£1,104,280	£3,401,840	£2,337,380
10%	60%	£12,528,372	£12,804,184	£12,599,736	£12,528,372	£12,804,184	£12,599,736
15%	60%	£11,217,087	£11,630,785	£11,324,113	£11,217,087	£11,630,785	£11,324,113
20%	60%	£9,905,763	£10,457,388	£10,048,491	£9,905,763	£10,457,388	£10,048,491
25%	60%	£8,594,438	£9,283,989	£8,772,868	£8,594,438	£9,283,989	£8,772,868
30%	60%	£7,283,114	£8,110,591	£7,497,246	£7,283,114	£8,110,591	£7,497,246
35%	60%	£5,971,849	£6,937,193	£6,221,624	£5,971,849	£6,937,193	£6,221,624
40%	60%	£4,660,545	£5,763,795	£4,946,002	£4,660,545	£5,763,795	£4,946,002
50%	60%	£2,037,596	£3,416,997	£2,394,757	£2,037,596	£3,416,997	£2,394,757

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,041,955	£18,041,955	£18,041,955	£18,041,955	£18,041,955	£18,041,955
10%	70%	£15,371,838	£15,693,620	£15,450,997	£15,371,838	£15,693,620	£15,450,997
15%	70%	£14,036,780	£14,519,452	£14,036,780	£14,036,780	£14,519,452	£14,161,688
20%	70%	£12,701,722	£13,345,284	£12,868,238	£12,701,722	£13,345,284	£12,868,238
25%	70%	£11,366,664	£12,171,117	£11,574,810	£11,366,664	£12,171,117	£11,574,810
30%	70%	£10,031,606	£10,996,950	£10,281,381	£10,031,606	£10,996,950	£10,281,381
35%	70%	£8,696,548	£9,822,783	£8,987,952	£8,696,548	£9,822,783	£8,987,952
40%	70%	£7,361,490	£8,648,614	£7,694,523	£7,361,490	£8,648,614	£7,694,523
45%	70%	£6,026,432	£7,474,447	£6,401,095	£6,026,432	£7,474,447	£6,401,095
50%	70%	£4,691,374	£6,300,280	£5,107,666	£4,691,374	£6,300,280	£5,107,666
100%	70%	£8,805,121	£5,488,571	£7,946,990	£8,805,121	£5,488,571	£7,946,990
10%	80%	£15,324,331	£15,692,081	£15,419,483	£15,324,331	£15,692,081	£15,419,483
15%	80%	£13,989,270	£14,517,144	£14,108,248	£13,989,270	£14,517,144	£14,108,248
20%	80%	£12,654,212	£13,342,208	£12,868,708	£12,654,212	£13,342,208	£12,797,613
25%	80%	£11,319,154	£12,167,272	£11,526,226	£11,319,154	£12,167,272	£11,526,226
30%	80%	£9,984,096	£10,992,336	£10,231,381	£9,984,096	£10,992,336	£10,231,381
35%	80%	£8,649,038	£9,817,400	£9,006,445	£8,649,038	£9,817,400	£9,006,445
40%	80%	£7,314,000	£8,642,461	£7,552,071	£7,314,000	£8,642,461	£7,552,071
45%	80%	£5,978,942	£7,467,524	£6,240,835	£5,978,942	£7,467,524	£6,240,835
50%	80%	£4,643,884	£6,292,588	£4,929,599	£4,643,884	£6,292,588	£4,929,599
10%	60%	£15,419,346	£15,695,158	£15,490,710	£15,419,346	£15,695,158	£15,490,710
15%	60%	£14,108,248	£14,521,759	£14,215,087	£14,108,248	£14,521,759	£14,215,087
20%	60%	£12,797,150	£13,348,362	£12,939,465	£12,797,150	£13,348,362	£12,939,465
25%	60%	£11,486,052	£12,173,963	£11,663,842	£11,486,052	£12,173,963	£11,663,842
30%	60%	£10,174,954	£11,000,565	£10,388,220	£10,174,954	£11,000,565	£10,388,220
35%	60%	£8,863,856	£9,826,167	£9,112,598	£8,863,856	£9,826,167	£9,112,598
40%	60%	£7,552,758	£8,651,769	£7,836,976	£7,552,758	£8,651,769	£7,836,976
50%	60%	£4,928,910	£6,307,971	£5,285,731	£4,928,910	£6,307,971	£5,285,731

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,318,077	£19,318,077	£19,318,077	£19,318,077	£19,318,077	£19,318,077
10%	70%	£16,647,961	£16,969,743	£16,731,220	£16,647,961	£16,969,743	£16,731,220
15%	70%	£15,312,903	£15,795,574	£15,437,791	£15,312,903	£15,795,574	£15,437,791
20%	70%	£13,977,845	£14,621,407	£14,144,361	£13,977,845	£14,621,407	£14,144,361
25%	70%	£12,642,787	£13,447,240	£12,850,932	£12,642,787	£13,447,240	£12,850,932
30%	70%	£11,307,729	£12,273,072	£11,557,504	£11,307,729	£12,273,072	£11,557,504
35%	70%	£9,972,671	£11,098,905	£9,972,671	£9,972,671	£11,098,905	£10,264,075
40%	70%	£8,637,613	£9,924,737	£8,970,646	£8,637,613	£9,924,737	£8,970,646
45%	70%	£7,302,555	£8,750,570	£7,677,217	£7,302,555	£8,750,570	£7,677,217
50%	70%	£5,967,497	£7,576,402	£6,383,788	£5,967,497	£7,576,402	£6,383,788
100%	70%	£7,528,998	£4,212,448	£6,670,867	£7,528,998	£4,212,448	£6,670,867
10%	80%	£16,600,454	£16,968,203	£16,695,606	£16,600,454	£16,968,203	£16,695,606
15%	80%	£15,241,643	£15,793,267	£15,384,371	£15,241,643	£15,793,267	£15,384,371
20%	80%	£13,882,830	£14,618,331	£14,073,136	£13,882,830	£14,618,331	£14,073,136
25%	80%	£12,524,000	£13,443,164	£12,828,194	£12,524,000	£13,443,164	£12,828,194
30%	80%	£11,165,189	£12,268,000	£11,513,000	£11,165,189	£12,268,000	£11,513,000
35%	80%	£9,806,378	£11,092,836	£10,354,166	£9,806,378	£11,092,836	£10,354,166
40%	80%	£8,447,564	£9,917,672	£9,006,445	£8,447,564	£9,917,672	£9,006,445
45%	80%	£7,088,773	£8,743,508	£7,516,958	£7,088,773	£8,743,508	£7,516,958
50%	80%	£5,729,961	£7,569,344	£6,205,722	£5,729,961	£7,569,344	£6,205,722
10%	60%	£16,695,468	£16,971,281	£16,766,833	£16,695,468	£16,971,281	£16,766,833
15%	60%	£15,384,163	£15,797,892	£15,491,210	£15,384,163	£15,797,892	£15,491,210
20%	60%	£14,073,065	£14,624,484	£14,215,989	£14,073,065	£14,624,484	£14,215,989
25%	60%	£12,761,967	£13,450,320	£12,939,965	£12,761,967	£13,450,320	£12,939,965
30%	60%	£11,450,869	£12,276,156	£11,664,343	£11,450,869	£12,276,156	£11,664,343
35%	60%	£10,139,770	£11,101,992	£10,388,720	£10,139,770	£11,101,992	£10,388,720
40%	60%	£8,828,672	£9,926,828	£9,113,098	£8,828,672	£9,926,828	£9,113,098
50%	60%	£7,517,574	£8,752,664	£7,837,976	£7,517,574	£8,752,664	£7,837,976

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,968,532	£14,968,532	£14,968,532	£14,968,532	£14,968,532	£14,968,532
10%	70%	£12,298,416	£12,620,198	£12,381,675	£12,298,416	£12,620,198	£12,381,675
15%	70%	£10,963,358	£11,446,030	£11,088,246	£10,963,358	£11,446,030	£11,088,246
20%	70%	£9,628,300	£10,271,862	£9,794,816	£9,628,300	£10,271,862	£9,794,816
25%	70%	£8,293,242	£9,097,694	£8,501,387	£8,293,242	£9,097,694	£8,501,387
30%	70%	£6,958,184	£7,923,526	£7,207,958	£6,958,184	£7,923,526	£7,207,958
35%	70%	£5,623,126	£6,749,358	£6,014,530	£5,623,126	£6,749,358	£6,014,530
40%	70%	£4,288,068	£5,575,192	£4,621,101	£4,288,068	£5,575,192	£4,621,101
45%	70%	£2,953,010	£4,401,025	£3,327,672	£2,953,010	£4,401,025	£3,327,672
50%	70%	£1,617,952	£3,226,857	£2,034,244	£1,617,952	£3,226,857	£2,034,244
100%	70%	£11,878,543	£8,561,993	£11,020,412	£11,878,543	£8,561,993	£11,020,412
10%	80%	£12,250,909	£12,618,659	£12,346,061	£12,250,909	£12,618,659	£12,346,061
15%	80%	£10,892,098	£11,443,722	£11,034,826	£10,892,098	£11,443,722	£11,034,826
20%	80%	£9,533,286	£10,268,786	£9,723,591	£9,533,286	£10,268,786	£9,723,591
25%	80%	£8,174,474	£9,093,850	£8,478,649	£8,174,474	£9,093,850	£8,478,649
30%	80%	£6,815,662	£7,918,914	£7,233,708	£6,815,662	£7,918,914	£7,233,708
35%	80%	£5,456,850	£6,743,978	£6,011,600	£5,456,850	£6,743,978	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,614,646	£20,614,646	£20,614,646	£20,614,646	£20,614,646	£20,614,646
10%	70%	£17,944,530	£18,206,311	£18,027,788	£17,944,530	£18,206,311	£18,027,788
15%	70%	£16,609,472	£17,092,143	£16,734,359	£16,609,472	£17,092,143	£16,734,359
20%	70%	£15,274,413	£15,917,976	£15,440,930	£15,274,413	£15,917,976	£15,440,930
25%	70%	£13,939,355	£14,743,808	£14,147,501	£13,939,355	£14,743,808	£14,147,501
30%	70%	£12,604,297	£13,569,641	£12,854,072	£12,604,297	£13,569,641	£12,854,072
35%	70%	£11,269,239	£12,395,474	£11,560,643	£11,269,239	£12,395,474	£11,560,643
40%	70%	£9,934,181	£11,221,305	£10,267,214	£9,934,181	£11,221,305	£10,267,214
45%	70%	£8,599,123	£10,047,138	£9,973,786	£8,599,123	£10,047,138	£9,973,786
50%	70%	£7,264,065	£8,872,971	£7,680,357	£7,264,065	£8,872,971	£7,680,357
100%	70%	£6,232,430	£2,915,879	£5,374,299	£6,232,430	£2,915,879	£5,374,299
10%	80%	£17,897,022	£18,264,772	£17,992,174	£17,897,022	£18,264,772	£17,992,174
15%	80%	£16,538,211	£17,089,835	£16,680,940	£16,538,211	£17,089,835	£16,680,940
20%	80%	£15,179,389	£15,914,899	£15,369,704	£15,179,389	£15,914,899	£15,369,704
40%	80%	£9,744,152	£11,215,152	£10,124,762	£9,744,152	£11,215,152	£10,124,762
45%	80%	£8,385,341	£10,040,215	£8,813,526	£8,385,341	£10,040,215	£8,813,526
50%	80%	£7,026,530	£8,865,279	£7,502,291	£7,026,530	£8,865,279	£7,502,291
10%	60%	£17,992,037	£18,267,849	£18,063,401	£17,992,037	£18,267,849	£18,063,401
15%	60%	£16,680,732	£17,094,451	£16,787,778	£16,680,732	£17,094,451	£16,787,778
20%	60%	£15,369,428	£15,921,053	£15,512,156	£15,369,428	£15,921,053	£15,512,156
25%	60%	£14,058,123	£14,747,654	£14,236,533	£14,058,123	£14,747,654	£14,236,533
30%	60%	£12,746,819	£13,574,256	£12,960,912	£12,746,819	£13,574,256	£12,960,912
35%	60%	£11,435,514	£12,400,858	£11,685,289	£11,435,514	£12,400,858	£11,685,289
40%	60%	£10,124,210	£11,227,460	£10,409,667	£10,124,210	£11,227,460	£10,409,667
50%	60%	£7,501,601	£8,860,663	£7,858,422	£7,501,601	£8,860,663	£7,858,422

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£21,003,025	£21,003,025	£21,003,025	£21,003,025	£21,003,025	£21,003,025
10%	70%	£18,332,909	£18,654,690	£18,416,167	£18,332,909	£18,654,690	£18,416,167
15%	70%	£16,997,850	£17,480,522	£17,122,736	£16,997,850	£17,480,522	£17,122,736
20%	70%	£15,662,792	£16,306,355	£15,829,309	£15,662,792	£16,306,355	£15,829,309
25%	70%	£14,327,734	£15,132,187	£14,535,880	£14,327,734	£15,132,187	£14,535,880
30%	70%	£12,992,676	£13,958,020	£13,242,451	£12,992,676	£13,958,020	£13,242,451
35%	70%	£11,657,618	£12,783,853	£11,949,022	£11,657,618	£12,783,853	£11,949,022
40%	70%	£10,322,560	£11,609,684	£10,655,593	£10,322,560	£11,609,684	£10,655,593
45%	70%	£8,987,502	£10,435,517	£9,362,165	£8,987,502	£10,435,517	£9,362,165
50%	70%	£7,652,444	£9,261,350	£8,068,736	£7,652,444	£9,261,350	£8,068,736
100%	70%	£5,844,051	£2,527,500	£4,985,920	£5,844,051	£2,527,500	£4,985,920
10%	80%	£18,285,401	£18,653,151	£18,380,553	£18,285,401	£18,653,151	£18,380,553
15%	80%	£16,926,590	£17,478,214	£17,069,319	£16,926,590	£17,478,214	£17,069,319
20%	80%	£15,567,778	£16,303,278	£15,758,083	£15,567,778	£16,303,278	£15,758,083
40%	80%	£10,132,531	£11,603,531	£10,513,141	£10,132,531	£11,603,531	£10,513,141
45%	80%	£8,773,720	£10,428,594	£9,201,905	£8,773,720	£10,428,594	£9,201,905
50%	80%	£7,414,909	£9,253,658	£7,890,670	£7,414,909	£9,253,658	£7,890,670
10%	60%	£18,380,416	£18,656,228	£18,451,780	£18,380,416	£18,656,228	£18,451,780
15%	60%	£17,069,111	£17,482,830	£17,176,157	£17,069,111	£17,482,830	£17,176,157
20%	60%	£15,757,807	£16,309,432	£15,900,535	£15,757,807	£16,309,432	£15,900,535
25%	60%	£14,446,502	£15,136,033	£14,624,912	£14,446,502	£15,136,033	£14,624,912
30%	60%	£13,135,198	£13,962,635	£13,349,291	£13,135,198	£13,962,635	£13,349,291
35%	60%	£11,823,893	£12,789,237	£12,073,668	£11,823,893	£12,789,237	£12,073,668
40%	60%	£10,512,589	£11,615,839	£10,798,046	£10,512,589	£11,615,839	£10,798,046
50%	60%	£7,899,980	£9,269,042	£8,246,801	£7,899,980	£9,269,042	£8,246,801

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	1
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,084,386	£15,084,386	£15,084,386	£15,084,386	£15,084,386	£15,084,386
0%	70%	£13,092,557	£13,425,473	£13,186,503	£13,092,557	£13,425,473	£13,186,503
15%	70%	£12,096,641	£12,596,016	£12,237,562	£12,096,641	£12,596,016	£12,237,562
20%	70%	£11,100,727	£11,766,559	£11,288,620	£11,100,727	£11,766,559	£11,288,620
25%	70%	£10,104,811	£10,937,102	£10,339,678	£10,104,811	£10,937,102	£10,339,678
30%	70%	£9,108,896	£10,107,645	£9,390,737	£9,108,896	£10,107,645	£9,390,737
35%	70%	£8,112,982	£9,278,188	£8,441,795	£8,112,982	£9,278,188	£8,441,795
40%	70%	£7,117,067	£8,448,731	£7,492,854	£7,117,067	£8,448,731	£7,492,854
45%	70%	£6,121,152	£7,619,275	£6,543,913	£6,121,152	£7,619,275	£6,543,913
50%	70%	£5,125,237	£6,789,817	£5,594,972	£5,125,237	£6,789,817	£5,594,972
100%	70%	£4,982,626	£1,551,306	£4,014,330	£4,982,626	£1,551,306	£4,014,330
10%	80%	£13,042,785	£13,423,261	£13,150,152	£13,042,785	£13,423,261	£13,150,152
15%	80%	£12,021,984	£12,592,697	£12,183,036	£12,021,984	£12,592,697	£12,183,036
20%	80%	£11,001,183	£11,762,134	£11,215,918	£11,001,183	£11,762,134	£11,215,918
25%	80%	£9,980,382	£10,931,571	£10,248,801	£9,980,382	£10,931,571	£10,248,801
30%	80%	£8,959,581	£10,101,009	£9,281,684	£8,959,581	£10,101,009	£9,281,684
35%	80%	£7,938,780	£9,270,445	£8,314,567	£7,938,780	£9,270,445	£8,314,567
40%	80%	£6,917,979	£8,439,882	£7,347,450	£6,917,979	£8,439,882	£7,347,450
45%	80%	£5,897,178	£7,609,319	£6,376,333	£5,897,178	£7,609,319	£6,376,333
50%	80%	£4,876,377	£6,778,755	£5,405,216	£4,876,377	£6,778,755	£5,405,216
10%	60%	£13,142,328	£13,427,685	£13,222,854	£13,142,328	£13,427,685	£13,222,854
15%	60%	£12,121,299	£12,599,335	£12,292,088	£12,121,299	£12,599,335	£12,292,088
20%	60%	£11,100,270	£11,770,984	£11,361,322	£11,100,270	£11,770,984	£11,361,322
25%	60%	£10,079,241	£10,942,633	£10,430,556	£10,079,241	£10,942,633	£10,430,556
30%	60%	£9,058,212	£10,114,282	£9,499,789	£9,058,212	£10,114,282	£9,499,789
35%	60%	£8,037,183	£9,285,932	£8,569,024	£8,037,183	£9,285,932	£8,569,024
40%	60%	£7,016,154	£8,457,581	£7,638,257	£7,016,154	£8,457,581	£7,638,257
45%	60%	£6,000,125	£7,629,231	£6,707,490	£6,000,125	£7,629,231	£6,707,490
50%	60%	£5,000,096	£6,800,880	£5,776,723	£5,000,096	£6,800,880	£5,776,723

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£39,476,728	£38,476,728	£39,476,728	£39,476,728	£38,476,728	£39,476,728
10%	70%	£41,488,558	£41,135,614	£41,374,612	£41,488,558	£41,135,614	£41,374,612
15%	70%	£42,464,473	£41,955,099	£42,323,553	£42,464,473	£41,955,099	£42,323,553
20%	70%	£43,460,388	£43,794,555	£43,272,496	£43,460,388	£43,794,555	£43,272,496
25%	70%	£44,456,304	£43,624,013	£44,221,437	£44,456,304	£43,624,013	£44,221,437
30%	70%	£45,452,219	£44,453,469	£45,170,378	£45,452,219	£44,453,469	£45,170,378
35%	70%	£46,448,133	£45,282,927	£46,119,320	£46,448,133	£45,282,927	£46,119,320
40%	70%	£47,444,048	£46,112,383	£47,068,261	£47,444,048	£46,112,383	£47,068,261
45%	70%	£48,440,000	£46,941,840	£48,017,203	£48,440,000	£46,941,840	£48,017,203
50%	70%	£49,435,952	£47,771,297	£48,966,145	£49,435,952	£47,771,297	£48,966,145
100%	70%	£59,543,741	£56,112,421	£58,575,445	£59,543,741	£56,112,421	£58,575,445
10%	80%	£41,518,330	£41,137,854	£41,410,963	£41,518,330	£41,137,854	£41,410,963
15%	80%	£41,968,418	£41,968,418	£42,378,079	£41,968,418	£41,968,418	£42,378,079
20%	80%	£43,599,932	£42,798,981	£43,599,932	£43,599,932	£42,798,981	£43,599,932
25%	80%	£44,649,860	£44,121,833	£44,649,860	£44,649,860	£44,121,833	£44,649,860
30%	80%	£45,675,838	£46,851,796	£48,185,971	£45,675,838	£46,851,796	£48,185,971
35%	80%	£46,702,516	£47,782,360	£49,158,108	£46,702,516	£47,782,360	£49,158,108
40%	80%	£47,729,194	£48,712,924	£50,130,245	£47,729,194	£48,712,924	£50,130,245
45%	80%	£48,755,872	£49,643,488	£51,102,382	£48,755,872	£49,643,488	£51,102,382
50%	80%	£49,782,550	£50,574,052	£52,074,519	£49,782,550	£50,574,052	£52,074,519
10%	60%	£41,418,786	£41,133,430	£41,338,260	£41,418,786	£41,133,430	£41,338,260
15%	60%	£42,389,816	£41,961,790	£42,269,027	£42,389,816	£41,961,790	£42,269,027
20%	60%	£43,360,846	£42,790,151	£43,189,793	£43,360,846	£42,790,151	£43,189,793
25%	60%	£44,331,876	£43,618,512	£44,130,558	£44,331,876	£43,618,512	£44,130,558
30%	60%	£45,302,906	£44,446,873	£45,061,326	£45,302,906	£44,446,873	£45,061,326
35%	60%	£46,273,936	£45,275,234	£46,002,091	£46,273,936	£45,275,234	£46,002,091
40%	60%	£47,244,966	£46,103,594	£46,922,856	£47,244,966	£46,103,594	£46,922,856
45%	60%	£48,215,996	£46,931,954	£47,843,621	£48,215,996	£46,931,954	£47,843,621
50%	60%	£49,187,026	£47,760,314	£48,764,386	£49,187,026	£47,760,314	£48,764,386

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,373,980	£27,373,980	£27,373,980	£27,373,980	£27,373,980	£27,373,980
10%	70%	£29,365,810	£29,032,894	£29,271,864	£29,365,810	£29,032,894	£29,271,864
15%	70%	£30,361,726	£29,862,351	£30,220,806	£30,361,726	£29,862,351	£30,220,806
20%	70%	£31,357,642	£30,691,808	£31,169,748	£31,357,642	£30,691,808	£31,169,748
25%	70%	£32,353,558	£31,521,265	£32,118,689	£32,353,558	£31,521,265	£32,118,689
30%	70%	£33,349,474	£32,350,722	£33,067,630	£33,349,474	£32,350,722	£33,067,630
35%	70%	£34,345,390	£33,180,179	£34,016,572	£34,345,390	£33,180,179	£34,016,572
40%	70%	£35,341,306	£34,009,636	£34,965,513	£35,341,306	£34,009,636	£34,965,513
45%	70%	£36,337,222	£34,839,093	£35,914,455	£36,337,222	£34,839,093	£35,914,455
50%	70%	£37,333,138	£35,668,550	£36,863,396	£37,333,138	£35,668,550	£36,863,396
100%	70%	£47,440,993	£44,009,673	£46,472,697	£47,440,993	£44,009,673	£46,472,697
10%	80%	£29,415,582	£29,035,106	£29,308,215	£29,415,582	£29,035,106	£29,308,215
15%	80%	£30,436,383	£29,865,670	£30,275,331	£30,436,383	£29,865,670	£30,275,331
20%	80%	£31,457,184	£30,696,233	£31,245,649	£31,457,184	£30,696,233	£31,245,649
25%	80%	£32,478,000	£31,526,796	£32,185,967	£32,478,000	£31,526,796	£32,185,967
30%	80%	£33,498,816	£32,357,359	£33,126,285	£33,498,816	£32,357,359	£33,126,285
35%	80%	£34,519,632	£33,187,922	£34,066,603	£34,519,632	£33,187,922	£34,066,603
40%	80%	£35,540,448	£34,018,485	£35,006,921	£35,540,448	£34,018,485	£35,006,921
45%	80%	£36,561,264	£34,849,048	£35,947,239	£36,561,264	£34,849,048	£35,947,239
50%	80%	£37,582,080	£35,679,611	£36,887,557	£37,582,080	£35,679,611	£36,887,557
10%	60%	£29,316,030	£29,030,682	£29,235,513	£29,316,030	£29,030,682	£29,235,513
15%	60%	£30,287,060	£29,860,245	£30,186,279	£30,287,060	£29,860,245	£30,186,279
20%	60%	£31,258,090	£30,690,808	£31,137,045	£31,258,090	£30,690,808	£31,137,045
25%	60%	£32,229,120	£31,521,371	£32,077,811	£32,229,120	£31,521,371	£32,077,811
30%	60%	£33,200,150	£32,351,934	£33,018,577	£33,200,150	£32,351,934	£33,018,577
35%	60%	£34,171,180	£33,182,497	£33,959,343	£34,171,180	£33,182,497	£33,959,343
40%	60%	£35,142,210	£34,013,060	£34,900,109	£35,142,210	£34,013,060	£34,900,109
45%	60%	£36,113,240	£34,843,623	£35,840,875	£36,113,240	£34,843,623	£35,840,875
50%	60%	£37,084,270	£35,674,186	£36,781,641	£37,084,270	£35,674,186	£36,781,641

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,328,334	£4,328,334	£4,328,334	£4,328,334	£4,328,334	£4,328,334
10%	70%	£6,320,164	£5,987,247	£6,226,217	£6,320,164	£5,987,247	£6,226,217
15%	70%	£7,312,000	£6,816,705	£6,712,170	£7,312,000	£6,816,705	£6,712,170
20%	70%	£8,303,836	£7,646,161	£7,541,626	£8,303,836	£7,646,161	£7,541,626
25%	70%	£9,295,672	£8,475,619	£8,371,082	£9,295,672	£8,475,619	£8,371,082
30%	70%	£10,287,508	£9,305,075	£9,200,538	£10,287,508	£9,305,075	£9,200,538
35%	70%	£11,279,344	£10,134,533	£10,029,994	£11,279,344	£10,134,533	£10,029,994
40%	70%	£12,271,180	£10,963,989	£10,859,450	£12,271,180	£10,963,989	£10,859,450
45%	70%	£13,263,016	£11,793,445	£11,688,906	£13,263,016	£11,793,445	£11,688,906
50%	70%	£14,254,852	£12,622,901	£12,518,362	£14,254,852	£12	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,276,988	£8,276,988	£8,276,988	£8,276,988	£8,276,988	£8,276,988
10%	70%	£8,285,159	£8,618,075	£8,379,105	£8,285,159	£8,618,075	£8,379,105
15%	70%	£5,289,243	£5,798,618	£5,430,164	£5,289,243	£5,798,618	£5,430,164
20%	70%	£4,293,328	£4,959,161	£4,481,222	£4,293,328	£4,959,161	£4,481,222
25%	70%	£3,297,413	£4,129,704	£3,532,280	£3,297,413	£4,129,704	£3,532,280
30%	70%	£2,301,498	£3,300,247	£2,583,339	£2,301,498	£3,300,247	£2,583,339
35%	70%	£1,305,583	£2,470,790	£1,534,397	£1,305,583	£2,470,790	£1,534,397
40%	70%	£398,252	£1,641,333	£685,455	£398,252	£1,641,333	£685,455
45%	70%	£-695,090	£811,877	£-266,369	£-695,090	£811,877	£-266,369
50%	70%	£-1,696,431	£-17,881	£-1,220,074	£-1,696,431	£-17,881	£-1,220,074
100%	70%	£-11,790,025	£-8,358,705	£-10,821,729	£-11,790,025	£-8,358,705	£-10,821,729
10%	80%	£6,235,386	£6,615,863	£6,342,754	£6,235,386	£6,615,863	£6,342,754
15%	80%	£5,214,585	£5,785,289	£5,375,637	£5,214,585	£5,785,289	£5,375,637
20%	80%	£4,193,785	£4,954,736	£4,408,520	£4,193,785	£4,954,736	£4,408,520
40%	80%	£1,043,356	£1,632,484	£539,884	£1,043,356	£1,632,484	£539,884
45%	80%	£-922,221	£801,921	£-432,254	£-922,221	£801,921	£-432,254
50%	80%	£-1,948,799	£-28,643	£-1,404,391	£-1,948,799	£-28,643	£-1,404,391
10%	60%	£6,334,930	£6,620,287	£6,415,458	£6,334,930	£6,620,287	£6,415,458
15%	60%	£5,363,901	£5,791,937	£5,484,890	£5,363,901	£5,791,937	£5,484,890
20%	60%	£4,392,872	£4,963,585	£4,553,924	£4,392,872	£4,963,585	£4,553,924
25%	60%	£3,421,843	£4,135,235	£3,623,157	£3,421,843	£4,135,235	£3,623,157
30%	60%	£2,450,813	£3,306,884	£2,692,391	£2,450,813	£3,306,884	£2,692,391
35%	60%	£1,479,785	£2,478,534	£1,761,625	£1,479,785	£2,478,534	£1,761,625
40%	60%	£598,146	£1,650,183	£830,891	£598,146	£1,650,183	£830,891
50%	60%	£-1,444,064	£-6,519	£-1,035,757	£-1,444,064	£-6,519	£-1,035,757

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,167,962	£11,167,962	£11,167,962	£11,167,962	£11,167,962	£11,167,962
10%	70%	£9,176,133	£9,599,049	£9,270,078	£9,176,133	£9,599,049	£9,270,078
15%	70%	£8,180,217	£8,673,592	£8,321,138	£8,180,217	£8,673,592	£8,321,138
20%	70%	£7,184,302	£7,850,135	£7,372,196	£7,184,302	£7,850,135	£7,372,196
25%	70%	£6,188,387	£7,020,678	£6,423,254	£6,188,387	£7,020,678	£6,423,254
30%	70%	£5,192,472	£6,191,221	£5,474,313	£5,192,472	£6,191,221	£5,474,313
35%	70%	£4,196,557	£5,361,764	£4,525,371	£4,196,557	£5,361,764	£4,525,371
40%	70%	£3,199,206	£4,532,307	£3,576,429	£3,199,206	£4,532,307	£3,576,429
45%	70%	£2,195,884	£3,702,851	£2,624,605	£2,195,884	£3,702,851	£2,624,605
50%	70%	£1,194,543	£2,873,393	£1,670,900	£1,194,543	£2,873,393	£1,670,900
100%	70%	£-8,899,051	£-5,467,731	£-7,930,755	£-8,899,051	£-5,467,731	£-7,930,755
10%	80%	£9,126,360	£9,506,837	£9,233,728	£9,126,360	£9,506,837	£9,233,728
15%	80%	£8,105,950	£8,676,273	£8,268,611	£8,105,950	£8,676,273	£8,268,611
20%	80%	£7,089,539	£7,846,716	£7,399,458	£7,089,539	£7,846,716	£7,399,458
25%	80%	£6,095,330	£7,015,259	£6,430,858	£6,095,330	£7,015,259	£6,430,858
30%	80%	£5,101,121	£6,183,802	£5,462,258	£5,101,121	£6,183,802	£5,462,258
35%	80%	£4,106,912	£5,352,345	£4,493,657	£4,106,912	£5,352,345	£4,493,657
40%	80%	£3,112,703	£4,520,888	£3,525,057	£3,112,703	£4,520,888	£3,525,057
45%	80%	£2,118,494	£3,689,431	£2,556,456	£2,118,494	£3,689,431	£2,556,456
50%	80%	£1,124,285	£2,857,974	£1,587,855	£1,124,285	£2,857,974	£1,587,855
10%	60%	£9,225,904	£9,511,261	£9,306,430	£9,225,904	£9,511,261	£9,306,430
15%	60%	£8,254,875	£8,682,911	£8,375,664	£8,254,875	£8,682,911	£8,375,664
20%	60%	£7,283,846	£7,854,559	£7,444,898	£7,283,846	£7,854,559	£7,444,898
25%	60%	£6,312,817	£7,026,209	£6,514,131	£6,312,817	£7,026,209	£6,514,131
30%	60%	£5,341,787	£6,197,858	£5,583,365	£5,341,787	£6,197,858	£5,583,365
35%	60%	£4,370,759	£5,369,508	£4,652,599	£4,370,759	£5,369,508	£4,652,599
40%	60%	£3,399,720	£4,541,157	£3,721,833	£3,399,720	£4,541,157	£3,721,833
50%	60%	£1,446,910	£2,884,455	£1,855,217	£1,446,910	£2,884,455	£1,855,217

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,444,085	£12,444,085	£12,444,085	£12,444,085	£12,444,085	£12,444,085
10%	70%	£10,452,255	£10,785,172	£10,546,202	£10,452,255	£10,785,172	£10,546,202
15%	70%	£8,456,340	£9,855,714	£9,597,261	£8,456,340	£9,855,714	£9,597,261
20%	70%	£6,460,425	£8,925,256	£8,648,310	£6,460,425	£8,925,256	£8,648,310
25%	70%	£4,464,509	£8,000,800	£7,699,376	£4,464,509	£8,000,800	£7,699,376
30%	70%	£2,468,595	£7,076,344	£6,750,435	£2,468,595	£7,076,344	£6,750,435
35%	70%	£5,472,680	£6,637,886	£5,801,493	£5,472,680	£6,637,886	£5,801,493
40%	70%	£4,477,348	£5,808,430	£4,852,552	£4,477,348	£5,808,430	£4,852,552
45%	70%	£3,479,006	£4,978,973	£3,900,726	£3,479,006	£4,978,973	£3,900,726
50%	70%	£2,470,665	£4,149,516	£2,947,022	£2,470,665	£4,149,516	£2,947,022
100%	70%	£-7,622,928	£-4,191,608	£-6,654,632	£-7,622,928	£-4,191,608	£-6,654,632
10%	80%	£10,402,483	£10,782,959	£10,509,851	£10,402,483	£10,782,959	£10,509,851
15%	80%	£9,381,682	£9,952,395	£9,542,734	£9,381,682	£9,952,395	£9,542,734
20%	80%	£8,360,881	£9,122,938	£8,576,616	£8,360,881	£9,122,938	£8,576,616
40%	80%	£4,271,453	£5,799,580	£4,706,980	£4,271,453	£5,799,580	£4,706,980
45%	80%	£3,244,875	£4,969,017	£3,734,842	£3,244,875	£4,969,017	£3,734,842
50%	80%	£2,218,297	£4,138,454	£2,762,705	£2,218,297	£4,138,454	£2,762,705
10%	60%	£10,502,027	£10,787,384	£10,582,553	£10,502,027	£10,787,384	£10,582,553
15%	60%	£9,530,997	£9,959,033	£9,651,786	£9,530,997	£9,959,033	£9,651,786
20%	60%	£8,559,969	£9,130,682	£8,721,021	£8,559,969	£9,130,682	£8,721,021
25%	60%	£7,588,938	£8,302,332	£7,780,254	£7,588,938	£8,302,332	£7,780,254
30%	60%	£6,617,910	£7,473,981	£6,859,488	£6,617,910	£7,473,981	£6,859,488
35%	60%	£5,646,881	£6,645,631	£5,928,722	£5,646,881	£6,645,631	£5,928,722
40%	60%	£4,675,243	£5,817,279	£4,997,955	£4,675,243	£5,817,279	£4,997,955
50%	60%	£2,723,033	£4,160,578	£3,131,340	£2,723,033	£4,160,578	£3,131,340

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,094,540	£8,094,540	£8,094,540	£8,094,540	£8,094,540	£8,094,540
10%	70%	£6,102,711	£6,435,627	£6,196,657	£6,102,711	£6,435,627	£6,196,657
15%	70%	£5,106,795	£5,606,170	£5,247,716	£5,106,795	£5,606,170	£5,247,716
20%	70%	£4,110,880	£4,776,713	£4,298,774	£4,110,880	£4,776,713	£4,298,774
25%	70%	£3,114,965	£3,947,256	£3,349,832	£3,114,965	£3,947,256	£3,349,832
30%	70%	£2,119,050	£3,117,799	£2,400,891	£2,119,050	£3,117,799	£2,400,891
35%	70%	£1,123,135	£2,288,341	£1,451,948	£1,123,135	£2,288,341	£1,451,948
40%	70%	£123,804	£1,458,885	£503,007	£123,804	£1,458,885	£503,007
45%	70%	£-897,538	£629,428	£-448,917	£-897,538	£629,428	£-448,917
50%	70%	£-1,878,880	£-200,029	£-1,402,523	£-1,878,880	£-200,029	£-1,402,523
100%	70%	£-11,972,473	£-8,541,153	£-11,004,177	£-11,972,473	£-8,541,153	£-11,004,177
10%	80%	£6,052,938	£6,433,414	£6,160,306	£6,052,938	£6,433,414	£6,160,306
15%	80%	£5,032,137	£5,602,851	£5,193,189	£5,032,137	£5,602,851	£5,193,189
20%	80%	£4,011,336	£4,772,288	£4,226,072	£4,011,336	£4,772,288	£4,226,072
40%	80%	£1,002,452	£1,450,035	£657,435	£1,002,452	£1,450,035	£657,435
45%	80%	£-1,044,670	£819,473	£-614,702	£-1,044,670	£819,473	£-614,702
50%	80%	£-2,131,247	£-211,091	£-1,586,839	£-2,131,247	£-211,091	£-1,586,839
10%	60%	£6,152,482	£6,437,839	£6,233,008	£6,152,482	£6,437,839	£6,233,008
15%	60%	£5,181,453	£5,609,488	£5,302,241	£5,181,453	£5,609,488	£5,302,241
20%	60%	£4,210,424	£4,781,137	£4,371,476	£4,210,424	£4,781,137	£4,371,476
25%	60%	£3,239,395	£3,952,787	£3,440,709	£3,239,395	£3,952,787	£3,440,709
30%	60%	£2,268,365	£3,124,436	£2,509,943	£2,268,365	£3,124,436	£2,509,943
35%	60%	£1,297,337	£2,296,086	£1,579,177	£1,297,337	£2,296,086	£1,579,177
40%	60%	£325,698	£1,467,734	£848,411	£325,698	£1,467,734	£848,411
50%	60%	£-1,626,512	£-188,967	£-1,218,205	£-1,626,512	£-188,967	£-1,218,205

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£13,740,653	£13,740,653	£13,740,653	£13,740,653	£13,740,653	£13,740,653
10%	70%	£11,746,824	£12,081,740	£11,842,770	£11,746,824	£12,081,740	£11,842,770
15%	70%	£10,752,808	£11,252,283	£10,893,829	£10,752,808	£11,252,283	£10,893,829
20%	70%	£9,756,984	£10,422,826	£9,944,887	£9,756,984	£10,422,826	£9,944,887
25%	70%	£8,761,078	£9,593,369	£8,995,945	£8,761,078	£9,593,369	£8,995,945
30%	70%	£7,765,163	£8,763,912	£8,047,004	£7,765,163	£8,763,912	£8,047,004
35%	70%	£6,769,248	£7,934,455	£7,098,062	£6,769,248	£7,934,455	£7,098,062
40%	70%	£5,769,917	£7,104,998	£6,149,121	£5,769,917	£7,104,998	£6,149,121
45%	70%	£4,768,575	£6,275,542	£5,197,296	£4,768,575	£6,275,542	£5,197,296
50%	70%	£3,767,234	£5,446,084	£4,243,591	£3,767,234	£5,446,084	£4,243,591
100%	70%	£6,326,359	£2,895,039	£5,358,063	£6,326,359	£2,895,039	£5,358,063
10%	80%	£11,699,052	£12,079,528	£11,806,419	£11,699,052	£12,079,528	£11,806,419
15%	80%	£10,678,251	£11,249,964	£10,839,302	£10,678,251	£11,249,964	£10,839,302
20%	80%	£9,657,450	£10,419,401	£9,872,185	£9,657,450	£10,419,401	£9,872,185
40%	80%	£5,568,021	£7,096,149	£6,003,549	£5,568,021	£7,096,149	£6,003,549
45%	80%	£4,541,444	£6,265,586	£5,031,411	£4,541,444	£6,265,586	£5,031,411
50%	80%	£3,514,866	£5,435,022	£4,059,274	£3,514,866	£5,435,022	£4,059,274
10%	60%	£11,798,595	£12,083,952	£11,879,121	£11,798,595	£12,083,952	£11,879,121
15%	60%	£10,827,586	£11,255,692	£10,948,355	£10,827,586	£11,255,692	£10,948,355
20%	60%	£9,856,537	£10,427,251	£10,017,589	£9,856,537	£10,427,251	£10,017,589
25%	60%	£8,885,508	£9,598,900	£9,086,823	£8,885,508	£9,598,900	£9,086,823
30%	60%	£7,914,478	£8,770,549	£8,156,056	£7,914,478	£8,770,549	£8,156,056
35%	60%	£6,943,450	£7,942,199	£7,225,291	£6,943,450	£7,942,199	£7,225,291
40%	60%	£5,971,811	£7,113,848	£6,294,524	£5,971,811	£7,113,848	£6,294,524
50%	60%	£4,019,602	£5,457,146	£4,427,909	£4,019,602	£5,457,146	£4,427,909

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,129,032	£14,129,032	£14,129,032	£14,129,032	£14,129,032	£14,129,032
10%	70%	£12,137,203	£12,470,119	£12,231,149	£12,137,203	£12,470,119	£12,231,149
15%	70%	£11,141,287	£11,640,662	£11,282,208	£11,141,287	£11,640,662	£11,282,208
20%	70%	£10,145,373	£10,811,205	£10,333,266	£10,145,373	£10,811,205	£10,333,266
25%	70%	£9,149,457	£9,981,748	£9,384,324	£9,149,457	£9,981,748	£9,384,324
30%	70%	£8,153,542	£9,152,291	£8,435,383	£8,153,542	£9,152,291	£8,435,383
35%	70%	£7,157,627	£8,322,834	£7,486,441	£7,157,627	£8,322,834	£7,486,441
40%	70%	£6,159,296	£7,493,377	£6,537,500	£6,159,296	£7,493,377	£6,537,500
45%	70%	£5,156,954	£6,663,921	£5,585,575	£5,156,954	£6,663,921	£5,585,575
50%	70%	£4,155,613	£5,834,463	£4,631,970	£4,155,613	£5,834,463	£4,631,970
100%	70%	£5,937,980	£2,506,661	£4,969,684	£5,937,980	£2,506,661	£4,969,684
10%	80%	£12,087,431	£12,467,907	£12,194,798	£12,087,431	£12,467,907	£12,194,798
15%	80%	£11,066,630	£11,637,343	£11,227,681	£11,066,630	£11,637,343	£11,227,681
20%	80%	£10,045,829	£10,807,780	£10,280,564	£10,045,829	£10,807,780	£10,280,564
40%	80%	£5,956,400	£7,484,528	£6,391,928	£5,956,400	£7,484,528	£6,391,928
45%	80%	£4,929,823	£6,653,965	£5,419,790	£4,929,823	£6,653,965	£5,419,790
50%	80%	£3,903,245	£5,823,401	£4,447,653	£3,903,245	£5,823,401	£4,447,653
10%	60%	£12,196,974	£12,472,331	£12,267,500	£12,196,974	£12,472,331	£12,267,500
15%	60%	£11,215,945	£11,643,981	£11,336,724	£11,215,945	£11,643,981	£11,336,724
20%	60%	£10,244,916	£10,815,630	£10,405,969	£10,244,916	£10,815,630	£10,405,969
25%	60%	£9,273,887	£9,987,279	£9,475,202	£9,273,887	£9,987,279	£9,475,202
30%	60%	£8,302,857	£9,158,928	£8,544,435	£8,302,857	£9,158,928	£8,544,435
35%	60%	£7,331,829	£8,330,578	£7,613,669	£7,331,829	£8,330,578	£7,613,669
40%	60%	£6,360,190	£7,502,227	£6,682,903	£6,360,190	£7,502,227	£6,682,903
50%	60%	£4,407,981	£5,845,525	£4,816,288	£4,407,981	£5,845,525	£4,816,288

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	1
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,194,175	£8,194,175	£8,194,175	£8,194,175	£8,194,175	£8,194,175
10%	70%	£6,842,629	£7,200,252	£6,957,913	£6,842,629	£7,200,252	£6,957,913
15%	70%	£6,166,856	£6,703,291	£6,339,782	£6,166,856	£6,703,291	£6,339,782
20%	70%	£5,491,083	£6,206,329	£5,721,651	£5,491,083	£6,206,329	£5,721,651
25%	70%	£4,815,309	£5,709,368	£5,103,521	£4,815,309	£5,709,368	£5,103,521
30%	70%	£4,139,536	£5,212,405	£4,485,390	£4,139,536	£5,212,405	£4,485,390
35%	70%	£3,463,763	£4,715,444	£3,871,258	£3,463,763	£4,715,444	£3,871,258
40%	70%	£2,787,989	£4,218,482	£3,249,127	£2,787,989	£4,218,482	£3,249,127
45%	70%	£2,112,216	£3,721,521	£2,630,996	£2,112,216	£3,721,521	£2,630,996
50%	70%	£1,436,444	£3,224,559	£2,012,865	£1,436,444	£3,224,559	£2,012,865
100%	70%	£5,408,320	£1,773,598	£4,236,621	£5,408,320	£1,773,598	£4,236,621
10%	80%	£8,796,586	£7,205,300	£8,796,586	£8,796,586	£7,205,300	£8,796,586
15%	80%	£8,097,793	£6,710,861	£8,097,793	£8,097,793	£6,710,861	£8,097,793
20%	80%	£5,398,999	£6,216,423	£5,398,999	£5,398,999	£6,216,423	£5,398,999
25%	80%	£4,700,204	£5,721,985	£5,029,588	£4,700,204	£5,721,985	£5,029,588
30%	80%	£4,001,410	£5,227,546	£4,396,670	£4,001,410	£5,227,546	£4,396,670
35%	80%	£3,302,615	£4,733,108	£3,763,753	£3,302,615	£4,733,108	£3,763,753
40%	80%	£2,603,821	£4,238,670	£3,130,835	£2,603,821	£4,238,670	£3,130,835
45%	80%	£1,905,026	£3,744,231	£2,497,917	£1,905,026	£3,744,231	£2,497,917
50%	80%	£1,206,232	£3,249,794	£1,865,000	£1,206,232	£3,249,794	£1,865,000
10%	60%	£6,888,672	£7,195,205	£6,987,487	£6,888,672	£7,195,205	£6,987,487
15%	60%	£6,235,919	£6,695,720	£6,384,142	£6,235,919	£6,695,720	£6,384,142
20%	60%	£5,583,167	£6,196,235	£5,780,707	£5,583,167	£6,196,235	£5,780,707
25%	60%	£4,930,415	£5,696,751	£5,177,452	£4,930,415	£5,696,751	£5,177,452
30%	60%	£4,277,663	£5,197,266	£4,574,108	£4,277,663	£5,197,266	£4,574,108
35%	60%	£3,624,910	£4,697,780	£3,970,764	£3,624,910	£4,697,780	£3,970,764
40%	60%	£2,972,158	£4,198,295	£3,367,419	£2,972,158	£4,198,295	£3,367,419
45%	60%	£2,319,407	£3,698,810	£2,764,074	£2,319,407	£3,698,810	£2,764,074
50%	60%	£1,666,654	£3,199,325	£2,160,729	£1,666,654	£3,199,325	£2,160,729

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£46,366,940	£46,366,940	£46,366,940	£46,366,940	£46,366,940	£46,366,940
10%	70%	£47,718,485	£47,360,863	£47,603,202	£47,718,485	£47,360,863	£47,603,202
15%	70%	£48,394,259	£47,857,824	£48,221,333	£48,394,259	£47,857,824	£48,221,333
20%	70%	£49,070,032	£48,354,786	£48,839,484	£49,070,032	£48,354,786	£48,839,484
25%	70%	£49,745,805	£48,851,747	£49,457,594	£49,745,805	£48,851,747	£49,457,594
30%	70%	£50,421,579	£49,348,709	£50,075,725	£50,421,579	£49,348,709	£50,075,725
35%	70%	£51,097,352	£49,845,671	£50,693,856	£51,097,352	£49,845,671	£50,693,856
40%	70%	£51,773,126	£50,342,633	£51,311,988	£51,773,126	£50,342,633	£51,311,988
45%	70%	£52,448,899	£50,839,594	£51,930,119	£52,448,899	£50,839,594	£51,930,119
50%	70%	£53,124,671	£51,336,556	£52,548,250	£53,124,671	£51,336,556	£52,548,250
100%	70%	£59,969,435	£56,334,713	£58,797,736	£59,969,435	£56,334,713	£58,797,736
10%	80%	£47,764,528	£47,355,815	£47,632,775	£47,764,528	£47,355,815	£47,632,775
15%	80%	£48,463,322	£47,850,254	£48,285,692	£48,463,322	£47,850,254	£48,285,692
20%	80%	£49,162,116	£48,344,692	£48,898,610	£49,162,116	£48,344,692	£48,898,610
25%	80%	£49,860,910	£48,839,130	£49,502,528	£49,860,910	£48,839,130	£49,502,528
30%	80%	£50,559,704	£49,333,568	£50,106,446	£50,559,704	£49,333,568	£50,106,446
35%	80%	£51,258,498	£49,827,999	£50,710,364	£51,258,498	£49,827,999	£50,710,364
40%	80%	£51,957,292	£50,322,430	£51,314,282	£51,957,292	£50,322,430	£51,314,282
45%	80%	£52,656,086	£50,816,861	£51,918,199	£52,656,086	£50,816,861	£51,918,199
50%	80%	£53,354,880	£51,311,292	£52,522,117	£53,354,880	£51,311,292	£52,522,117
10%	60%	£47,672,443	£47,365,910	£47,573,628	£47,672,443	£47,365,910	£47,573,628
15%	60%	£48,371,237	£47,860,349	£48,178,073	£48,371,237	£47,860,349	£48,178,073
20%	60%	£49,070,032	£48,354,786	£48,782,517	£49,070,032	£48,354,786	£48,782,517
25%	60%	£49,768,826	£48,849,224	£49,386,961	£49,768,826	£48,849,224	£49,386,961
30%	60%	£50,467,620	£49,343,662	£50,000,000	£50,467,620	£49,343,662	£50,000,000
35%	60%	£51,166,414	£49,838,099	£50,613,039	£51,166,414	£49,838,099	£50,613,039
40%	60%	£51,865,208	£50,332,537	£51,226,078	£51,865,208	£50,332,537	£51,226,078
45%	60%	£52,564,002	£50,826,974	£51,839,117	£52,564,002	£50,826,974	£51,839,117
50%	60%	£53,262,796	£51,321,412	£52,452,156	£53,262,796	£51,321,412	£52,452,156

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£34,264,192	£34,264,192	£34,264,192	£34,264,192	£34,264,192	£34,264,192
10%	70%	£35,615,738	£35,258,115	£35,500,454	£35,615,738	£35,258,115	£35,500,454
15%	70%	£36,291,511	£35,750,076	£36,118,295	£36,291,511	£35,750,076	£36,118,295
20%	70%	£36,967,284	£36,242,037	£36,736,136	£36,967,284	£36,242,037	£36,736,136
25%	70%	£37,643,057	£36,733,998	£37,354,846	£37,643,057	£36,733,998	£37,354,846
30%	70%	£38,318,831	£37,225,959	£37,972,577	£38,318,831	£37,225,959	£37,972,577
35%	70%	£38,994,604	£37,717,920	£38,590,308	£38,994,604	£37,717,920	£38,590,308
40%	70%	£39,670,378	£38,209,881	£39,208,039	£39,670,378	£38,209,881	£39,208,039
45%	70%	£40,346,151	£38,701,842	£39,825,770	£40,346,151	£38,701,842	£39,825,770
50%	70%	£41,021,924	£39,193,803	£40,443,501	£41,021,924	£39,193,803	£40,443,501
100%	70%	£47,866,687	£44,231,965	£46,694,388	£47,866,687	£44,231,965	£46,694,388
10%	80%	£35,661,781	£35,253,027	£35,661,781	£35,661,781	£35,253,027	£35,661,781
15%	80%	£36,360,574	£35,747,506	£36,360,574	£36,360,574	£35,747,506	£36,360,574
20%	80%	£37,059,367	£36,241,985	£37,059,367	£37,059,367	£36,241,985	£37,059,367
25%	80%	£37,758,160	£36,736,464	£37,758,160	£37,758,160	£36,736,464	£37,758,160
30%	80%	£38,456,953	£37,230,943	£38,456,953	£38,456,953	£37,230,943	£38,456,953
35%	80%	£39,155,746	£37,725,422	£39,155,746	£39,155,746	£37,725,422	£39,155,746
40%	80%	£39,854,539	£38,219,901	£39,854,539	£39,854,539	£38,219,901	£39,854,539
45%	80%	£40,553,332	£38,714,380	£40,553,332	£40,553,332	£38,714,380	£40,553,332
50%	80%	£41,252,125	£39,208,859	£41,252,125	£41,252,125	£39,208,859	£41,252,125
10%	60%	£35,569,695	£35,263,162	£35,569,695	£35,569,695	£35,263,162	£35,569,695
15%	60%	£36,268,488	£35,757,641	£36,268,488	£36,268,488	£35,757,641	£36,268,488
20%	60%	£36,967,281	£36,252,120	£36,967,281	£36,967,281	£36,252,120	£36,967,281
25%	60%	£37,666,074	£36,746,599	£37,666,074	£37,666,074	£36,746,599	£37,666,074
30%	60%	£38,364,867	£37,241,078	£38,364,867	£38,364,867	£37,241,078	£38,364,867
35%	60%	£39,063,660	£37,735,557	£39,063,660	£39,063,660	£37,735,557	£39,063,660
40%	60%	£39,762,453	£38,230,036	£39,762,453	£39,762,453	£38,230,036	£39,762,453
45%	60%	£40,461,246	£38,724,515	£40,461,246	£40,461,246	£38,724,515	£40,461,246
50%	60%	£41,160,039	£39,218,994	£41,160,039	£41,160,039	£39,218,994	£41,160,039

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,218,545	£11,218,545	£11,218,545	£11,218,545	£11,218,545	£11,218,545
10%	70%	£12,570,091	£12,212,469	£12,454,808	£12,570,091	£12,212,469	£12,454,808
15%	70%	£13,245,864	£12,706,430	£13,079,579	£13,245,864	£12,706,430	£13,079,579
20%	70%	£13,921,637	£13,200,391	£13,697,070	£13,921,637	£13,200,391	£13,697,070
25%	70%	£14,597,410	£13,694,352	£14,309,200	£14,597,410	£13,694,352	£14,309,200
30%	70%	£15,273,183	£14,188,313	£14,923,330	£15,273,183	£14,188,313	£14,923,330
35%	70%	£15,948,956	£14,682,274	£15,537,460	£15,948,956	£14,682,274	£15,537,460
40%	70%	£16,624,729	£15,176,235	£16,151,590	£16,624,729	£15,176,235	£16,151,590
45%	70%	£17,300,502	£15,670,196	£16,765,720	£17,300,502	£15,670,196	£16,765,720
50%	70%	£17,976,275	£16,164,157	£17,379,850	£17,976,275	£16,164,157	£17,379,850
100%	70%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,386,777	£1,386,777	£1,386,777	£1,386,777	£1,386,777	£1,386,777
10%	70%	£28,231	£392,854	£150,515	£35,281	£392,854	£150,515
15%	70%	£840,542	£104,107	£467,616	£840,542	£104,107	£467,616
20%	70%	£1,316,316	£601,070	£1,085,748	£1,316,316	£601,070	£1,085,748
25%	70%	£1,982,089	£1,088,031	£1,703,878	£1,982,089	£1,088,031	£1,703,878
30%	70%	£2,667,862	£1,594,993	£2,322,009	£2,667,862	£1,594,993	£2,322,009
35%	70%	£3,343,636	£2,091,954	£2,940,140	£3,343,636	£2,091,954	£2,940,140
40%	70%	£4,019,409	£2,588,916	£3,558,271	£4,019,409	£2,588,916	£3,558,271
45%	70%	£4,695,182	£3,085,877	£4,176,402	£4,695,182	£3,085,877	£4,176,402
50%	70%	£5,370,955	£3,582,839	£4,794,533	£5,370,955	£3,582,839	£4,794,533
100%	70%	£12,215,718	£8,580,997	£11,044,020	£12,215,718	£8,580,997	£11,044,020
10%	80%	£10,812	£397,901	£120,942	£10,812	£397,901	£120,942
15%	80%	£709,606	£396,537	£511,975	£709,606	£396,537	£511,975
20%	80%	£1,408,400	£590,975	£1,144,893	£1,408,400	£590,975	£1,144,893
40%	80%	£4,203,577	£2,568,729	£3,676,563	£4,203,577	£2,568,729	£3,676,563
45%	80%	£4,902,372	£3,063,167	£4,309,481	£4,902,372	£3,063,167	£4,309,481
50%	80%	£5,601,166	£3,557,604	£4,942,398	£5,601,166	£3,557,604	£4,942,398
10%	60%	£81,273	£387,807	£180,089	£81,273	£387,807	£180,089
15%	60%	£571,480	£111,678	£423,257	£571,480	£111,678	£423,257
20%	60%	£1,224,231	£611,163	£1,026,601	£1,224,231	£611,163	£1,026,601
25%	60%	£1,876,983	£1,110,648	£1,629,946	£1,876,983	£1,110,648	£1,629,946
30%	60%	£2,529,735	£1,610,133	£2,233,290	£2,529,735	£1,610,133	£2,233,290
35%	60%	£3,182,488	£2,109,619	£2,836,635	£3,182,488	£2,109,619	£2,836,635
40%	60%	£3,835,240	£2,609,104	£3,439,980	£3,835,240	£2,609,104	£3,439,980
50%	60%	£5,140,745	£3,608,073	£4,646,689	£5,140,745	£3,608,073	£4,646,689

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,277,751	£4,277,751	£4,277,751	£4,277,751	£4,277,751	£4,277,751
10%	70%	£2,926,205	£3,283,828	£3,041,489	£2,926,205	£3,283,828	£3,041,489
15%	70%	£2,250,432	£2,786,867	£2,425,358	£2,250,432	£2,786,867	£2,425,358
20%	70%	£1,574,658	£2,289,904	£1,805,226	£1,574,658	£2,289,904	£1,805,226
25%	70%	£886,885	£1,792,943	£1,187,096	£886,885	£1,792,943	£1,187,096
30%	70%	£223,112	£1,295,981	£568,955	£223,112	£1,295,981	£568,955
35%	70%	£452,662	£799,020	£49,166	£452,662	£799,020	£49,166
40%	70%	£1,128,435	£304,058	£667,297	£1,128,435	£304,058	£667,297
45%	70%	£1,804,208	£194,503	£1,285,428	£1,804,208	£194,503	£1,285,428
50%	70%	£2,479,981	£691,865	£1,903,559	£2,479,981	£691,865	£1,903,559
100%	70%	£9,324,744	£5,690,023	£8,153,046	£9,324,744	£5,690,023	£8,153,046
10%	80%	£2,880,162	£3,288,875	£3,011,916	£2,880,162	£3,288,875	£3,011,916
15%	80%	£2,181,368	£2,794,437	£2,378,959	£2,181,368	£2,794,437	£2,378,959
20%	80%	£1,482,574	£2,299,999	£1,746,081	£1,482,574	£2,299,999	£1,746,081
40%	80%	£1,312,603	£322,245	£785,589	£1,312,603	£322,245	£785,589
45%	80%	£2,011,388	£172,193	£1,418,507	£2,011,388	£172,193	£1,418,507
50%	80%	£2,710,192	£666,630	£2,051,424	£2,710,192	£666,630	£2,051,424
10%	60%	£2,972,247	£3,276,781	£3,071,063	£2,972,247	£3,276,781	£3,071,063
15%	60%	£2,319,494	£2,779,298	£2,467,717	£2,319,494	£2,779,298	£2,467,717
20%	60%	£1,666,743	£2,279,811	£1,864,373	£1,666,743	£2,279,811	£1,864,373
25%	60%	£1,013,991	£1,780,326	£1,261,028	£1,013,991	£1,780,326	£1,261,028
30%	60%	£361,239	£1,280,841	£657,684	£361,239	£1,280,841	£657,684
35%	60%	£291,514	£781,355	£54,339	£291,514	£781,355	£54,339
40%	60%	£344,266	£281,870	£549,006	£344,266	£281,870	£549,006
50%	60%	£2,249,771	£717,099	£1,755,695	£2,249,771	£717,099	£1,755,695

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,553,874	£5,553,874	£5,553,874	£5,553,874	£5,553,874	£5,553,874
10%	70%	£4,202,328	£4,559,950	£4,317,611	£4,202,328	£4,559,950	£4,317,611
15%	70%	£3,526,355	£4,062,889	£3,689,480	£3,526,355	£4,062,889	£3,689,480
20%	70%	£2,850,382	£3,565,828	£3,081,349	£2,850,382	£3,565,828	£3,081,349
25%	70%	£2,175,008	£3,069,066	£2,463,219	£2,175,008	£3,069,066	£2,463,219
30%	70%	£1,499,234	£2,572,104	£1,845,088	£1,499,234	£2,572,104	£1,845,088
35%	70%	£823,461	£2,075,143	£1,226,957	£823,461	£2,075,143	£1,226,957
40%	70%	£147,658	£1,578,181	£608,826	£147,658	£1,578,181	£608,826
45%	70%	£538,088	£1,081,219	£9,305	£538,088	£1,081,219	£9,305
50%	70%	£1,203,858	£584,257	£627,437	£1,203,858	£584,257	£627,437
100%	70%	£8,048,622	£4,413,900	£6,876,923	£8,048,622	£4,413,900	£6,876,923
10%	80%	£4,156,285	£4,564,998	£4,288,039	£4,156,285	£4,564,998	£4,288,039
15%	80%	£3,457,491	£4,070,560	£3,655,122	£3,457,491	£4,070,560	£3,655,122
20%	80%	£2,758,997	£3,575,121	£3,022,254	£2,758,997	£3,575,121	£3,022,254
40%	80%	£36,480	£1,598,368	£490,533	£36,480	£1,598,368	£490,533
45%	80%	£735,275	£1,103,930	£142,385	£735,275	£1,103,930	£142,385
50%	80%	£1,434,069	£809,492	£775,302	£1,434,069	£809,492	£775,302
10%	60%	£4,248,370	£4,554,904	£4,347,185	£4,248,370	£4,554,904	£4,347,185
15%	60%	£3,595,617	£4,055,419	£3,743,840	£3,595,617	£4,055,419	£3,743,840
20%	60%	£2,942,865	£3,555,934	£3,140,496	£2,942,865	£3,555,934	£3,140,496
25%	60%	£2,290,113	£3,056,449	£2,537,151	£2,290,113	£3,056,449	£2,537,151
30%	60%	£1,637,362	£2,556,964	£1,933,806	£1,637,362	£2,556,964	£1,933,806
35%	60%	£984,609	£2,057,478	£1,330,462	£984,609	£2,057,478	£1,330,462
40%	60%	£331,857	£1,557,993	£727,117	£331,857	£1,557,993	£727,117
50%	60%	£973,648	£599,023	£478,672	£973,648	£599,023	£478,672

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,204,329	£1,204,329	£1,204,329	£1,204,329	£1,204,329	£1,204,329
10%	70%	£147,217	£210,406	£31,933	£147,217	£210,406	£31,933
15%	70%	£322,990	£285,556	£650,065	£322,990	£285,556	£650,065
20%	70%	£1,498,764	£783,518	£1,268,196	£1,498,764	£783,518	£1,268,196
25%	70%	£2,174,537	£1,280,479	£1,886,326	£2,174,537	£1,280,479	£1,886,326
30%	70%	£2,850,310	£1,777,441	£2,504,457	£2,850,310	£1,777,441	£2,504,457
35%	70%	£3,526,084	£2,274,402	£3,122,588	£3,526,084	£2,274,402	£3,122,588
40%	70%	£4,201,857	£2,771,364	£3,740,719	£4,201,857	£2,771,364	£3,740,719
45%	70%	£4,877,631	£3,268,325	£4,358,850	£4,877,631	£3,268,325	£4,358,850
50%	70%	£5,553,403	£3,765,286	£4,976,981	£5,553,403	£3,765,286	£4,976,981
100%	70%	£12,398,167	£8,763,445	£11,226,468	£12,398,167	£8,763,445	£11,226,468
10%	80%	£193,260	£215,453	£61,506	£193,260	£215,453	£61,506
15%	80%	£892,054	£278,985	£694,423	£892,054	£278,985	£694,423
20%	80%	£1,590,848	£773,424	£1,327,341	£1,590,848	£773,424	£1,327,341
40%	80%	£4,986,025	£2,751,177	£3,859,011	£4,986,025	£2,751,177	£3,859,011
45%	80%	£5,084,820	£3,245,615	£4,491,929	£5,084,820	£3,245,615	£4,491,929
50%	80%	£5,783,614	£3,740,052	£5,124,846	£5,783,614	£3,740,052	£5,124,846
10%	60%	£101,175	£205,359	£2,360	£101,175	£205,359	£2,360
15%	60%	£753,928	£294,126	£605,705	£753,928	£294,126	£605,705
20%	60%	£1,406,680	£793,611	£1,209,040	£1,406,680	£793,611	£1,209,040
25%	60%	£2,059,431	£1,293,096	£1,812,394	£2,059,431	£1,293,096	£1,812,394
30%	60%	£2,712,183	£1,792,581	£2,415,738	£2,712,183	£1,792,581	£2,415,738
35%	60%	£3,364,936	£2,292,067	£3,019,083	£3,364,936	£2,292,067	£3,019,083
40%	60%	£4,017,688	£2,791,552	£3,622,428	£4,017,688	£2,791,552	£3,622,428
50%	60%	£5,323,193	£3,790,522	£4,829,117	£5,323,193	£3,790,522	£4,829,117

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£6,850,442	£6,850,442	£6,850,442	£6,850,442	£6,850,442	£6,850,442
10%	70%	£5,498,896	£5,856,519	£5,614,180	£5,498,896	£5,856,519	£5,614,180
15%	70%	£4,823,123	£5,359,558	£4,936,049	£4,823,123	£5,359,558	£4,936,049
20%	70%	£4,147,350	£4,862,596	£4,377,918	£4,147,350	£4,862,596	£4,377,918
25%	70%	£3,471,576	£4,365,634	£3,759,788	£3,471,576	£4,365,634	£3,759,788
30%	70%	£2,795,803	£3,868,672	£3,141,656	£2,795,803	£3,868,672	£3,141,656
35%	70%	£2,120,030	£3,371,711	£2,523,525	£2,120,030	£3,371,711	£2,523,525
40%	70%	£1,444,256	£2,874,749	£1,905,394	£1,444,256	£2,874,749	£1,905,394
45%	70%	£768,483	£2,377,788	£1,287,263	£768,483	£2,377,788	£1,287,263
50%	70%	£92,710	£1,880,826	£869,132	£92,710	£1,880,826	£869,132
100%	70%	£-6,752,053	£-3,117,332	£-5,580,354	£-6,752,053	£-3,117,332	£-5,580,354
10%	80%	£5,452,853	£5,861,566	£5,584,607	£5,452,853	£5,861,566	£5,584,607
15%	80%	£4,754,058	£5,367,128	£4,951,690	£4,754,058	£5,367,128	£4,951,690
20%	80%	£4,055,266	£4,872,690	£4,318,772	£4,055,266	£4,872,690	£4,318,772
40%	80%	£1,260,088	£2,894,936	£1,787,102	£1,260,088	£2,894,936	£1,787,102
45%	80%	£561,293	£2,400,498	£1,154,184	£561,293	£2,400,498	£1,154,184
50%	80%	£-137,501	£1,906,061	£621,267	£-137,501	£1,906,061	£621,267
10%	60%	£5,544,938	£5,851,472	£5,643,754	£5,544,938	£5,851,472	£5,643,754
15%	60%	£4,832,186	£5,351,987	£5,040,408	£4,832,186	£5,351,987	£5,040,408
20%	60%	£4,239,434	£4,852,502	£4,437,064	£4,239,434	£4,852,502	£4,437,064
25%	60%	£3,586,682	£4,353,017	£3,833,719	£3,586,682	£4,353,017	£3,833,719
30%	60%	£2,933,930	£3,853,532	£3,230,375	£2,933,930	£3,853,532	£3,230,375
35%	60%	£2,281,177	£3,354,047	£2,627,031	£2,281,177	£3,354,047	£2,627,031
40%	60%	£1,628,425	£2,854,562	£2,023,685	£1,628,425	£2,854,562	£2,023,685
50%	60%	£322,921	£1,855,592	£816,996	£322,921	£1,855,592	£816,996

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,238,821	£7,238,821	£7,238,821	£7,238,821	£7,238,821	£7,238,821
10%	70%	£5,887,275	£6,244,898	£6,002,559	£5,887,275	£6,244,898	£6,002,559
15%	70%	£5,211,502	£5,747,937	£5,384,428	£5,211,502	£5,747,937	£5,384,428
20%	70%	£4,535,729	£5,250,975	£4,766,297	£4,535,729	£5,250,975	£4,766,297
25%	70%	£3,859,955	£4,754,013	£4,148,166	£3,859,955	£4,754,013	£4,148,166
30%	70%	£3,184,182	£4,257,051	£3,530,035	£3,184,182	£4,257,051	£3,530,035
35%	70%	£2,508,409	£3,760,090	£2,911,904	£2,508,409	£3,760,090	£2,911,904
40%	70%	£1,832,635	£3,263,128	£2,293,773	£1,832,635	£3,263,128	£2,293,773
45%	70%	£1,156,862	£2,766,167	£1,675,642	£1,156,862	£2,766,167	£1,675,642
50%	70%	£481,089	£2,269,205	£1,057,511	£481,089	£2,269,205	£1,057,511
100%	70%	£-6,363,674	£-2,728,953	£-5,191,975	£-6,363,674	£-2,728,953	£-5,191,975
10%	80%	£5,841,232	£6,249,945	£5,972,986	£5,841,232	£6,249,945	£5,972,986
15%	80%	£5,142,438	£5,755,507	£5,340,069	£5,142,438	£5,755,507	£5,340,069
20%	80%	£4,443,645	£5,261,069	£4,707,151	£4,443,645	£5,261,069	£4,707,151
40%	80%	£1,648,467	£3,283,315	£2,175,481	£1,648,467	£3,283,315	£2,175,481
45%	80%	£949,672	£2,788,877	£1,542,563	£949,672	£2,788,877	£1,542,563
50%	80%	£250,878	£2,294,440	£909,646	£250,878	£2,294,440	£909,646
10%	60%	£5,933,317	£6,239,851	£6,032,133	£5,933,317	£6,239,851	£6,032,133
15%	60%	£5,280,565	£5,740,266	£5,428,787	£5,280,565	£5,740,266	£5,428,787
20%	60%	£4,627,813	£5,240,881	£4,825,443	£4,627,813	£5,240,881	£4,825,443
25%	60%	£3,975,061	£4,741,396	£4,222,098	£3,975,061	£4,741,396	£4,222,098
30%	60%	£3,322,309	£4,241,911	£3,618,754	£3,322,309	£4,241,911	£3,618,754
35%	60%	£2,669,556	£3,742,425	£3,015,410	£2,669,556	£3,742,425	£3,015,410
40%	60%	£2,016,804	£3,242,941	£2,412,064	£2,016,804	£3,242,941	£2,412,064
50%	60%	£711,300	£2,243,971	£1,205,375	£711,300	£2,243,971	£1,205,375

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£16,908,766	£16,908,766	£16,908,766	£16,908,766	£16,908,766	£16,908,766
10%	70%	£14,734,891	£15,066,235	£14,827,286	£14,734,891	£15,066,235	£14,827,286
15%	70%	£13,647,953	£14,144,969	£13,786,515	£13,647,953	£14,144,969	£13,786,515
20%	70%	£12,561,016	£13,223,704	£12,745,764	£12,561,016	£13,223,704	£12,745,764
25%	70%	£11,474,078	£12,302,438	£11,705,014	£11,474,078	£12,302,438	£11,705,014
30%	70%	£10,387,141	£11,381,172	£10,664,263	£10,387,141	£11,381,172	£10,664,263
35%	70%	£9,300,204	£10,459,907	£9,623,513	£9,300,204	£10,459,907	£9,623,513
40%	70%	£8,213,266	£9,538,641	£8,582,763	£8,213,266	£9,538,641	£8,582,763
45%	70%	£7,126,329	£8,617,375	£7,542,013	£7,126,329	£8,617,375	£7,542,013
50%	70%	£6,039,392	£7,696,110	£6,501,262	£6,039,392	£7,696,110	£6,501,262
100%	70%	£4,978,575	£1,563,463	£4,026,487	£4,978,575	£1,563,463	£4,026,487
10%	80%	£14,885,737	£15,064,415	£14,791,308	£14,885,737	£15,064,415	£14,791,308
15%	80%	£13,574,222	£14,142,240	£13,732,578	£13,574,222	£14,142,240	£13,732,578
20%	80%	£12,462,708	£13,220,065	£12,673,849	£12,462,708	£13,220,065	£12,673,849
25%	80%	£11,351,193	£12,297,890	£11,615,120	£11,351,193	£12,297,890	£11,615,120
30%	80%	£10,239,678	£11,375,714	£10,556,390	£10,239,678	£11,375,714	£10,556,390
35%	80%	£9,128,165	£10,453,539	£9,497,661	£9,128,165	£10,453,539	£9,497,661
40%	80%	£8,016,650	£9,531,364	£8,438,931	£8,016,650	£9,531,364	£8,438,931
45%	80%	£6,905,135	£8,609,189	£7,380,203	£6,905,135	£8,609,189	£7,380,203
50%	80%	£5,793,620	£7,687,014	£6,321,474	£5,793,620	£7,687,014	£6,321,474
10%	60%	£14,784,045	£15,068,054	£14,863,223	£14,784,045	£15,068,054	£14,863,223
15%	60%	£13,721,684	£14,147,698	£13,840,452	£13,721,684	£14,147,698	£13,840,452
20%	60%	£12,659,324	£13,227,342	£12,769,680	£12,659,324	£13,227,342	£12,769,680
25%	60%	£11,596,964	£12,306,986	£11,704,308	£11,596,964	£12,306,986	£11,704,308
30%	60%	£10,534,604	£11,386,630	£10,772,137	£10,534,604	£11,386,630	£10,772,137
35%	60%	£9,472,242	£10,466,274	£9,749,366	£9,472,242	£10,466,274	£9,749,366
40%	60%	£8,409,882	£9,545,918	£8,726,594	£8,409,882	£9,545,918	£8,726,594
45%	60%	£7,347,522	£8,625,562	£7,703,822	£7,347,522	£8,625,562	£7,703,822
50%	60%	£6,285,162	£7,705,206	£6,681,051	£6,285,162	£7,705,206	£6,681,051

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£37,652,349	£37,652,349	£37,652,349	£37,652,349	£37,652,349	£37,652,349
10%	70%	£39,826,224	£39,494,880	£39,733,849	£39,826,224	£39,494,880	£39,733,849
15%	70%	£40,913,162	£40,416,146	£40,774,600	£40,913,162	£40,416,146	£40,774,600
20%	70%	£42,000,099	£41,337,411	£41,815,359	£42,000,099	£41,337,411	£41,815,359
25%	70%	£43,087,036	£42,258,677	£42,856,101	£43,087,036	£42,258,677	£42,856,101
30%	70%	£44,173,974	£43,179,943	£43,896,851	£44,173,974	£43,179,943	£43,896,851
35%	70%	£45,260,911	£44,101,208	£44,937,602	£45,260,911	£44,101,208	£44,937,602
40%	70%	£46,347,849	£45,022,474	£45,978,352	£46,347,849	£45,022,474	£45,978,352
45%	70%	£47,434,786	£45,943,740	£47,019,102	£47,434,786	£45,943,740	£47,019,102
50%	70%	£48,521,724	£46,865,005	£48,059,853	£48,521,724	£46,865,005	£48,059,853
100%	70%	£59,539,690	£56,124,578	£58,587,602	£59,539,690	£56,124,578	£58,587,602
10%	80%	£39,875,378	£39,496,699	£39,769,807	£39,875,378	£39,496,699	£39,769,807
15%	80%	£40,988,892	£40,418,875	£40,828,536	£40,988,892	£40,418,875	£40,828,536
20%	80%	£42,099,407	£41,341,050	£41,887,286	£42,099,407	£41,341,050	£41,887,286
25%	80%	£43,210,921	£42,263,225	£42,947,036	£43,210,921	£42,263,225	£42,947,036
30%	80%	£44,322,436	£43,185,400	£44,006,786	£44,322,436	£43,185,400	£44,006,786
35%	80%	£45,433,951	£44,107,575	£45,066,536	£45,433,951	£44,107,575	£45,066,536
40%	80%	£46,545,465	£45,029,750	£46,126,286	£46,545,465	£45,029,750	£46,126,286
45%	80%	£47,656,980	£45,951,925	£47,186,036	£47,656,980	£45,951,925	£47,186,036
50%	80%	£48,768,494	£46,874,100	£48,245,786	£48,768,494	£46,874,100	£48,245,786
10%	60%	£39,777,070	£39,493,061	£39,697,892	£39,777,070	£39,493,061	£39,697,892
15%	60%	£40,839,431	£40,413,417	£40,720,663	£40,839,431	£40,413,417	£40,720,663
20%	60%	£41,901,791	£41,333,773	£41,743,433	£41,901,791	£41,333,773	£41,743,433
25%	60%	£42,964,151	£42,254,129	£42,763,203	£42,964,151	£42,254,129	£42,763,203
30%	60%	£44,026,511	£43,174,485	£43,782,978	£44,026,511	£43,174,485	£43,782,978
35%	60%	£45,088,872	£44,094,841	£44,802,748	£45,088,872	£44,094,841	£44,802,748
40%	60%	£46,151,233	£45,015,197	£45,822,518	£46,151,233	£45,015,197	£45,822,518
50%	60%	£47,213,593	£45,935,553	£46,842,288	£47,213,593	£45,935,553	£46,842,288

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£25,549,601	£25,549,601	£25,549,601	£25,549,601	£25,549,601	£25,549,601
10%	70%	£27,723,476	£27,392,132	£27,631,101	£27,723,476	£27,392,132	£27,631,101
15%	70%	£28,910,414	£28,313,398	£28,671,852	£28,910,414	£28,313,398	£28,671,852
20%	70%	£30,097,352	£29,234,664	£29,712,603	£30,097,352	£29,234,664	£29,712,603
25%	70%	£31,284,290	£30,155,929	£30,753,354	£31,284,290	£30,155,929	£30,753,354
30%	70%	£32,471,228	£31,077,195	£31,794,104	£32,471,228	£31,077,195	£31,794,104
35%	70%	£33,658,166	£31,998,460	£32,834,854	£33,658,166	£31,998,460	£32,834,854
40%	70%	£34,845,104	£32,919,726	£33,875,604	£34,845,104	£32,919,726	£33,875,604
45%	70%	£36,032,042	£33,840,992	£34,916,354	£36,032,042	£33,840,992	£34,916,354
50%	70%	£37,218,980	£34,762,257	£35,957,104	£37,218,980	£34,762,257	£35,957,104
100%	70%	£47,436,942	£44,021,830	£46,484,854	£47,436,942	£44,021,830	£46,484,854
10%	80%	£27,772,630	£27,393,852	£27,667,059	£27,772,630	£27,393,852	£27,667,059
15%	80%	£28,884,144	£28,316,127	£28,725,789	£28,884,144	£28,316,127	£28,725,789
20%	80%	£29,995,658	£29,238,402	£29,784,518	£29,995,658	£29,238,402	£29,784,518
25%	80%	£31,107,172	£30,160,677	£30,844,247	£31,107,172	£30,160,677	£30,844,247
30%	80%	£32,218,686	£31,082,952	£31,903,976	£32,218,686	£31,082,952	£31,903,976
35%	80%	£33,330,200	£32,005,227	£32,963,705	£33,330,200	£32,005,227	£32,963,705
40%	80%	£34,441,714	£32,927,502	£34,023,434	£34,441,714	£32,927,502	£34,023,434
45%	80%	£35,553,228	£33,849,777	£35,083,164	£35,553,228	£33,849,777	£35,083,164
50%	80%	£36,664,742	£34,772,052	£36,142,893	£36,664,742	£34,772,052	£36,142,893
10%	60%	£27,674,322	£27,390,313	£27,585,144	£27,674,322	£27,390,313	£27,585,144
15%	60%	£28,736,683	£28,310,669	£28,617,915	£28,736,683	£28,310,669	£28,617,915
20%	60%	£29,799,044	£29,231,025	£29,650,686	£29,799,044	£29,231,025	£29,650,686
25%	60%	£30,861,405	£30,151,381	£30,683,457	£30,861,405	£30,151,381	£30,683,457
30%	60%	£31,923,766	£31,071,737	£31,696,228	£31,923,766	£31,071,737	£31,696,228
35%	60%	£32,986,127	£31,992,093	£32,709,001	£32,986,127	£31,992,093	£32,709,001
40%	60%	£34,048,488	£32,912,449	£33,731,773	£34,048,488	£32,912,449	£33,731,773
50%	60%	£35,110,849	£33,832,805	£34,764,545	£35,110,849	£33,832,805	£34,764,545

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,503,955	£2,503,955	£2,503,955	£2,503,955	£2,503,955	£2,503,955
10%	70%	£4,677,830	£4,346,486	£4,585,455	£4,677,830	£4,346,486	£4,585,455
15%	70%	£5,764,767	£5,267,752	£5,672,392	£5,764,767	£5,267,752	£5,672,392
20%	70%	£6,851,705	£6,189,017	£6,668,956	£6,851,705	£6,189,017	£6,668,956
25%	70%	£7,938,642	£7,110,283	£7,707,707	£7,938,642	£7,110,283	£7,707,707
30%	70%	£9,025,580	£8,031,549	£8,748,457	£9,025,580	£8,031,549	£8,748,457
35%	70%	£10,112,517	£8,952,814	£9,789,208	£10,112,517	£8,952,814	£9,789,208
40%	70%	£11,199,454	£9,874,080	£10,829,959	£11,199,454	£9,874,080	£10,829,959
45%	70%	£12,286,391	£10,795,346	£11,870,710	£12,286,391	£10,795,346	£11,870,710
50%	70%	£13,373,328	£11,716,611	£12,911,461	£13,373,328	£11,716,611	£12,911,461
100%	70%	£24,391,295	£20,976,184	£23,438,208	£24,391,295	£20,976,184	£23,438,208
10%	80%	£4,726,983	£4,348,305	£4,621,413	£4,726,9		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,101,367	£10,101,367	£10,101,367	£10,101,367	£10,101,367	£10,101,367
10%	70%	£7,927,492	£8,258,836	£8,019,867	£7,927,492	£8,258,836	£8,019,867
15%	70%	£6,840,555	£7,337,570	£6,979,117	£6,840,555	£7,337,570	£6,979,117
20%	70%	£5,753,618	£6,416,306	£5,938,366	£5,753,618	£6,416,306	£5,938,366
25%	70%	£4,666,680	£5,495,040	£4,897,616	£4,666,680	£5,495,040	£4,897,616
30%	70%	£3,579,743	£4,573,774	£3,856,865	£3,579,743	£4,573,774	£3,856,865
35%	70%	£2,492,805	£3,652,509	£2,816,115	£2,492,805	£3,652,509	£2,816,115
40%	70%	£1,405,868	£2,731,243	£1,775,365	£1,405,868	£2,731,243	£1,775,365
45%	70%	£318,930	£1,809,977	£734,614	£318,930	£1,809,977	£734,614
50%	70%	£-771,251	£888,712	£-306,136	£-771,251	£888,712	£-306,136
100%	70%	£-11,785,973	£-8,370,862	£-10,833,886	£-11,785,973	£-8,370,862	£-10,833,886
10%	80%	£7,878,339	£8,257,017	£7,983,910	£7,878,339	£8,257,017	£7,983,910
15%	80%	£6,766,824	£7,334,942	£6,925,180	£6,766,824	£7,334,942	£6,925,180
20%	80%	£5,655,310	£6,412,667	£5,868,451	£5,655,310	£6,412,667	£5,868,451
40%	80%	£1,209,252	£2,723,966	£1,631,533	£1,209,252	£2,723,966	£1,631,533
45%	80%	£97,737	£1,801,791	£572,805	£97,737	£1,801,791	£572,805
50%	80%	£-1,020,487	£879,615	£-485,925	£-1,020,487	£879,615	£-485,925
10%	60%	£7,976,647	£8,260,656	£8,055,825	£7,976,647	£8,260,656	£8,055,825
15%	60%	£6,814,285	£7,340,299	£7,033,053	£6,814,285	£7,340,299	£7,033,053
20%	60%	£5,651,926	£6,419,944	£6,010,282	£5,651,926	£6,419,944	£6,010,282
25%	60%	£4,789,566	£5,499,588	£4,987,510	£4,789,566	£5,499,588	£4,987,510
30%	60%	£3,727,205	£4,579,231	£3,964,738	£3,727,205	£4,579,231	£3,964,738
35%	60%	£2,664,844	£3,658,876	£2,941,968	£2,664,844	£3,658,876	£2,941,968
40%	60%	£1,602,484	£2,738,520	£1,919,196	£1,602,484	£2,738,520	£1,919,196
50%	60%	£-522,236	£897,808	£-126,347	£-522,236	£897,808	£-126,347

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,992,341	£12,992,341	£12,992,341	£12,992,341	£12,992,341	£12,992,341
10%	70%	£10,818,466	£11,149,810	£10,910,841	£10,818,466	£11,149,810	£10,910,841
15%	70%	£9,731,529	£10,228,544	£9,870,581	£9,731,529	£10,228,544	£9,870,581
20%	70%	£8,644,592	£9,307,280	£8,829,340	£8,644,592	£9,307,280	£8,829,340
25%	70%	£7,557,654	£8,386,014	£7,788,590	£7,557,654	£8,386,014	£7,788,590
30%	70%	£6,470,717	£7,464,748	£6,747,839	£6,470,717	£7,464,748	£6,747,839
35%	70%	£5,383,779	£6,543,483	£5,707,089	£5,383,779	£6,543,483	£5,707,089
40%	70%	£4,296,842	£5,622,217	£4,666,338	£4,296,842	£5,622,217	£4,666,338
45%	70%	£3,209,904	£4,700,951	£3,625,588	£3,209,904	£4,700,951	£3,625,588
50%	70%	£2,119,723	£3,779,686	£2,584,838	£2,119,723	£3,779,686	£2,584,838
100%	70%	£-8,894,999	£-5,479,888	£-7,942,912	£-8,894,999	£-5,479,888	£-7,942,912
10%	80%	£10,769,313	£11,147,991	£10,874,884	£10,769,313	£11,147,991	£10,874,884
15%	80%	£9,657,798	£10,225,816	£9,816,154	£9,657,798	£10,225,816	£9,816,154
20%	80%	£8,546,284	£9,303,641	£8,757,425	£8,546,284	£9,303,641	£8,757,425
40%	80%	£4,100,226	£5,614,940	£4,522,507	£4,100,226	£5,614,940	£4,522,507
45%	80%	£2,988,711	£4,692,765	£3,463,779	£2,988,711	£4,692,765	£3,463,779
50%	80%	£1,870,487	£3,770,589	£2,405,049	£1,870,487	£3,770,589	£2,405,049
10%	60%	£10,867,621	£11,151,630	£10,946,799	£10,867,621	£11,151,630	£10,946,799
15%	60%	£9,809,260	£10,231,273	£9,924,027	£9,809,260	£10,231,273	£9,924,027
20%	60%	£8,742,900	£9,310,918	£8,901,256	£8,742,900	£9,310,918	£8,901,256
25%	60%	£7,680,540	£8,390,562	£7,878,484	£7,680,540	£8,390,562	£7,878,484
30%	60%	£6,618,179	£7,470,205	£6,855,712	£6,618,179	£7,470,205	£6,855,712
35%	60%	£5,555,818	£6,549,850	£5,832,942	£5,555,818	£6,549,850	£5,832,942
40%	60%	£4,493,458	£5,629,494	£4,810,170	£4,493,458	£5,629,494	£4,810,170
50%	60%	£2,368,738	£3,788,762	£2,764,627	£2,368,738	£3,788,762	£2,764,627

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,268,464	£14,268,464	£14,268,464	£14,268,464	£14,268,464	£14,268,464
10%	70%	£12,094,589	£12,425,933	£12,186,964	£12,094,589	£12,425,933	£12,186,964
15%	70%	£11,007,652	£11,604,967	£11,146,213	£11,007,652	£11,604,967	£11,146,213
20%	70%	£9,920,714	£10,783,402	£10,105,463	£9,920,714	£10,783,402	£10,105,463
25%	70%	£8,833,777	£9,962,136	£9,064,712	£8,833,777	£9,962,136	£9,064,712
30%	70%	£7,746,839	£9,140,870	£8,023,962	£7,746,839	£9,140,870	£8,023,962
35%	70%	£6,659,902	£8,319,605	£6,983,211	£6,659,902	£8,319,605	£6,983,211
40%	70%	£5,572,965	£7,498,339	£5,942,462	£5,572,965	£7,498,339	£5,942,462
45%	70%	£4,486,027	£6,677,073	£4,901,711	£4,486,027	£6,677,073	£4,901,711
50%	70%	£3,399,090	£5,855,808	£3,860,961	£3,399,090	£5,855,808	£3,860,961
100%	70%	£-7,618,876	£-4,203,765	£-6,666,789	£-7,618,876	£-4,203,765	£-6,666,789
10%	80%	£12,045,436	£12,424,114	£12,151,006	£12,045,436	£12,424,114	£12,151,006
15%	80%	£10,933,921	£11,501,938	£11,092,277	£10,933,921	£11,501,938	£11,092,277
20%	80%	£9,822,406	£10,580,764	£10,033,547	£9,822,406	£10,580,764	£10,033,547
40%	80%	£5,376,348	£6,891,062	£5,798,630	£5,376,348	£6,891,062	£5,798,630
45%	80%	£4,264,834	£5,969,898	£4,739,901	£4,264,834	£5,969,898	£4,739,901
50%	80%	£3,146,609	£5,048,732	£3,681,172	£3,146,609	£5,048,732	£3,681,172
10%	60%	£12,143,744	£12,427,752	£12,222,922	£12,143,744	£12,427,752	£12,222,922
15%	60%	£11,081,383	£11,507,396	£11,200,150	£11,081,383	£11,507,396	£11,200,150
20%	60%	£10,019,022	£10,587,041	£10,117,878	£10,019,022	£10,587,041	£10,117,878
25%	60%	£8,956,662	£9,666,684	£9,154,607	£8,956,662	£9,666,684	£9,154,607
30%	60%	£7,894,302	£8,746,328	£8,131,835	£7,894,302	£8,746,328	£8,131,835
35%	60%	£6,831,941	£7,825,973	£7,109,064	£6,831,941	£7,825,973	£7,109,064
40%	60%	£5,769,581	£6,905,616	£6,086,293	£5,769,581	£6,905,616	£6,086,293
50%	60%	£3,644,860	£5,084,805	£4,040,749	£3,644,860	£5,084,805	£4,040,749

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,918,919	£9,918,919	£9,918,919	£9,918,919	£9,918,919	£9,918,919
10%	70%	£7,745,044	£8,076,388	£7,837,419	£7,745,044	£8,076,388	£7,837,419
15%	70%	£6,658,107	£7,155,122	£6,796,669	£6,658,107	£7,155,122	£6,796,669
20%	70%	£5,571,169	£6,233,857	£5,765,918	£5,571,169	£6,233,857	£5,765,918
25%	70%	£4,484,232	£5,312,591	£4,715,167	£4,484,232	£5,312,591	£4,715,167
30%	70%	£3,397,295	£4,391,325	£3,674,417	£3,397,295	£4,391,325	£3,674,417
35%	70%	£2,310,357	£3,470,060	£2,633,666	£2,310,357	£3,470,060	£2,633,666
40%	70%	£1,223,420	£2,548,795	£1,592,917	£1,223,420	£2,548,795	£1,592,917
45%	70%	£136,482	£1,627,529	£352,166	£136,482	£1,627,529	£352,166
50%	70%	£-953,899	£706,264	£-488,594	£-953,899	£706,264	£-488,594
100%	70%	£-11,968,421	£-8,553,310	£-11,016,334	£-11,968,421	£-8,553,310	£-11,016,334
10%	80%	£7,695,891	£8,074,569	£7,801,461	£7,695,891	£8,074,569	£7,801,461
15%	80%	£6,584,376	£7,152,393	£6,742,732	£6,584,376	£7,152,393	£6,742,732
20%	80%	£5,472,861	£6,230,219	£5,694,003	£5,472,861	£6,230,219	£5,694,003
40%	80%	£1,026,804	£2,541,517	£1,449,085	£1,026,804	£2,541,517	£1,449,085
45%	80%	£-84,711	£1,619,343	£390,357	£-84,711	£1,619,343	£390,357
50%	80%	£-1,202,935	£697,167	£-668,373	£-1,202,935	£697,167	£-668,373
10%	60%	£7,794,199	£8,078,208	£7,873,377	£7,794,199	£8,078,208	£7,873,377
15%	60%	£6,731,838	£7,157,851	£6,850,605	£6,731,838	£7,157,851	£6,850,605
20%	60%	£5,669,478	£6,237,496	£5,827,833	£5,669,478	£6,237,496	£5,827,833
25%	60%	£4,607,117	£5,317,140	£4,805,062	£4,607,117	£5,317,140	£4,805,062
30%	60%	£3,544,757	£4,396,783	£3,782,290	£3,544,757	£4,396,783	£3,782,290
35%	60%	£2,482,396	£3,476,428	£2,759,519	£2,482,396	£3,476,428	£2,759,519
40%	60%	£1,420,036	£2,556,072	£1,736,748	£1,420,036	£2,556,072	£1,736,748
50%	60%	£-704,884	£715,360	£-308,798	£-704,884	£715,360	£-308,798

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,565,033	£15,565,033	£15,565,033	£15,565,033	£15,565,033	£15,565,033
10%	70%	£13,391,158	£13,722,502	£13,483,532	£13,391,158	£13,722,502	£13,483,532
15%	70%	£12,304,220	£12,801,236	£12,442,782	£12,304,220	£12,801,236	£12,442,782
20%	70%	£11,217,283	£11,879,971	£11,402,091	£11,217,283	£11,879,971	£11,402,091
25%	70%	£10,130,345	£10,958,705	£10,361,281	£10,130,345	£10,958,705	£10,361,281
30%	70%	£9,043,408	£10,037,439	£9,320,530	£9,043,408	£10,037,439	£9,320,530
35%	70%	£7,956,470	£9,116,174	£8,278,780	£7,956,470	£9,116,174	£8,278,780
40%	70%	£6,869,533	£8,194,908	£7,239,030	£6,869,533	£8,194,908	£7,239,030
45%	70%	£5,782,596	£7,273,642	£6,198,280	£5,782,596	£7,273,642	£6,198,280
50%	70%	£4,695,659	£6,352,377	£5,157,529	£4,695,659	£6,352,377	£5,157,529
100%	70%	£6,322,308	£2,907,197	£5,370,220	£6,322,308	£2,907,197	£5,370,220
10%	80%	£13,342,004	£13,720,682	£13,447,575	£13,342,004	£13,720,682	£13,447,575
15%	80%	£12,230,499	£12,798,507	£12,388,845	£12,230,499	£12,798,507	£12,388,845
20%	80%	£11,118,975	£11,876,332	£11,330,116	£11,118,975	£11,876,332	£11,330,116
40%	80%	£6,672,917	£8,187,631	£7,095,198	£6,672,917	£8,187,631	£7,095,198
45%	80%	£5,561,402	£7,265,456	£6,036,470	£5,561,402	£7,265,456	£6,036,470
50%	80%	£4,443,178	£6,343,281	£4,977,741	£4,443,178	£6,343,281	£4,977,741
10%	60%	£13,440,312	£13,724,321	£13,519,490	£13,440,312	£13,724,321	£13,519,490
15%	60%	£12,377,951	£12,803,865	£12,498,718	£12,377,951	£12,803,865	£12,498,718
20%	60%	£11,315,591	£11,883,609	£11,473,947	£11,315,591	£11,883,609	£11,473,947
25%	60%	£10,253,231	£10,963,253	£10,451,175	£10,253,231	£10,963,253	£10,451,175
30%	60%	£9,190,871	£10,042,897	£9,428,403	£9,190,871	£10,042,897	£9,428,403
35%	60%	£8,128,509	£9,122,541	£8,405,633	£8,128,509	£9,122,541	£8,405,633
40%	60%	£7,066,149	£8,202,185	£7,382,861	£7,066,149	£8,202,185	£7,382,861
50%	60%	£4,941,429	£6,361,473	£5,337,318	£4,941,429	£6,361,473	£5,337,318

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,953,411	£15,953,411	£15,953,411	£15,953,411	£15,953,411	£15,953,411
10%	70%	£13,779,537	£14,110,881	£13,871,911	£13,779,537	£14,110,881	£13,871,911
15%	70%	£12,692,599	£13,189,815	£12,831,161	£12,692,599	£13,189,815	£12,831,161
20%	70%	£11,605,662	£12,268,350	£11,790,410	£11,605,662	£12,268,350	£11,790,410
25%	70%	£10,518,724	£11,347,084	£10,749,660	£10,518,724	£11,347,084	£10,749,660
30%	70%	£9,431,787	£10,425,818	£9,708,909	£9,431,787	£10,425,818	£9,708,909
35%	70%	£8,344,849	£9,504,553	£8,668,159	£8,344,849	£9,504,553	£8,668,159
40%	70%	£7,257,912	£8,583,287	£7,627,409	£7,257,912	£8,583,287	£7,627,409
45%	70%	£6,170,975	£7,662,021	£6,586,659	£6,170,975	£7,662,021	£6,586,659
50%	70%	£5,084,038	£6,740,756	£5,545,908	£5,084,038	£6,740,756	£5,545,908
100%	70%	£5,933,929	£2,518,818	£4,981,841	£5,933,929	£2,518,818	£4,981,841
10%	80%	£13,730,383	£14,109,061	£13,835,954	£13,730,383	£14,109,061	£13,835,954
15%	80%	£12,618,868	£13,186,896	£12,777,224	£12,618,868	£13,186,896	£12,777,224
20%	80%	£11,507,354	£12,264,711	£11,719,495	£11,507,354	£12,264,711	£11,719,495
40%	80%	£7,061,296	£8,576,010	£7,483,577	£7,061,296	£8,576,010	£7,483,577
45%	80%	£5,949,781	£7,653,835	£6,424,849	£5,949,781	£7,653,835	£6,424,849
50%	80%	£4,831,557	£6,731,660	£5,366,119	£4,831,557	£6,731,660	£5,366,119
10%	60%	£13,828,691	£14,112,700	£13,907,869	£13,828,691	£14,112,700	£13,907,869
15%	60%	£12,766,330	£13,192,344	£12,885,097	£12,766,330	£13,192,344	£12,885,097
20%	60%	£11,703,970	£12,271,988	£11,862,336	£11,703,970	£12,271,988	£11,862,336
25%	60%	£10,641,610	£11,351,632	£10,839,554	£10,641,610	£11,351,632	£10,839,554
30%	60%	£9,579,250	£10,431,276	£9,816,782	£9,579,250	£10,431,276	£9,816,782
35%	60%	£8,516,888	£9,510,920	£8,794,012	£8,516,888	£9,510,920	£8,794,012
40%	60%	£7,454,528	£8,590,564	£7,771,240	£7,454,528	£8,590,564	£7,771,240
50%	60%	£5,329,808	£6,749,852	£5,725,697	£5,329,808	£6,749,852	£5,725,697

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,159,267	£3,159,267	£3,159,267	£3,159,267	£3,159,267	£3,159,267
10%	70%	£7,711,552	£8,069,176	£7,826,637	£7,711,552	£8,069,176	£7,826,637
15%	70%	£6,987,696	£7,524,131	£7,160,622	£6,987,696	£7,524,131	£7,160,622
20%	70%	£6,263,838	£6,979,085	£6,494,407	£6,263,838	£6,979,085	£6,494,407
25%	70%	£5,539,982	£6,434,040	£5,828,193	£5,539,982	£6,434,040	£5,828,193
30%	70%	£4,816,125	£5,889,994	£5,161,978	£4,816,125	£5,889,994	£5,161,978
35%	70%	£4,092,267	£5,343,949	£4,495,763	£4,092,267	£5,343,949	£4,495,763
40%	70%	£3,368,411	£4,798,904	£3,829,548	£3,368,411	£4,798,904	£3,829,548
45%	70%	£2,644,554	£4,253,858	£3,163,334	£2,644,554	£4,253,858	£3,163,334
50%	70%	£1,920,698	£3,708,813	£2,497,119	£1,920,698	£3,708,813	£2,497,119
100%	70%	£5,404,847	£1,770,124	£4,233,148	£5,404,847	£1,770,124	£4,233,148
10%	80%	£7,865,397	£8,074,109	£7,797,150	£7,865,397	£8,074,109	£7,797,150
15%	80%	£6,918,462	£7,531,530	£7,116,092	£6,918,462	£7,531,530	£7,116,092
20%	80%	£6,171,526	£6,988,951	£6,435,034	£6,171,526	£6,988,951	£6,435,034
25%	80%	£5,424,592	£6,446,373	£5,753,975	£5,424,592	£6,446,373	£5,753,975
30%	80%	£4,677,656	£5,903,794	£5,072,917	£4,677,656	£5,903,794	£5,072,917
35%	80%	£3,930,722	£5,361,215	£4,391,859	£3,930,722	£5,361,215	£4,391,859
40%	80%	£3,183,787	£4,818,635	£3,710,801	£3,183,787	£4,818,635	£3,710,801
45%	80%	£2,436,851	£4,276,056	£3,029,742	£2,436,851	£4,276,056	£3,029,742
50%	80%	£1,689,915	£3,733,478	£2,348,684	£1,689,915	£3,733,478	£2,348,684
10%	60%	£7,757,708	£8,064,242	£7,856,524	£7,757,708	£8,064,242	£7,856,524
15%	60%	£7,056,930	£7,516,731	£7,205,153	£7,056,930	£7,516,731	£7,205,153
20%	60%	£6,356,151	£6,969,219	£6,553,781	£6,356,151	£6,969,219	£6,553,781
25%	60%	£5,655,372	£6,421,710	£5,902,410	£5,655,372	£6,421,710	£5,902,410
30%	60%	£4,954,593	£5,874,195	£5,251,039	£4,954,593	£5,874,195	£5,251,039
35%	60%	£4,253,814	£5,326,684	£4,599,667	£4,253,814	£5,326,684	£4,599,667
40%	60%	£3,553,036	£4,779,172	£3,948,296	£3,553,036	£4,779,172	£3,948,296
45%	60%	£2,852,256	£4,231,660	£3,296,925	£2,852,256	£4,231,660	£3,296,925
50%	60%	£2,151,477	£3,684,149	£2,645,553	£2,151,477	£3,684,149	£2,645,553

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£45,401,848	£45,401,848	£45,401,848	£45,401,848	£45,401,848	£45,401,848
10%	70%	£46,849,562	£46,481,939	£46,734,276	£46,849,562	£46,481,939	£46,734,276
15%	70%	£47,573,419	£47,036,984	£47,400,493	£47,573,419	£47,036,984	£47,400,493
20%	70%	£48,297,277	£47,692,030	£48,066,708	£48,297,277	£47,692,030	£48,066,708
25%	70%	£49,021,135	£48,127,075	£48,732,922	£49,021,135	£48,127,075	£48,732,922
30%	70%	£49,744,990	£48,672,120	£49,399,137	£49,744,990	£48,672,120	£49,399,137
35%	70%	£50,468,847	£49,217,166	£50,065,352	£50,468,847	£49,217,166	£50,065,352
40%	70%	£51,192,704	£49,762,211	£50,731,567	£51,192,704	£49,762,211	£50,731,567
45%	70%	£51,916,561	£50,307,256	£51,397,781	£51,916,561	£50,307,256	£51,397,781
50%	70%	£52,640,417	£50,852,302	£52,063,996	£52,640,417	£50,852,302	£52,063,996
100%	70%	£59,965,962	£56,331,239	£58,794,263	£59,965,962	£56,331,239	£58,794,263
10%	80%	£46,895,718	£46,487,006	£46,763,965	£46,895,718	£46,487,006	£46,763,965
15%	80%	£47,619,573	£47,029,585	£47,445,023	£47,619,573	£47,029,585	£47,445,023
20%	80%	£48,343,428	£47,572,164	£48,126,081	£48,343,428	£47,572,164	£48,126,081
25%	80%	£49,067,283	£48,114,743	£48,809,139	£49,067,283	£48,114,743	£48,809,139
30%	80%	£49,791,138	£48,657,322	£49,492,197	£49,791,138	£48,657,322	£49,492,197
35%	80%	£50,515,000	£49,200,901	£50,175,255	£50,515,000	£49,200,901	£50,175,255
40%	80%	£51,238,862	£49,744,480	£50,858,313	£51,238,862	£49,744,480	£50,858,313
45%	80%	£51,962,724	£50,288,059	£51,541,371	£51,962,724	£50,288,059	£51,541,371
50%	80%	£52,686,586	£50,831,638	£52,224,429	£52,686,586	£50,831,638	£52,224,429
10%	60%	£46,803,406	£46,496,873	£46,704,591	£46,803,406	£46,496,873	£46,704,591
15%	60%	£47,504,185	£47,044,384	£47,355,962	£47,504,185	£47,044,384	£47,355,962
20%	60%	£48,204,964	£47,591,896	£48,007,334	£48,204,964	£47,591,896	£48,007,334
25%	60%	£48,905,743	£48,139,408	£48,658,706	£48,905,743	£48,139,408	£48,658,706
30%	60%	£49,606,522	£48,686,919	£49,310,078	£49,606,522	£48,686,919	£49,310,078
35%	60%	£50,307,301	£49,234,431	£49,961,448	£50,307,301	£49,234,431	£49,961,448
40%	60%	£51,008,079	£49,781,943	£50,612,919	£51,008,079	£49,781,943	£50,612,919
50%	60%	£52,409,637	£50,876,966	£51,915,962	£52,409,637	£50,876,966	£51,915,962

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,299,100	£33,299,100	£33,299,100	£33,299,100	£33,299,100	£33,299,100
10%	70%	£34,746,814	£34,389,191	£34,631,530	£34,746,814	£34,389,191	£34,631,530
15%	70%	£35,470,671	£34,934,236	£35,297,745	£35,470,671	£34,934,236	£35,297,745
20%	70%	£36,194,528	£35,479,281	£35,963,960	£36,194,528	£35,479,281	£35,963,960
25%	70%	£36,918,385	£36,024,327	£36,630,174	£36,918,385	£36,024,327	£36,630,174
30%	70%	£37,642,242	£36,569,372	£37,296,388	£37,642,242	£36,569,372	£37,296,388
35%	70%	£38,366,099	£37,114,418	£37,962,602	£38,366,099	£37,114,418	£37,962,602
40%	70%	£39,089,956	£37,659,463	£38,628,816	£39,089,956	£37,659,463	£38,628,816
45%	70%	£39,813,813	£38,204,509	£39,295,030	£39,813,813	£38,204,509	£39,295,030
50%	70%	£40,537,670	£38,749,554	£39,961,244	£40,537,670	£38,749,554	£39,961,244
100%	70%	£47,863,214	£44,228,491	£46,691,515	£47,863,214	£44,228,491	£46,691,515
10%	80%	£34,792,970	£34,384,258	£34,661,217	£34,792,970	£34,384,258	£34,661,217
15%	80%	£35,516,827	£34,929,303	£35,395,905	£35,516,827	£34,929,303	£35,395,905
20%	80%	£36,240,684	£35,474,348	£36,069,950	£36,240,684	£35,474,348	£36,069,950
25%	80%	£36,964,541	£36,019,393	£36,744,995	£36,964,541	£36,019,393	£36,744,995
30%	80%	£37,688,398	£36,564,438	£37,420,040	£37,688,398	£36,564,438	£37,420,040
35%	80%	£38,412,255	£37,109,483	£38,095,085	£38,412,255	£37,109,483	£38,095,085
40%	80%	£39,136,112	£37,654,528	£38,770,130	£39,136,112	£37,654,528	£38,770,130
45%	80%	£39,860,000	£38,200,573	£39,445,175	£39,860,000	£38,200,573	£39,445,175
50%	80%	£40,584,000	£38,746,618	£40,120,220	£40,584,000	£38,746,618	£40,120,220
10%	60%	£34,700,659	£34,394,125	£34,601,843	£34,700,659	£34,394,125	£34,601,843
15%	60%	£35,401,438	£34,939,170	£35,295,214	£35,401,438	£34,939,170	£35,295,214
20%	60%	£36,102,217	£35,484,215	£35,988,585	£36,102,217	£35,484,215	£35,988,585
25%	60%	£36,803,000	£36,029,260	£36,681,956	£36,803,000	£36,029,260	£36,681,956
30%	60%	£37,503,779	£36,574,305	£37,375,327	£37,503,779	£36,574,305	£37,375,327
35%	60%	£38,204,558	£37,119,350	£38,068,698	£38,204,558	£37,119,350	£38,068,698
40%	60%	£38,905,337	£37,664,395	£38,762,069	£38,905,337	£37,664,395	£38,762,069
50%	60%	£40,306,895	£38,759,418	£39,912,814	£40,306,895	£38,759,418	£39,912,814

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,253,454	£10,253,454	£10,253,454	£10,253,454	£10,253,454	£10,253,454
10%	70%	£11,701,168	£11,343,545	£11,586,384	£11,701,168	£11,343,545	£11,586,384
15%	70%	£12,425,025	£11,888,590	£12,322,999	£12,425,025	£11,888,590	£12,322,999
20%	70%	£13,148,882	£12,433,635	£12,918,313	£13,148,882	£12,433,635	£12,918,313
25%	70%	£13,872,739	£12,978,680	£13,513,627	£13,872,739	£12,978,680	£13,513,627
30%	70%	£14,596,596	£13,523,725	£14,108,941	£14,596,596	£13,523,725	£14,108,941
35%	70%	£15,320,453	£14,068,770	£14,704,255	£15,320,453	£14,068,770	£14,704,255
40%	70%	£16,044,310	£14,613,815	£15,299,569	£16,044,310	£14,613,815	£15,299,569
45%	70%	£16,768,167	£15,158,860	£15,894,883	£16,768,167	£15,158,860	£15,894,883
50%	70%	£17,492,024	£15,703,905	£16,490,197	£17,492,024	£15,703,905	£16,490,197
100%	70%	£24,817,568	£21,182,845	£23,645,869	£24,817,568	£21,182,845	£23,645,869
10%	80%	£11,747,324	£11,338,612	£11,615,570	£11,747,324	£11,338,612	£11,615,570
15%	80%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,351,868	£2,351,868	£2,351,868	£2,351,868	£2,351,868	£2,351,868
10%	70%	£394,154	£1,261,778	£1,019,439	£394,154	£1,261,778	£1,019,439
15%	70%	£180,298	£716,732	£353,223	£180,298	£716,732	£353,223
20%	70%	£543,560	£171,687	£312,991	£543,560	£171,687	£312,991
25%	70%	£1,267,417	£373,358	£979,205	£1,267,417	£373,358	£979,205
30%	70%	£1,991,273	£918,404	£1,645,421	£1,991,273	£918,404	£1,645,421
35%	70%	£2,715,131	£1,463,449	£2,311,635	£2,715,131	£1,463,449	£2,311,635
40%	70%	£3,439,987	£2,008,495	£2,977,850	£3,439,987	£2,008,495	£2,977,850
45%	70%	£4,162,844	£2,553,540	£3,644,065	£4,162,844	£2,553,540	£3,644,065
50%	70%	£4,886,701	£3,098,585	£4,310,279	£4,886,701	£3,098,585	£4,310,279
100%	70%	£12,212,245	£8,577,523	£11,040,546	£12,212,245	£8,577,523	£11,040,546
10%	80%	£957,998	£1,266,710	£989,752	£957,998	£1,266,710	£989,752
15%	80%	£111,064	£724,131	£308,693	£111,064	£724,131	£308,693
20%	80%	£335,872	£181,562	£372,364	£335,872	£181,562	£372,364
40%	80%	£3,623,611	£1,988,763	£3,096,597	£3,623,611	£1,988,763	£3,096,597
45%	80%	£4,370,547	£2,531,342	£3,777,656	£4,370,547	£2,531,342	£3,777,656
50%	80%	£5,117,481	£3,073,920	£4,458,714	£5,117,481	£3,073,920	£4,458,714
10%	60%	£950,210	£1,256,844	£1,049,125	£950,210	£1,256,844	£1,049,125
15%	60%	£249,632	£709,332	£397,754	£249,632	£709,332	£397,754
20%	60%	£451,247	£161,821	£253,617	£451,247	£161,821	£253,617
25%	60%	£1,152,027	£385,691	£904,988	£1,152,027	£385,691	£904,988
30%	60%	£1,852,805	£933,203	£1,556,359	£1,852,805	£933,203	£1,556,359
35%	60%	£2,553,584	£1,480,715	£2,207,731	£2,553,584	£1,480,715	£2,207,731
40%	60%	£3,254,363	£2,028,226	£2,859,102	£3,254,363	£2,028,226	£2,859,102
50%	60%	£4,055,921	£3,123,250	£4,161,845	£4,055,921	£3,123,250	£4,161,845

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,242,842	£5,242,842	£5,242,842	£5,242,842	£5,242,842	£5,242,842
10%	70%	£3,795,128	£4,152,752	£3,910,413	£3,795,128	£4,152,752	£3,910,413
15%	70%	£3,071,272	£3,607,706	£3,244,187	£3,071,272	£3,607,706	£3,244,187
20%	70%	£2,347,414	£3,062,661	£2,577,983	£2,347,414	£3,062,661	£2,577,983
25%	70%	£1,623,557	£2,517,616	£1,911,769	£1,623,557	£2,517,616	£1,911,769
30%	70%	£999,701	£1,972,570	£1,245,553	£999,701	£1,972,570	£1,245,553
35%	70%	£175,540	£1,427,525	£579,359	£175,540	£1,427,525	£579,359
40%	70%	£549,613	£882,479	£386,876	£549,613	£882,479	£386,876
45%	70%	£1,271,870	£337,434	£753,091	£1,271,870	£337,434	£753,091
50%	70%	£1,995,727	£207,611	£1,419,305	£1,995,727	£207,611	£1,419,305
100%	70%	£9,321,271	£5,686,549	£8,149,572	£9,321,271	£5,686,549	£8,149,572
10%	80%	£3,748,972	£4,157,684	£3,880,726	£3,748,972	£4,157,684	£3,880,726
15%	80%	£3,002,038	£3,615,195	£3,189,687	£3,002,038	£3,615,195	£3,189,687
20%	80%	£2,255,105	£3,072,526	£2,518,610	£2,255,105	£3,072,526	£2,518,610
40%	80%	£732,637	£902,211	£205,623	£732,637	£902,211	£205,623
45%	80%	£1,479,573	£359,632	£886,682	£1,479,573	£359,632	£886,682
50%	80%	£2,226,507	£182,946	£1,567,740	£2,226,507	£182,946	£1,567,740
10%	60%	£3,841,284	£4,147,818	£3,940,099	£3,841,284	£4,147,818	£3,940,099
15%	60%	£3,140,536	£3,600,306	£3,285,728	£3,140,536	£3,600,306	£3,285,728
20%	60%	£2,439,727	£3,052,795	£2,637,357	£2,439,727	£3,052,795	£2,637,357
25%	60%	£1,738,947	£2,505,283	£1,985,986	£1,738,947	£2,505,283	£1,985,986
30%	60%	£1,038,169	£1,957,771	£1,334,615	£1,038,169	£1,957,771	£1,334,615
35%	60%	£337,390	£1,410,259	£683,243	£337,390	£1,410,259	£683,243
40%	60%	£363,369	£862,745	£31,872	£363,369	£862,745	£31,872
50%	60%	£1,764,947	£232,276	£1,270,671	£1,764,947	£232,276	£1,270,671

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£6,518,965	£6,518,965	£6,518,965	£6,518,965	£6,518,965	£6,518,965
10%	70%	£5,071,251	£5,428,874	£5,186,535	£5,071,251	£5,428,874	£5,186,535
15%	70%	£4,347,394	£4,883,829	£4,520,320	£4,347,394	£4,883,829	£4,520,320
20%	70%	£3,623,537	£4,338,784	£3,854,106	£3,623,537	£4,338,784	£3,854,106
25%	70%	£2,899,680	£3,793,738	£3,187,891	£2,899,680	£3,793,738	£3,187,891
30%	70%	£2,175,823	£3,248,693	£2,521,676	£2,175,823	£3,248,693	£2,521,676
35%	70%	£1,451,966	£2,703,648	£1,855,462	£1,451,966	£2,703,648	£1,855,462
40%	70%	£728,109	£2,158,602	£1,189,246	£728,109	£2,158,602	£1,189,246
45%	70%	£4,253	£1,613,557	£523,032	£4,253	£1,613,557	£523,032
50%	70%	£719,604	£1,068,511	£143,152	£719,604	£1,068,511	£143,152
100%	70%	£8,045,149	£4,410,426	£6,873,450	£8,045,149	£4,410,426	£6,873,450
10%	80%	£5,025,095	£5,433,807	£5,156,849	£5,025,095	£5,433,807	£5,156,849
15%	80%	£4,276,160	£4,891,228	£4,475,790	£4,276,160	£4,891,228	£4,475,790
20%	80%	£3,527,225	£4,346,649	£3,781,732	£3,527,225	£4,346,649	£3,781,732
40%	80%	£543,485	£2,178,334	£1,070,499	£543,485	£2,178,334	£1,070,499
45%	80%	£203,450	£1,635,755	£389,441	£203,450	£1,635,755	£389,441
50%	80%	£950,385	£1,093,177	£291,617	£950,385	£1,093,177	£291,617
10%	60%	£5,117,407	£5,423,941	£5,216,222	£5,117,407	£5,423,941	£5,216,222
15%	60%	£4,416,628	£4,876,429	£4,564,851	£4,416,628	£4,876,429	£4,564,851
20%	60%	£3,715,869	£4,330,917	£3,911,349	£3,715,869	£4,330,917	£3,911,349
25%	60%	£3,015,070	£3,781,406	£3,262,108	£3,015,070	£3,781,406	£3,262,108
30%	60%	£2,314,291	£3,233,894	£2,610,737	£2,314,291	£3,233,894	£2,610,737
35%	60%	£1,613,513	£2,686,382	£1,959,365	£1,613,513	£2,686,382	£1,959,365
40%	60%	£912,734	£2,138,870	£1,307,994	£912,734	£2,138,870	£1,307,994
50%	60%	£488,824	£1,043,847	£5,251	£488,824	£1,043,847	£5,251

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,169,420	£2,169,420	£2,169,420	£2,169,420	£2,169,420	£2,169,420
10%	70%	£721,706	£1,079,330	£836,991	£721,706	£1,079,330	£836,991
15%	70%	£2,151	£531,294	£170,775	£2,151	£531,294	£170,775
20%	70%	£728,008	£10,761	£495,439	£728,008	£10,761	£495,439
25%	70%	£1,449,865	£555,807	£1,161,653	£1,449,865	£555,807	£1,161,653
30%	70%	£2,173,721	£1,100,852	£1,827,869	£2,173,721	£1,100,852	£1,827,869
35%	70%	£2,897,579	£1,645,897	£2,494,083	£2,897,579	£1,645,897	£2,494,083
40%	70%	£3,621,436	£2,190,943	£3,160,299	£3,621,436	£2,190,943	£3,160,299
45%	70%	£4,345,292	£2,735,988	£3,826,513	£4,345,292	£2,735,988	£3,826,513
50%	70%	£5,069,149	£3,281,033	£4,492,727	£5,069,149	£3,281,033	£4,492,727
100%	70%	£12,384,693	£8,759,971	£11,222,995	£12,384,693	£8,759,971	£11,222,995
10%	80%	£675,550	£1,084,262	£807,304	£675,550	£1,084,262	£807,304
15%	80%	£71,384	£541,683	£126,245	£71,384	£541,683	£126,245
20%	80%	£319,320	£999	£554,813	£319,320	£999	£554,813
40%	80%	£3,806,059	£2,171,211	£3,279,045	£3,806,059	£2,171,211	£3,279,045
45%	80%	£4,552,995	£2,713,790	£3,860,104	£4,552,995	£2,713,790	£3,860,104
50%	80%	£5,299,930	£3,256,368	£4,641,162	£5,299,930	£3,256,368	£4,641,162
10%	60%	£767,862	£1,074,396	£866,677	£767,862	£1,074,396	£866,677
15%	60%	£67,063	£526,894	£215,305	£67,063	£526,894	£215,305
20%	60%	£633,685	£20,628	£436,066	£633,685	£20,628	£436,066
25%	60%	£1,334,475	£568,139	£1,087,437	£1,334,475	£568,139	£1,087,437
30%	60%	£2,035,253	£1,115,651	£1,738,808	£2,035,253	£1,115,651	£1,738,808
35%	60%	£2,736,032	£1,663,163	£2,390,180	£2,736,032	£1,663,163	£2,390,180
40%	60%	£3,436,811	£2,210,674	£3,041,551	£3,436,811	£2,210,674	£3,041,551
50%	60%	£4,838,369	£3,305,688	£4,344,294	£4,838,369	£3,305,688	£4,344,294

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,815,534	£7,815,534	£7,815,534	£7,815,534	£7,815,534	£7,815,534
10%	70%	£6,367,819	£6,725,443	£6,483,104	£6,367,819	£6,725,443	£6,483,104
15%	70%	£5,643,963	£5,180,397	£5,816,889	£5,643,963	£5,180,397	£5,816,889
20%	70%	£4,920,105	£5,635,352	£5,150,674	£4,920,105	£5,635,352	£5,150,674
25%	70%	£4,196,249	£5,090,307	£4,484,460	£4,196,249	£5,090,307	£4,484,460
30%	70%	£3,472,392	£4,545,261	£3,818,244	£3,472,392	£4,545,261	£3,818,244
35%	70%	£2,748,534	£4,000,216	£3,152,030	£2,748,534	£4,000,216	£3,152,030
40%	70%	£2,024,676	£3,455,171	£2,485,815	£2,024,676	£3,455,171	£2,485,815
45%	70%	£1,300,821	£2,910,125	£1,819,600	£1,300,821	£2,910,125	£1,819,600
50%	70%	£576,965	£2,365,080	£1,153,386	£576,965	£2,365,080	£1,153,386
100%	70%	£-6,748,580	£-3,113,857	£-5,576,881	£-6,748,580	£-3,113,857	£-5,576,881
10%	80%	£6,321,663	£6,730,376	£6,453,417	£6,321,663	£6,730,376	£6,453,417
15%	80%	£5,574,729	£6,187,797	£5,772,358	£5,574,729	£6,187,797	£5,772,358
20%	80%	£4,827,793	£5,645,217	£5,091,301	£4,827,793	£5,645,217	£5,091,301
40%	80%	£1,840,054	£3,474,902	£2,367,068	£1,840,054	£3,474,902	£2,367,068
45%	80%	£1,093,118	£2,932,323	£1,686,009	£1,093,118	£2,932,323	£1,686,009
50%	80%	£346,184	£2,389,745	£1,004,951	£346,184	£2,389,745	£1,004,951
10%	60%	£6,413,975	£6,720,509	£6,512,791	£6,413,975	£6,720,509	£6,512,791
15%	60%	£5,713,197	£6,172,997	£5,981,430	£5,713,197	£6,172,997	£5,981,430
20%	60%	£5,012,418	£5,625,486	£5,210,048	£5,012,418	£5,625,486	£5,210,048
25%	60%	£4,311,638	£5,077,974	£4,558,677	£4,311,638	£5,077,974	£4,558,677
30%	60%	£3,610,860	£4,530,462	£3,907,306	£3,610,860	£4,530,462	£3,907,306
35%	60%	£2,910,081	£3,982,951	£3,255,934	£2,910,081	£3,982,951	£3,255,934
40%	60%	£2,209,303	£3,435,439	£2,604,363	£2,209,303	£3,435,439	£2,604,363
50%	60%	£907,744	£2,340,416	£1,301,820	£907,744	£2,340,416	£1,301,820

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,203,913	£8,203,913	£8,203,913	£8,203,913	£8,203,913	£8,203,913
10%	70%	£6,756,198	£7,113,822	£6,871,483	£6,756,198	£7,113,822	£6,871,483
15%	70%	£6,032,342	£6,568,776	£6,205,268	£6,032,342	£6,568,776	£6,205,268
20%	70%	£5,308,484	£6,023,731	£5,539,053	£5,308,484	£6,023,731	£5,539,053
25%	70%	£4,584,628	£5,478,686	£4,872,839	£4,584,628	£5,478,686	£4,872,839
30%	70%	£3,860,771	£4,933,640	£4,206,623	£3,860,771	£4,933,640	£4,206,623
35%	70%	£3,136,913	£4,388,595	£3,540,409	£3,136,913	£4,388,595	£3,540,409
40%	70%	£2,413,057	£3,843,550	£2,874,194	£2,413,057	£3,843,550	£2,874,194
45%	70%	£1,689,200	£3,298,504	£2,207,979	£1,689,200	£3,298,504	£2,207,979
50%	70%	£965,344	£2,753,459	£1,541,765	£965,344	£2,753,459	£1,541,765
100%	70%	£-6,360,201	£-2,725,478	£-5,188,502	£-6,360,201	£-2,725,478	£-5,188,502
10%	80%	£6,710,042	£7,118,754	£6,841,796	£6,710,042	£7,118,754	£6,841,796
15%	80%	£5,963,108	£6,576,175	£6,160,737	£5,963,108	£6,576,175	£6,160,737
20%	80%	£5,216,172	£6,033,596	£5,479,680	£5,216,172	£6,033,596	£5,479,680
40%	80%	£2,228,433	£3,863,281	£2,756,447	£2,228,433	£3,863,281	£2,756,447
45%	80%	£1,481,497	£3,320,702	£2,074,388	£1,481,497	£3,320,702	£2,074,388
50%	80%	£734,563	£2,778,124	£1,393,330	£734,563	£2,778,124	£1,393,330
10%	60%	£6,802,354	£7,108,888	£6,901,170	£6,802,354	£7,108,888	£6,901,170
15%	60%	£6,101,576	£6,561,276	£6,249,799	£6,101,576	£6,561,276	£6,249,799
20%	60%	£5,400,797	£6,013,865	£5,598,427	£5,400,797	£6,013,865	£5,598,427
25%	60%	£4,700,017	£5,466,353	£4,947,056	£4,700,017	£5,466,353	£4,947,056
30%	60%	£3,999,239	£4,918,841	£4,295,685	£3,999,239	£4,918,841	£4,295,685
35%	60%	£3,298,460	£4,371,330	£3,644,313	£3,298,460	£4,371,330	£3,644,313
40%	60%	£2,597,682	£3,823,818	£2,992,942	£2,597,682	£3,823,818	£2,992,942
50%	60%	£1,196,123	£2,728,794	£1,690,199	£1,196,123	£2,728,794	£1,690,199

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,347,760	£1,347,760	£1,347,760	£1,347,760	£1,347,760	£1,347,760
10%	70%	£551,971	£972,198	£695,004	£551,971	£972,198	£699,004
15%	70%	£154,066	£784,407	£374,616	£154,066	£784,407	£374,616
20%	70%	£247,826	£596,617	£50,227	£247,826	£596,617	£50,227
25%	70%	£652,238	£408,826	£278,645	£652,238	£408,826	£278,645
30%	70%	£1,056,651	£221,036	£806,338	£1,056,651	£221,036	£608,338
35%	70%	£1,461,063	£33,244	£338,031	£1,461,063	£33,244	£338,031
40%	70%	£1,865,475	£-157,074	£-1,267,725	£1,865,475	£-157,074	£-1,267,725
45%	70%	£2,269,887	£-347,936	£-1,597,418	£2,269,887	£-347,936	£-1,597,418
50%	70%	£2,674,299	£-538,798	£-1,927,112	£2,674,299	£-538,798	£-1,927,112
100%	70%	£6,718,421	£-2,447,419	£-5,224,046	£6,718,421	£-2,447,419	£-5,224,046
10%	80%	£519,084	£399,344	£687,122	£519,084	£399,344	£687,122
15%	80%	£104,736	£825,126	£356,793	£104,736	£825,126	£356,793
20%	80%	£-314,675	£650,909	£26,464	£-314,675	£650,909	£26,464
25%	80%	£-735,799	£476,692	£-308,835	£-735,799	£476,692	£-308,835
30%	80%	£-1,156,923	£302,473	£-644,566	£-1,156,923	£302,473	£-644,566
35%	80%	£-1,578,048	£128,256	£-980,298	£-1,578,048	£128,256	£-980,298
40%	80%	£-1,999,172	£46,714	£-1,318,029	£-1,999,172	£46,714	£-1,318,029
45%	80%	£-2,420,297	£-223,781	£-1,651,760	£-2,420,297	£-223,781	£-1,651,760
50%	80%	£-2,841,421	£-400,847	£-1,987,492	£-2,841,421	£-400,847	£-1,987,492
10%	60%	£584,857	£945,052	£710,885	£584,857	£945,052	£710,885
15%	60%	£203,396	£743,688	£392,438	£203,396	£743,688	£392,438
20%	60%	£-180,978	£542,324	£73,980	£-180,978	£542,324	£73,980
25%	60%	£-588,678	£340,961	£-248,454	£-588,678	£340,961	£-248,454
30%	60%	£-996,378	£139,597	£-572,110	£-996,378	£139,597	£-572,110
35%	60%	£-1,344,078	£-62,777	£-895,766	£-1,344,078	£-62,777	£-895,766
40%	60%	£-1,731,778	£-267,434	£-1,219,421	£-1,731,778	£-267,434	£-1,219,421
45%	60%	£-2,119,478	£-472,092	£-1,543,076	£-2,119,478	£-472,092	£-1,543,076
50%	60%	£-2,507,178	£-676,749	£-1,866,731	£-2,507,178	£-676,749	£-1,866,731

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£53,213,335	£53,213,335	£53,213,335	£53,213,335	£53,213,335	£53,213,335
10%	70%	£54,009,144	£53,588,916	£53,862,111	£54,009,144	£53,588,916	£53,862,111
15%	70%	£54,407,049	£53,776,708	£54,186,499	£54,407,049	£53,776,708	£54,186,499
20%	70%	£54,808,941	£53,964,498	£54,510,888	£54,808,941	£53,964,498	£54,510,888
25%	70%	£55,213,353	£54,152,289	£54,839,760	£55,213,353	£54,152,289	£54,839,760
30%	70%	£55,617,766	£54,340,079	£55,169,453	£55,617,766	£54,340,079	£55,169,453
35%	70%	£56,022,178	£54,527,870	£55,499,146	£56,022,178	£54,527,870	£55,499,146
40%	70%	£56,426,590	£54,715,189	£55,828,840	£56,426,590	£54,715,189	£55,828,840
45%	70%	£56,831,002	£54,902,981	£56,159,533	£56,831,002	£54,902,981	£56,159,533
50%	70%	£57,235,414	£55,090,913	£56,488,227	£57,235,414	£55,090,913	£56,488,227
100%	70%	£61,279,536	£57,008,534	£59,785,161	£61,279,536	£57,008,534	£59,785,161
10%	80%	£54,042,031	£53,561,771	£53,873,993	£54,042,031	£53,561,771	£53,873,993
15%	80%	£54,456,378	£53,735,988	£54,204,322	£54,456,378	£53,735,988	£54,204,322
20%	80%	£54,875,789	£53,910,206	£54,534,650	£54,875,789	£53,910,206	£54,534,650
25%	80%	£55,296,287	£54,084,424	£54,867,987	£55,296,287	£54,084,424	£54,867,987
30%	80%	£55,714,111	£54,258,642	£55,202,324	£55,714,111	£54,258,642	£55,202,324
35%	80%	£56,132,935	£54,432,860	£55,535,661	£56,132,935	£54,432,860	£55,535,661
40%	80%	£56,551,759	£54,607,078	£55,868,998	£56,551,759	£54,607,078	£55,868,998
45%	80%	£56,970,583	£54,781,296	£56,202,335	£56,970,583	£54,781,296	£56,202,335
50%	80%	£57,389,407	£54,955,514	£56,535,672	£57,389,407	£54,955,514	£56,535,672
10%	60%	£54,357,719	£53,817,427	£54,188,677	£54,357,719	£53,817,427	£54,188,677
20%	60%	£54,742,093	£54,018,791	£54,580,124	£54,742,093	£54,018,791	£54,487,124
25%	60%	£55,128,733	£54,220,154	£54,980,589	£55,128,733	£54,220,154	£54,889,589
30%	60%	£55,517,493	£54,421,518	£55,382,044	£55,517,493	£54,421,518	£55,325,255
35%	60%	£55,905,193	£54,622,882	£55,776,499	£55,905,193	£54,622,882	£55,456,881
40%	60%	£56,292,892	£54,824,246	£56,170,954	£56,292,892	£54,824,246	£55,780,536
50%	60%	£57,089,293	£55,237,863	£56,627,846	£57,089,293	£55,237,863	£56,427,846

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£41,110,587	£41,110,587	£41,110,587	£41,110,587	£41,110,587	£41,110,587
10%	70%	£41,906,396	£41,486,169	£41,759,363	£41,906,396	£41,486,169	£41,759,363
15%	70%	£42,304,301	£41,873,950	£42,093,751	£42,304,301	£41,873,950	£42,093,751
20%	70%	£42,702,206	£42,261,731	£42,484,140	£42,702,206	£42,261,731	£42,484,140
25%	70%	£43,100,605	£42,649,541	£42,874,012	£43,100,605	£42,649,541	£42,874,012
30%	70%	£43,515,018	£42,237,331	£43,066,708	£43,515,018	£42,237,331	£43,066,708
35%	70%	£43,919,430	£42,425,123	£43,396,398	£43,919,430	£42,425,123	£43,396,398
40%	70%	£44,323,842	£42,612,914	£43,726,089	£44,323,842	£42,612,914	£43,726,089
45%	70%	£44,728,254	£42,800,706	£44,055,780	£44,728,254	£42,800,706	£44,055,780
50%	70%	£45,132,666	£42,988,497	£44,385,471	£45,132,666	£42,988,497	£44,385,471
100%	70%	£49,176,788	£44,905,786	£47,682,413	£49,176,788	£44,905,786	£47,682,413
10%	80%	£41,939,283	£41,459,023	£41,771,245	£41,939,283	£41,459,023	£41,771,245
15%	80%	£42,353,631	£41,833,241	£42,101,574	£42,353,631	£41,833,241	£42,101,574
20%	80%	£42,773,042	£42,207,458	£42,431,903	£42,773,042	£42,207,458	£42,431,903
25%	80%	£43,192,453	£42,581,671	£42,762,232	£43,192,453	£42,581,671	£42,762,232
30%	80%	£43,611,864	£42,955,884	£43,092,561	£43,611,864	£42,955,884	£43,092,561
35%	80%	£44,031,275	£43,330,097	£43,422,890	£44,031,275	£43,330,097	£43,422,890
40%	80%	£44,450,686	£43,704,310	£43,753,219	£44,450,686	£43,704,310	£43,753,219
45%	80%	£44,870,097	£44,078,523	£44,083,548	£44,870,097	£44,078,523	£44,083,548
50%	80%	£45,289,508	£44,452,736	£44,413,877	£45,289,508	£44,452,736	£44,413,877
10%	60%	£41,873,510	£41,513,315	£41,747,482	£41,873,510	£41,513,315	£41,747,482
15%	60%	£42,254,971	£41,714,679	£42,065,929	£42,254,971	£41,714,679	£42,065,929
20%	60%	£42,636,432	£41,916,043	£42,384,377	£42,636,432	£41,916,043	£42,384,377
25%	60%	£43,027,045	£42,117,406	£42,706,821	£43,027,045	£42,117,406	£42,706,821
30%	60%	£43,417,658	£42,318,770	£43,030,265	£43,417,658	£42,318,770	£43,030,265
35%	60%	£43,808,271	£42,520,134	£43,354,709	£43,808,271	£42,520,134	£43,354,709
40%	60%	£44,198,884	£42,721,497	£43,679,153	£44,198,884	£42,721,497	£43,679,153
50%	60%	£44,589,497	£42,922,861	£44,003,597	£44,589,497	£42,922,861	£44,003,597

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,064,941	£18,064,941	£18,064,941	£18,064,941	£18,064,941	£18,064,941
10%	70%	£18,860,750	£18,440,522	£18,713,717	£18,860,750	£18,440,522	£18,713,717
15%	70%	£19,258,559	£18,828,313	£19,008,105	£19,258,559	£18,828,313	£19,008,105
20%	70%	£19,660,547	£19,216,104	£19,362,494	£19,660,547	£19,216,104	£19,362,494
25%	70%	£20,064,959	£19,603,895	£19,691,366	£20,064,959	£19,603,895	£19,691,366
30%	70%	£20,469,371	£19,191,685	£20,021,059	£20,469,371	£19,191,685	£20,021,059
35%	70%	£20,873,784	£19,379,476	£20,350,752	£20,873,784		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619	-£5,459,619
10%	70%	-£6,255,427	-£5,835,200	-£6,108,394	-£6,255,427	-£5,835,200	-£6,108,394
15%	70%	-£6,853,332	-£6,022,991	-£6,432,782	-£6,853,332	-£6,022,991	-£6,432,782
20%	70%	-£7,055,224	-£6,210,781	-£6,757,171	-£7,055,224	-£6,210,781	-£6,757,171
25%	70%	-£7,459,637	-£6,398,572	-£7,086,043	-£7,459,637	-£6,398,572	-£7,086,043
30%	70%	-£7,864,049	-£6,586,363	-£7,415,736	-£7,864,049	-£6,586,363	-£7,415,736
35%	70%	-£8,268,461	-£6,774,154	-£7,745,429	-£8,268,461	-£6,774,154	-£7,745,429
40%	70%	-£8,672,874	-£6,961,944	-£8,075,123	-£8,672,874	-£6,961,944	-£8,075,123
45%	70%	-£9,077,285	-£7,149,734	-£8,404,816	-£9,077,285	-£7,149,734	-£8,404,816
50%	70%	-£9,481,697	-£7,337,524	-£8,734,510	-£9,481,697	-£7,337,524	-£8,734,510
100%	70%	-£13,525,819	-£9,254,817	-£12,031,445	-£13,525,819	-£9,254,817	-£12,031,445
10%	80%	-£6,288,314	-£5,808,054	-£6,120,277	-£6,288,314	-£5,808,054	-£6,120,277
15%	80%	-£6,702,662	-£5,982,272	-£6,450,605	-£6,702,662	-£5,982,272	-£6,450,605
20%	80%	-£7,122,073	-£6,156,489	-£6,780,934	-£7,122,073	-£6,156,489	-£6,780,934
25%	80%	-£7,541,484	-£6,330,706	-£7,111,263	-£7,541,484	-£6,330,706	-£7,111,263
30%	80%	-£7,960,895	-£6,504,923	-£7,441,592	-£7,960,895	-£6,504,923	-£7,441,592
35%	80%	-£8,380,306	-£6,679,140	-£7,771,921	-£8,380,306	-£6,679,140	-£7,771,921
40%	80%	-£8,800,717	-£6,853,357	-£8,102,250	-£8,800,717	-£6,853,357	-£8,102,250
45%	80%	-£9,220,128	-£7,027,574	-£8,432,579	-£9,220,128	-£7,027,574	-£8,432,579
50%	80%	-£9,640,539	-£7,201,791	-£8,762,908	-£9,640,539	-£7,201,791	-£8,762,908
10%	60%	-£6,222,541	-£5,862,346	-£6,096,513	-£6,222,541	-£5,862,346	-£6,096,513
15%	60%	-£6,641,952	-£6,036,563	-£6,420,730	-£6,641,952	-£6,036,563	-£6,420,730
20%	60%	-£7,061,363	-£6,210,780	-£6,744,947	-£7,061,363	-£6,210,780	-£6,744,947
25%	60%	-£7,480,774	-£6,385,000	-£7,069,164	-£7,480,774	-£6,385,000	-£7,069,164
30%	60%	-£7,900,185	-£6,559,217	-£7,393,381	-£7,900,185	-£6,559,217	-£7,393,381
35%	60%	-£8,319,596	-£6,733,434	-£7,717,598	-£8,319,596	-£6,733,434	-£7,717,598
40%	60%	-£8,739,007	-£6,907,651	-£8,041,815	-£8,739,007	-£6,907,651	-£8,041,815
45%	60%	-£9,158,418	-£7,081,868	-£8,366,032	-£9,158,418	-£7,081,868	-£8,366,032
50%	60%	-£9,577,829	-£7,256,085	-£8,690,249	-£9,577,829	-£7,256,085	-£8,690,249

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645	-£2,568,645
10%	70%	-£3,364,453	-£2,944,226	-£3,217,420	-£3,364,453	-£2,944,226	-£3,217,420
15%	70%	-£3,762,358	-£3,132,017	-£3,541,808	-£3,762,358	-£3,132,017	-£3,541,808
20%	70%	-£4,160,263	-£3,319,807	-£3,866,197	-£4,160,263	-£3,319,807	-£3,866,197
25%	70%	-£4,558,168	-£3,507,598	-£4,190,586	-£4,558,168	-£3,507,598	-£4,190,586
30%	70%	-£4,956,073	-£3,695,389	-£4,514,975	-£4,956,073	-£3,695,389	-£4,514,975
35%	70%	-£5,353,978	-£3,883,180	-£4,839,364	-£5,353,978	-£3,883,180	-£4,839,364
40%	70%	-£5,751,883	-£4,070,971	-£5,163,753	-£5,751,883	-£4,070,971	-£5,163,753
45%	70%	-£6,149,788	-£4,258,762	-£5,488,142	-£6,149,788	-£4,258,762	-£5,488,142
50%	70%	-£6,547,693	-£4,446,553	-£5,812,531	-£6,547,693	-£4,446,553	-£5,812,531
100%	70%	-£10,634,845	-£6,363,843	-£9,140,471	-£10,634,845	-£6,363,843	-£9,140,471
10%	80%	-£3,397,340	-£2,917,080	-£3,229,303	-£3,397,340	-£2,917,080	-£3,229,303
15%	80%	-£3,816,698	-£3,091,298	-£3,553,521	-£3,816,698	-£3,091,298	-£3,553,521
20%	80%	-£4,236,056	-£3,265,515	-£3,877,739	-£4,236,056	-£3,265,515	-£3,877,739
25%	80%	-£4,655,414	-£3,439,732	-£4,201,956	-£4,655,414	-£3,439,732	-£4,201,956
30%	80%	-£5,074,772	-£3,613,949	-£4,526,173	-£5,074,772	-£3,613,949	-£4,526,173
35%	80%	-£5,494,130	-£3,788,166	-£4,850,390	-£5,494,130	-£3,788,166	-£4,850,390
40%	80%	-£5,913,488	-£3,962,383	-£5,174,607	-£5,913,488	-£3,962,383	-£5,174,607
45%	80%	-£6,332,846	-£4,136,600	-£5,498,824	-£6,332,846	-£4,136,600	-£5,498,824
50%	80%	-£6,752,204	-£4,310,817	-£5,823,041	-£6,752,204	-£4,310,817	-£5,823,041
10%	60%	-£3,331,567	-£2,971,372	-£3,205,539	-£3,331,567	-£2,971,372	-£3,205,539
15%	60%	-£3,750,978	-£3,145,589	-£3,529,756	-£3,750,978	-£3,145,589	-£3,529,756
20%	60%	-£4,170,389	-£3,319,806	-£3,853,973	-£4,170,389	-£3,319,806	-£3,853,973
25%	60%	-£4,589,800	-£3,494,023	-£4,178,190	-£4,589,800	-£3,494,023	-£4,178,190
30%	60%	-£5,009,211	-£3,668,240	-£4,502,407	-£5,009,211	-£3,668,240	-£4,502,407
35%	60%	-£5,428,622	-£3,842,457	-£4,826,624	-£5,428,622	-£3,842,457	-£4,826,624
40%	60%	-£5,848,033	-£4,016,674	-£5,150,841	-£5,848,033	-£4,016,674	-£5,150,841
45%	60%	-£6,267,444	-£4,190,891	-£5,475,058	-£6,267,444	-£4,190,891	-£5,475,058
50%	60%	-£6,686,855	-£4,365,108	-£5,799,275	-£6,686,855	-£4,365,108	-£5,799,275

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522	-£1,292,522
10%	70%	-£2,088,331	-£1,668,103	-£1,941,298	-£2,088,331	-£1,668,103	-£1,941,298
15%	70%	-£2,484,235	-£1,853,394	-£2,265,696	-£2,484,235	-£1,853,394	-£2,265,696
20%	70%	-£2,880,139	-£2,038,685	-£2,590,094	-£2,880,139	-£2,038,685	-£2,590,094
25%	70%	-£3,276,043	-£2,223,976	-£2,914,492	-£3,276,043	-£2,223,976	-£2,914,492
30%	70%	-£3,671,947	-£2,409,267	-£3,238,890	-£3,671,947	-£2,409,267	-£3,238,890
35%	70%	-£4,067,851	-£2,594,558	-£3,563,288	-£4,067,851	-£2,594,558	-£3,563,288
40%	70%	-£4,463,755	-£2,779,849	-£3,887,686	-£4,463,755	-£2,779,849	-£3,887,686
45%	70%	-£4,859,659	-£2,965,140	-£4,212,084	-£4,859,659	-£2,965,140	-£4,212,084
50%	70%	-£5,255,563	-£3,150,431	-£4,536,482	-£5,255,563	-£3,150,431	-£4,536,482
100%	70%	-£9,358,723	-£5,087,720	-£7,864,348	-£9,358,723	-£5,087,720	-£7,864,348
10%	80%	-£2,121,218	-£1,640,958	-£1,953,180	-£2,121,218	-£1,640,958	-£1,953,180
15%	80%	-£2,535,565	-£1,815,175	-£2,283,509	-£2,535,565	-£1,815,175	-£2,283,509
20%	80%	-£2,949,912	-£1,989,392	-£2,612,838	-£2,949,912	-£1,989,392	-£2,612,838
25%	80%	-£3,364,259	-£2,163,609	-£2,942,167	-£3,364,259	-£2,163,609	-£2,942,167
30%	80%	-£3,778,606	-£2,337,826	-£3,271,496	-£3,778,606	-£2,337,826	-£3,271,496
35%	80%	-£4,192,953	-£2,512,043	-£3,600,825	-£4,192,953	-£2,512,043	-£3,600,825
40%	80%	-£4,607,300	-£2,686,260	-£3,930,154	-£4,607,300	-£2,686,260	-£3,930,154
45%	80%	-£5,021,647	-£2,860,477	-£4,259,483	-£5,021,647	-£2,860,477	-£4,259,483
50%	80%	-£5,436,000	-£3,034,694	-£4,588,812	-£5,436,000	-£3,034,694	-£4,588,812
10%	60%	-£2,055,444	-£1,695,250	-£1,929,416	-£2,055,444	-£1,695,250	-£1,929,416
15%	60%	-£2,469,791	-£1,869,467	-£2,258,745	-£2,469,791	-£1,869,467	-£2,258,745
20%	60%	-£2,884,138	-£2,043,684	-£2,588,074	-£2,884,138	-£2,043,684	-£2,588,074
25%	60%	-£3,298,485	-£2,217,901	-£2,917,403	-£3,298,485	-£2,217,901	-£2,917,403
30%	60%	-£3,712,832	-£2,392,118	-£3,246,732	-£3,712,832	-£2,392,118	-£3,246,732
35%	60%	-£4,127,179	-£2,566,335	-£3,576,061	-£4,127,179	-£2,566,335	-£3,576,061
40%	60%	-£4,541,526	-£2,740,552	-£3,905,390	-£4,541,526	-£2,740,552	-£3,905,390
45%	60%	-£4,955,873	-£2,914,769	-£4,234,719	-£4,955,873	-£2,914,769	-£4,234,719
50%	60%	-£5,370,220	-£3,088,986	-£4,564,048	-£5,370,220	-£3,088,986	-£4,564,048

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067	-£5,642,067
10%	70%	-£6,437,875	-£6,017,648	-£6,290,843	-£6,437,875	-£6,017,648	-£6,290,843
15%	70%	-£6,835,780	-£6,205,439	-£6,615,231	-£6,835,780	-£6,205,439	-£6,615,231
20%	70%	-£7,233,685	-£6,393,229	-£6,939,619	-£7,233,685	-£6,393,229	-£6,939,619
25%	70%	-£7,631,590	-£6,581,021	-£7,264,007	-£7,631,590	-£6,581,021	-£7,264,007
30%	70%	-£8,029,495	-£6,768,811	-£7,588,395	-£8,029,495	-£6,768,811	-£7,588,395
35%	70%	-£8,427,400	-£6,956,602	-£7,912,783	-£8,427,400	-£6,956,602	-£7,912,783
40%	70%	-£8,825,305	-£7,144,392	-£8,237,171	-£8,825,305	-£7,144,392	-£8,237,171
45%	70%	-£9,223,210	-£7,332,183	-£8,561,559	-£9,223,210	-£7,332,183	-£8,561,559
50%	70%	-£9,621,115	-£7,519,974	-£8,885,947	-£9,621,115	-£7,519,974	-£8,885,947
100%	70%	-£13,708,268	-£9,437,265	-£12,213,893	-£13,708,268	-£9,437,265	-£12,213,893
10%	80%	-£6,470,763	-£5,990,503	-£6,302,725	-£6,470,763	-£5,990,503	-£6,302,725
15%	80%	-£6,885,110	-£6,164,720	-£6,633,054	-£6,885,110	-£6,164,720	-£6,633,054
20%	80%	-£7,300,521	-£6,338,937	-£6,963,382	-£7,300,521	-£6,338,937	-£6,963,382
25%	80%	-£7,715,932	-£6,513,154	-£7,293,711	-£7,715,932	-£6,513,154	-£7,293,711
30%	80%	-£8,131,343	-£6,687,371	-£7,624,040	-£8,131,343	-£6,687,371	-£7,624,040
35%	80%	-£8,546,754	-£6,861,588	-			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,047	£4,047	£4,047	£4,047	£4,047	£4,047
10%	70%	-£791,762	-£371,535	-£604,729	-£791,762	-£371,535	-£604,729
15%	70%	-£1,180,667	-£509,326	-£935,117	-£1,180,667	-£509,326	-£935,117
20%	70%	-£1,591,559	-£747,116	-£1,293,506	-£1,591,559	-£747,116	-£1,293,506
25%	70%	-£1,995,972	-£934,907	-£1,622,378	-£1,995,972	-£934,907	-£1,622,378
30%	70%	-£2,400,384	-£1,122,698	-£1,952,071	-£2,400,384	-£1,122,698	-£1,952,071
35%	70%	-£2,804,796	-£1,310,489	-£2,281,764	-£2,804,796	-£1,310,489	-£2,281,764
40%	70%	-£3,209,209	-£1,500,807	-£2,611,468	-£3,209,209	-£1,500,807	-£2,611,468
45%	70%	-£3,613,620	-£1,691,669	-£2,941,151	-£3,613,620	-£1,691,669	-£2,941,151
50%	70%	-£4,018,032	-£1,882,531	-£3,270,845	-£4,018,032	-£1,882,531	-£3,270,845
100%	70%	-£8,062,154	-£3,791,152	-£6,567,780	-£8,062,154	-£3,791,152	-£6,567,780
10%	80%	-£824,649	-£344,389	-£656,612	-£824,649	-£344,389	-£656,612
15%	80%	-£1,236,997	-£518,607	-£986,940	-£1,236,997	-£518,607	-£986,940
20%	80%	-£1,658,408	-£692,824	-£1,317,269	-£1,658,408	-£692,824	-£1,317,269
25%	80%	-£2,079,819	-£866,701	-£1,649,597	-£2,079,819	-£866,701	-£1,649,597
30%	80%	-£2,501,230	-£1,040,578	-£1,981,926	-£2,501,230	-£1,040,578	-£1,981,926
35%	80%	-£2,922,641	-£1,214,455	-£2,314,255	-£2,922,641	-£1,214,455	-£2,314,255
40%	80%	-£3,344,052	-£1,388,332	-£2,646,584	-£3,344,052	-£1,388,332	-£2,646,584
45%	80%	-£3,765,463	-£1,562,209	-£2,978,913	-£3,765,463	-£1,562,209	-£2,978,913
50%	80%	-£4,186,874	-£1,736,086	-£3,311,242	-£4,186,874	-£1,736,086	-£3,311,242
10%	60%	-£758,876	-£308,681	-£632,848	-£758,876	-£308,681	-£632,848
15%	60%	-£1,140,337	-£460,045	-£951,235	-£1,140,337	-£460,045	-£951,235
20%	60%	-£1,524,711	-£601,409	-£1,269,743	-£1,524,711	-£601,409	-£1,269,743
25%	60%	-£1,912,411	-£742,772	-£1,592,187	-£1,912,411	-£742,772	-£1,592,187
30%	60%	-£2,300,111	-£884,136	-£1,915,844	-£2,300,111	-£884,136	-£1,915,844
35%	60%	-£2,687,811	-£1,025,500	-£2,239,499	-£2,687,811	-£1,025,500	-£2,239,499
40%	60%	-£3,075,511	-£1,166,864	-£2,563,154	-£3,075,511	-£1,166,864	-£2,563,154
50%	60%	-£3,463,211	-£1,308,228	-£2,886,809	-£3,463,211	-£1,308,228	-£2,886,809

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£392,426	£392,426	£392,426	£392,426	£392,426	£392,426
10%	70%	-£403,383	-£18,844	-£295,350	-£403,383	-£18,844	-£295,350
15%	70%	-£801,288	-£170,947	-£630,738	-£801,288	-£170,947	-£630,738
20%	70%	-£1,203,180	-£358,737	-£906,127	-£1,203,180	-£358,737	-£906,127
25%	70%	-£1,607,593	-£546,528	-£1,233,999	-£1,607,593	-£546,528	-£1,233,999
30%	70%	-£2,012,005	-£734,319	-£1,563,692	-£2,012,005	-£734,319	-£1,563,692
35%	70%	-£2,416,417	-£922,110	-£1,893,385	-£2,416,417	-£922,110	-£1,893,385
40%	70%	-£2,820,830	-£1,112,428	-£2,223,079	-£2,820,830	-£1,112,428	-£2,223,079
45%	70%	-£3,225,241	-£1,303,290	-£2,552,772	-£3,225,241	-£1,303,290	-£2,552,772
50%	70%	-£3,629,653	-£1,494,152	-£2,882,466	-£3,629,653	-£1,494,152	-£2,882,466
100%	70%	-£7,673,775	-£3,402,773	-£6,179,401	-£7,673,775	-£3,402,773	-£6,179,401
10%	80%	-£436,270	£43,990	-£268,233	-£436,270	£43,990	-£268,233
15%	80%	-£850,618	-£130,228	-£598,561	-£850,618	-£130,228	-£598,561
20%	80%	-£1,270,029	-£304,445	-£929,890	-£1,270,029	-£304,445	-£929,890
25%	80%	-£1,689,440	-£478,662	-£1,260,219	-£1,689,440	-£478,662	-£1,260,219
30%	80%	-£2,108,851	-£652,879	-£1,590,548	-£2,108,851	-£652,879	-£1,590,548
35%	80%	-£2,528,262	-£827,096	-£1,920,877	-£2,528,262	-£827,096	-£1,920,877
40%	80%	-£2,947,673	-£1,001,313	-£2,251,206	-£2,947,673	-£1,001,313	-£2,251,206
45%	80%	-£3,367,084	-£1,175,530	-£2,581,535	-£3,367,084	-£1,175,530	-£2,581,535
50%	80%	-£3,786,495	-£1,349,747	-£2,911,864	-£3,786,495	-£1,349,747	-£2,911,864
10%	60%	-£370,497	-£10,302	-£244,469	-£370,497	-£10,302	-£244,469
15%	60%	-£751,958	-£211,866	-£562,916	-£751,958	-£211,866	-£562,916
20%	60%	-£1,136,332	-£413,030	-£881,364	-£1,136,332	-£413,030	-£881,364
25%	60%	-£1,524,032	-£614,393	-£1,203,808	-£1,524,032	-£614,393	-£1,203,808
30%	60%	-£1,911,732	-£815,757	-£1,527,465	-£1,911,732	-£815,757	-£1,527,465
35%	60%	-£2,299,433	-£1,018,132	-£1,851,120	-£2,299,433	-£1,018,132	-£1,851,120
40%	60%	-£2,687,132	-£1,222,789	-£2,174,775	-£2,687,132	-£1,222,789	-£2,174,775
50%	60%	-£3,074,832	-£1,427,446	-£2,500,000	-£3,074,832	-£1,427,446	-£2,500,000

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,199,916	£3,199,916	£3,199,916	£3,199,916	£3,199,916	£3,199,916
10%	70%	£2,249,959	£2,657,575	£2,392,181	£2,249,959	£2,657,575	£2,392,181
15%	70%	£1,774,979	£2,386,404	£1,988,313	£1,774,979	£2,386,404	£1,988,313
20%	70%	£1,300,001	£2,115,234	£1,584,446	£1,300,001	£2,115,234	£1,584,446
25%	70%	£825,022	£1,844,063	£1,180,578	£825,022	£1,844,063	£1,180,578
30%	70%	£350,043	£1,572,893	£776,711	£350,043	£1,572,893	£776,711
35%	70%	-£126,979	£1,301,722	£372,844	-£126,979	£1,301,722	£372,844
40%	70%	-£609,726	£1,030,552	£-31,532	-£609,726	£1,030,552	£-31,532
45%	70%	-£1,092,472	£759,381	-£442,004	-£1,092,472	£759,381	-£442,004
50%	70%	-£1,575,220	£488,210	-£852,477	-£1,575,220	£488,210	-£852,477
100%	70%	-£6,402,691	-£2,259,860	-£4,957,206	-£6,402,691	-£2,259,860	-£4,957,206
10%	80%	£2,212,722	£2,678,969	£2,375,262	£2,212,722	£2,678,969	£2,375,262
15%	80%	£1,719,126	£2,417,896	£1,962,936	£1,719,126	£2,417,896	£1,962,936
20%	80%	£1,225,529	£2,157,223	£1,550,608	£1,225,529	£2,157,223	£1,550,608
25%	80%	£731,932	£1,896,550	£1,138,282	£731,932	£1,896,550	£1,138,282
30%	80%	£238,335	£1,635,877	£725,955	£238,335	£1,635,877	£725,955
35%	80%	-£259,436	£1,375,204	£313,628	-£259,436	£1,375,204	£313,628
40%	80%	-£761,106	£1,114,531	-£100,314	-£761,106	£1,114,531	-£100,314
45%	80%	-£1,262,775	£853,858	-£519,384	-£1,262,775	£853,858	-£519,384
50%	80%	-£1,764,445	£593,185	-£938,454	-£1,764,445	£593,185	-£938,454
10%	60%	£2,287,195	£2,636,580	£2,409,100	£2,287,195	£2,636,580	£2,409,100
15%	60%	£1,830,834	£2,354,912	£2,013,692	£1,830,834	£2,354,912	£2,013,692
20%	60%	£1,374,473	£2,073,244	£1,618,283	£1,374,473	£2,073,244	£1,618,283
25%	60%	£918,113	£1,791,577	£1,222,875	£918,113	£1,791,577	£1,222,875
30%	60%	£461,752	£1,509,908	£827,467	£461,752	£1,509,908	£827,467
35%	60%	£5,391	£1,228,241	£432,059	£5,391	£1,228,241	£432,059
40%	60%	-£458,345	£946,572	£36,650	-£458,345	£946,572	£36,650
45%	60%	-£922,170	£664,905	-£364,626	-£922,170	£664,905	-£364,626
50%	60%	-£1,385,994	£383,237	-£766,501	-£1,385,994	£383,237	-£766,501

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£51,361,198	£51,361,198	£51,361,198	£51,361,198	£51,361,198	£51,361,198
10%	70%	£52,311,156	£51,903,540	£52,168,934	£52,311,156	£51,903,540	£52,168,934
15%	70%	£52,786,136	£52,174,711	£52,572,802	£52,786,136	£52,174,711	£52,572,802
20%	70%	£53,261,114	£52,445,881	£52,978,668	£53,261,114	£52,445,881	£52,978,668
25%	70%	£53,736,093	£52,717,051	£53,380,537	£53,736,093	£52,717,051	£53,380,537
30%	70%	£54,211,072	£52,988,222	£53,784,404	£54,211,072	£52,988,222	£53,784,404
35%	70%	£54,686,051	£53,259,393	£54,188,271	£54,686,051	£53,259,393	£54,188,271
40%	70%	£55,161,030	£53,530,563	£54,592,138	£55,161,030	£53,530,563	£54,592,138
45%	70%	£55,636,009	£53,801,734	£55,000,005	£55,636,009	£53,801,734	£55,000,005
50%	70%	£56,111,000	£54,072,904	£55,413,872	£56,111,000	£54,072,904	£55,413,872
100%	70%	£60,963,805	£56,820,975	£59,518,320	£60,963,805	£56,820,975	£59,518,320
10%	80%	£52,348,393	£51,882,546	£52,185,853	£52,348,393	£51,882,546	£52,185,853
15%	80%	£52,841,989	£52,143,219	£52,598,179	£52,841,989	£52,143,219	£52,598,179
20%	80%	£53,335,586	£52,403,892	£53,010,507	£53,335,586	£52,403,892	£53,010,507
25%	80%	£53,829,183	£52,664,564	£53,461,828	£53,829,183	£52,664,564	£53,461,828
30%	80%	£54,322,780	£52,925,236	£53,913,149	£54,322,780	£52,925,236	£53,913,149
35%	80%	£54,816,377	£53,185,908	£54,364,470	£54,816,377	£53,185,908	£54,364,470
40%	80%	£55,309,974	£53,446,580	£54,815,791	£55,309,974	£53,446,580	£54,815,791
45%	80%	£55,803,571	£53,707,252	£55,267,112	£55,803,571	£53,707,252	£55,267,112
50%	80%	£56,297,168	£53,967,924	£55,718,433	£56,297,168	£53,967,924	£55,718,433
10%	60%	£52,273,920	£51,924,534	£52,152,015	£52,273,920	£51,924,534	£52,152,015
15%	60%	£52,730,281	£52,206,203	£52,547,423	£52,730,281	£52,206,203	£52,547,423
20%	60%	£53,186,642	£52,487,872	£52,942,832	£53,186,642	£52,487,872	£52,942,832
25%	60%	£53,643,003	£52,769,541	£53,338,240	£53,643,003	£52,769,541	£53,338,240
30%	60%	£54,099,363	£53,051,210	£53,733,648	£54,099,363	£53,051,210	£53,733,648
35%	60%	£54,555,724	£53,332,879	£54,129,056	£54,555,724	£53,332,879	£54,129,056
40%	60%	£55,012,084	£53,614,549	£54,524,464	£55,012,084	£53,614,549	£54,524,464
50%	60%	£55,468,445	£53,896,219	£54,919,872	£55,468,445	£53,896,219	£54,919,872

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£39,258,450	£39,258,450	£39,258,450	£39,258,450	£39,258,450	£39,258,450
10%	70%	£40,208,408	£39,800,792	£40,066,186	£40,208,408	£39,800,792	£40,066,186
15%	70%	£40,663,388	£40,071,963	£40,470,954	£40,663,388	£40,071,963	£40,470,954
20%	70%	£41,118,368	£40,343,133	£40,875,722	£41,118,368	£40,343,133	£40,875,722
25%	70%	£41,573,348	£40,614,304	£41,277,789	£41,573,348	£40,614,304	£41,277,789
30%	70%	£42,028,328	£40,885,474	£41,681,856	£42,028,328	£40,885,474	£41,681,856
35%	70%	£42,483,308	£41,156,645	£42,085,923	£42,483,308	£41,156,645	£42,085,923
40%	70%	£42,938,288	£41,427,815	£42,489,990	£42,938,288	£41,427,815	£42,489,990
45%	70%	£43,393,268	£41,698,986	£42,894,057	£43,393,268	£41,698,986	£42,894,057
50%	70%	£43,848,248	£41,970,157	£43,298,124	£43,848,248	£41,970,157	£43,298,124
100%	70%	£48,861,058	£44,718,227	£47,415,573	£48,861,058	£44,718,227	£47,415,573
10%	80%	£40,245,645	£39,779,798	£40,083,105	£40,245,645	£39,779,798	£40,083,105
15%	80%	£40,739,241	£40,040,471	£40,495,431	£40,739,241	£40,040,471	£40,495,431
20%	80%	£41,232,837	£40,301,144	£40,900,759	£41,232,837	£40,301,144	£40,900,759
25%	80%	£41,727,433	£40,561,817	£41,306,087	£41,727,433	£40,561,817	£41,306,087
30%	80%	£42,222,029	£40,822,490	£41,711,415	£42,222,029	£40,822,490	£41,711,415
35%	80%	£42,716,625	£41,083,163	£42,116,743	£42,716,625	£41,083,163	£42,116,743
40%	80%	£43,211,221	£41,343,836	£42,522,071	£43,211,221	£41,343,836	£42,522,071
45%	80%	£43,705,817	£41,604,509	£42,927,400	£43,705,817	£41,604,509	£42,927,400
50%	80%	£44,200,413	£41,865,182	£43,332,728	£44,200,413	£41,865,182	£43,332,728
10%	60%	£40,171,172	£39,821,787	£40,017,172	£40,171,172	£39,821,787	£40,017,172
15%	60%	£40,627,533	£40,103,455	£40,422,533	£40,627,533	£40,103,455	£40,422,533
20%	60%	£41,083,894	£40,385,123	£40,827,861	£41,083,894	£40,385,123	£40,827,861
25%	60%	£41,540,255	£40,666,790	£41,233,189	£41,540,255	£40,666,790	£41,233,189
30%	60%	£41,996,616	£40,948,458	£41,638,517	£41,996,616	£40,948,458	£41,638,517
35%	60%	£42,452,977	£41,230,126	£42,038,845	£42,452,977	£41,230,126	£42,038,845
40%	60%	£42,909,338	£41,511,795	£42,444,173	£42,909,338	£41,511,795	£42,444,173
50%	60%	£43,365,699	£41,793,463	£42,849,501	£43,365,699	£41,793,463	£42,849,501

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£16,212,804	£16,212,804	£16,212,804	£16,212,804	£16,212,804	£16,212,804
10%	70%	£17,162,762	£16,755,146	£17,020,539	£17,162,762	£16,755,146	£17,020,539
15%	70%	£17,637,741	£17,026,317	£17,495,407	£17,637,741	£17,026,317	£17,495,407
20%	70%	£18,112,720	£17,297,488	£17,968,275	£18,112,720	£17,297,488	£17,968,275
25%	70%	£18,587,699	£17,568,659	£18,441,143	£18,587,699	£17,568,659	£18,441,143
30%	70%	£19,062,677	£17,839,830	£18,914,011	£19,062,677	£17,839,830	£18,914,011
35%	70%	£19,537,656	£18,110,999	£19,386,879	£19,537,656	£18,110,999	£19,386,879
40%	70%	£20,012,635	£18,382,169	£19,859,747	£20,012,635	£18,382,169	£19,859,747
45%	70%	£20,487,614	£18,653,338	£20,332,615	£20,487,614	£18,653,338	£20,332,615
50%	70%	£20,962,593	£18,924,508	£20,805,483	£20,962,593	£18,924,508	£20,805,483
100%	70%	£25,815,411	£21,672,581	£24,369,926	£25,815,411	£21,672,581	£24,369,926
10%	80%	£17,199,938	£16,734,151	£17,037,459	£17,199,938	£16,734,151	£17,037,459
15%	80%	£17,693,595	£16,994,824	£17,449,785	£17,693,595	£16,994,824	£17,449,785
20%	80%	£18,187,252	£17,255,497				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482	-£3,607,482
10%	70%	-£4,357,439	-£4,149,823	-£4,413,217	-£4,557,439	-£4,149,823	-£4,413,217
15%	70%	-£5,032,419	-£4,420,994	-£4,819,085	-£5,032,419	-£4,420,994	-£4,819,085
20%	70%	-£5,507,398	-£4,692,164	-£5,222,952	-£5,507,398	-£4,692,164	-£5,222,952
25%	70%	-£5,982,378	-£4,963,335	-£5,626,820	-£5,982,378	-£4,963,335	-£5,626,820
30%	70%	-£6,457,355	-£5,234,506	-£6,030,687	-£6,457,355	-£5,234,506	-£6,030,687
35%	70%	-£6,934,377	-£5,505,676	-£6,434,555	-£6,934,377	-£5,505,676	-£6,434,555
40%	70%	-£7,411,124	-£5,776,846	-£6,838,390	-£7,411,124	-£5,776,846	-£6,838,390
45%	70%	-£7,889,871	-£6,048,017	-£7,249,402	-£7,889,871	-£6,048,017	-£7,249,402
50%	70%	-£8,382,618	-£6,319,188	-£7,659,876	-£8,382,618	-£6,319,188	-£7,659,876
100%	70%	-£13,210,089	-£9,067,259	-£11,764,604	-£13,210,089	-£9,067,259	-£11,764,604
10%	80%	-£4,594,676	-£4,128,829	-£4,432,136	-£4,594,676	-£4,128,829	-£4,432,136
15%	80%	-£5,088,272	-£4,389,302	-£4,844,463	-£5,088,272	-£4,389,302	-£4,844,463
20%	80%	-£5,581,869	-£4,650,175	-£5,256,790	-£5,581,869	-£4,650,175	-£5,256,790
40%	80%	-£7,568,505	-£5,692,867	-£6,907,712	-£7,568,505	-£5,692,867	-£6,907,712
45%	80%	-£8,070,174	-£5,953,541	-£7,326,782	-£8,070,174	-£5,953,541	-£7,326,782
50%	80%	-£8,571,844	-£6,214,214	-£7,745,852	-£8,571,844	-£6,214,214	-£7,745,852
10%	60%	-£4,520,203	-£4,170,818	-£4,398,299	-£4,520,203	-£4,170,818	-£4,398,299
15%	60%	-£4,976,565	-£4,452,488	-£4,733,707	-£4,976,565	-£4,452,488	-£4,733,707
20%	60%	-£5,432,925	-£4,734,154	-£5,189,116	-£5,432,925	-£4,734,154	-£5,189,116
25%	60%	-£5,889,285	-£5,015,821	-£5,584,523	-£5,889,285	-£5,015,821	-£5,584,523
30%	60%	-£6,345,647	-£5,297,490	-£5,979,931	-£6,345,647	-£5,297,490	-£5,979,931
35%	60%	-£6,802,007	-£5,579,157	-£6,375,339	-£6,802,007	-£5,579,157	-£6,375,339
40%	60%	-£7,258,743	-£5,860,826	-£6,770,748	-£7,258,743	-£5,860,826	-£6,770,748
50%	60%	-£8,193,993	-£6,424,161	-£7,573,899	-£8,193,993	-£6,424,161	-£7,573,899

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£716,508	-£716,508	-£716,508	-£716,508	-£716,508	-£716,508
10%	70%	-£1,686,465	-£1,259,948	-£1,534,243	-£1,686,465	-£1,259,948	-£1,534,243
15%	70%	-£2,141,445	-£1,530,020	-£1,928,111	-£2,141,445	-£1,530,020	-£1,928,111
20%	70%	-£2,616,424	-£1,801,190	-£2,331,978	-£2,616,424	-£1,801,190	-£2,331,978
25%	70%	-£3,091,402	-£2,072,361	-£2,735,846	-£3,091,402	-£2,072,361	-£2,735,846
30%	70%	-£3,566,381	-£2,343,532	-£3,139,713	-£3,566,381	-£2,343,532	-£3,139,713
35%	70%	-£4,043,403	-£2,614,702	-£3,543,581	-£4,043,403	-£2,614,702	-£3,543,581
40%	70%	-£4,520,425	-£2,885,872	-£3,947,450	-£4,520,425	-£2,885,872	-£3,947,450
45%	70%	-£5,008,897	-£3,157,043	-£4,358,428	-£5,008,897	-£3,157,043	-£4,358,428
50%	70%	-£5,491,644	-£3,428,214	-£4,768,902	-£5,491,644	-£3,428,214	-£4,768,902
100%	70%	-£10,319,115	-£6,176,285	-£8,873,630	-£10,319,115	-£6,176,285	-£8,873,630
10%	80%	-£1,703,702	-£1,237,855	-£1,541,162	-£1,703,702	-£1,237,855	-£1,541,162
15%	80%	-£2,197,298	-£1,498,528	-£1,953,489	-£2,197,298	-£1,498,528	-£1,953,489
20%	80%	-£2,690,895	-£1,759,201	-£2,365,816	-£2,690,895	-£1,759,201	-£2,365,816
40%	80%	-£4,677,531	-£2,801,893	-£4,016,738	-£4,677,531	-£2,801,893	-£4,016,738
45%	80%	-£5,179,200	-£3,062,567	-£4,435,808	-£5,179,200	-£3,062,567	-£4,435,808
50%	80%	-£5,880,870	-£3,323,240	-£4,854,878	-£5,880,870	-£3,323,240	-£4,854,878
10%	60%	-£1,629,229	-£1,279,844	-£1,507,325	-£1,629,229	-£1,279,844	-£1,507,325
15%	60%	-£2,085,591	-£1,561,512	-£1,922,733	-£2,085,591	-£1,561,512	-£1,922,733
20%	60%	-£2,541,951	-£1,843,180	-£2,288,142	-£2,541,951	-£1,843,180	-£2,288,142
25%	60%	-£2,998,311	-£2,124,847	-£2,693,549	-£2,998,311	-£2,124,847	-£2,693,549
30%	60%	-£3,454,673	-£2,406,516	-£3,098,957	-£3,454,673	-£2,406,516	-£3,098,957
35%	60%	-£3,911,033	-£2,688,183	-£3,484,365	-£3,911,033	-£2,688,183	-£3,484,365
40%	60%	-£4,374,769	-£2,969,852	-£3,879,774	-£4,374,769	-£2,969,852	-£3,879,774
50%	60%	-£5,302,419	-£3,533,187	-£4,682,925	-£5,302,419	-£3,533,187	-£4,682,925

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£599,615	£599,615	£599,615	£599,615	£599,615	£599,615
10%	70%	-£390,343	£17,273	-£248,120	-£390,343	£17,273	-£248,120
15%	70%	-£865,322	£263,898	-£650,988	-£865,322	£263,898	-£650,988
20%	70%	-£1,340,301	£525,857	-£1,340,301	-£1,340,301	£525,857	-£1,340,301
25%	70%	-£1,815,280	£796,238	-£1,459,724	-£1,815,280	£796,238	-£1,459,724
30%	70%	-£2,290,258	£1,067,409	-£1,863,591	-£2,290,258	£1,067,409	-£1,863,591
35%	70%	-£2,767,280	£1,338,580	-£2,267,458	-£2,767,280	£1,338,580	-£2,267,458
40%	70%	-£3,290,028	£1,609,750	-£2,671,834	-£3,290,028	£1,609,750	-£2,671,834
45%	70%	-£3,732,774	£1,880,920	-£3,082,306	-£3,732,774	£1,880,920	-£3,082,306
50%	70%	-£4,215,521	£2,152,091	-£3,492,779	-£4,215,521	£2,152,091	-£3,492,779
100%	70%	-£9,042,992	£4,900,162	-£7,597,507	-£9,042,992	£4,900,162	-£7,597,507
10%	80%	£38,268	£38,268	£38,268	£38,268	£38,268	£38,268
15%	80%	£921,175	£222,405	£677,366	£921,175	£222,405	£677,366
20%	80%	£1,414,773	£483,978	£1,089,693	£1,414,773	£483,978	£1,089,693
40%	80%	£3,401,408	£1,525,771	£2,740,615	£3,401,408	£1,525,771	£2,740,615
45%	80%	£3,903,077	£1,786,444	£3,159,685	£3,903,077	£1,786,444	£3,159,685
50%	80%	£4,404,747	£2,047,117	£3,578,755	£4,404,747	£2,047,117	£3,578,755
10%	60%	£353,107	£37,221	£231,202	£353,107	£37,221	£231,202
15%	60%	£899,488	£285,390	£626,610	£899,488	£285,390	£626,610
20%	60%	£1,386,828	£367,057	£1,022,019	£1,386,828	£367,057	£1,022,019
25%	60%	£1,722,189	£488,725	£1,417,427	£1,722,189	£488,725	£1,417,427
30%	60%	£2,178,550	£610,393	£1,812,835	£2,178,550	£610,393	£1,812,835
35%	60%	£2,634,910	£741,061	£2,208,243	£2,634,910	£741,061	£2,208,243
40%	60%	£3,098,646	£871,729	£2,603,652	£3,098,646	£871,729	£2,603,652
50%	60%	£4,026,296	£1,257,064	£3,406,802	£4,026,296	£1,257,064	£3,406,802

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930	-£3,789,930
10%	70%	-£4,739,887	-£4,332,272	-£4,597,665	-£4,739,887	-£4,332,272	-£4,597,665
15%	70%	-£5,214,867	-£4,603,442	-£5,001,533	-£5,214,867	-£4,603,442	-£5,001,533
20%	70%	-£5,689,846	-£4,874,612	-£5,405,400	-£5,689,846	-£4,874,612	-£5,405,400
25%	70%	-£6,164,825	-£5,145,783	-£5,809,269	-£6,164,825	-£5,145,783	-£5,809,269
30%	70%	-£6,639,803	-£5,416,954	-£6,213,136	-£6,639,803	-£5,416,954	-£6,213,136
35%	70%	-£7,116,825	-£5,688,125	-£6,617,003	-£7,116,825	-£5,688,125	-£6,617,003
40%	70%	-£7,599,573	-£5,959,294	-£7,021,379	-£7,599,573	-£5,959,294	-£7,021,379
45%	70%	-£8,082,319	-£6,230,465	-£7,431,851	-£8,082,319	-£6,230,465	-£7,431,851
50%	70%	-£8,565,066	-£6,501,636	-£7,842,324	-£8,565,066	-£6,501,636	-£7,842,324
100%	70%	-£13,392,537	-£9,249,707	-£11,947,052	-£13,392,537	-£9,249,707	-£11,947,052
10%	80%	-£4,777,124	-£4,311,277	-£4,614,585	-£4,777,124	-£4,311,277	-£4,614,585
15%	80%	-£5,270,720	-£4,571,950	-£5,026,911	-£5,270,720	-£4,571,950	-£5,026,911
20%	80%	-£5,764,317	-£4,832,623	-£5,439,238	-£5,764,317	-£4,832,623	-£5,439,238
40%	80%	-£7,750,953	-£6,375,316	-£7,090,160	-£7,750,953	-£6,375,316	-£7,090,160
45%	80%	-£8,252,622	-£6,635,989	-£7,509,230	-£8,252,622	-£6,635,989	-£7,509,230
50%	80%	-£8,754,292	-£6,896,662	-£7,928,300	-£8,754,292	-£6,896,662	-£7,928,300
10%	60%	-£4,702,652	-£4,353,266	-£4,580,747	-£4,702,652	-£4,353,266	-£4,580,747
15%	60%	-£5,199,013	-£4,634,935	-£4,976,155	-£5,199,013	-£4,634,935	-£4,976,155
20%	60%	-£5,615,373	-£4,916,602	-£5,371,564	-£5,615,373	-£4,916,602	-£5,371,564
25%	60%	-£6,071,734	-£5,198,270	-£5,766,972	-£6,071,734	-£5,198,270	-£5,766,972
30%	60%	-£6,528,095	-£5,479,938	-£6,162,380	-£6,528,095	-£5,479,938	-£6,162,380
35%	60%	-£6,984,455	-£5,761,606	-£6,557,788	-£6,984,455	-£5,761,606	-£6,557,788
40%	60%	-£7,448,191	-£6,043,274	-£6,953,196	-£7,448,191	-£6,043,274	-£6,953,196
50%	60%	-£8,375,841	-£6,606,609	-£7,756,247	-£8,375,841	-£6,606,609	-£7,756,247

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,856,183	£1,856,183	£1,856,183	£1,856,183	£1,856,183	£1,856,183
10%	70%	£906,226	£1,313,842	£1,048,448	£906,226	£1,313,842	£1,048,448
15%	70%	£431,246	£1,042,871	£844,580	£431,246	£1,042,871	£844,580
20%	70%	-£43,733	£771,501	£240,713	-£43,733	£771,501	£240,713
25%	70%	-£518,711	£500,330	-£163,155	-£518,711	£500,330	-£163,155
30%	70%	-£993,690	£229,160	-£567,022	-£993,690	£229,160	-£567,022
35%	70%	-£1,470,712	-£42,011	-£970,889	-£1,470,712	-£42,011	-£970,889
40%	70%	-£1,953,459	-£313,181	-£1,375,265	-£1,953,459	-£313,181	-£1,375,265
45%	70%	-£2,436,206	-£584,352	-£1,785,737	-£2,436,206	-£584,352	-£1,785,737
50%	70%	-£2,919,953	-£855,523	-£2,196,210	-£2,919,953	-£855,523	-£2,196,210
100%	70%	-£7,746,424	-£3,603,593	-£6,300,939	-£7,746,424	-£3,603,593	-£6,300,939
10%	80%	£968,989	£1,334,836	£1,031,529	£968,989	£1,334,836	£1,031,529
15%	80%	£375,393	£1,074,163	£619,203	£375,393	£1,074,163	£619,203
20%	80%	-£119,204	£813,490	£298,875	-£119,204	£813,490	£298,875
25%	80%	-£2,104,839	-£229,202	-£1,444,047	-£2,104,839	-£229,202	-£1,444,047
30%	80%	-£2,606,508	-£489,875	-£1,863,117	-£2,606,508	-£489,875	-£1,863,117
35%	80%	-£3,108,179	-£750,548	-£2,282,187	-£3,108,179	-£750,548	-£2,282,187
10%	60%	£943,462	£1,292,847	£1,065,367	£943,462	£1,292,847	£1,065,367
15%	60%	£487,100	£1,011,179	£689,959	£487,100	£1,011,179	£689,959
20%	60%	£30,740	£729,511	£274,550	£30,740	£729,511	£274,550
25%	60%	-£425,620	£447,844	-£120,858	-£425,620	£447,844	-£120,858
30%	60%	-£881,982	£166,175	-£516,266	-£881,982	£166,175	-£516,266
35%	60%	-£1,338,342	-£115,492	-£911,674	-£1,338,342	-£115,492	-£911,674
40%	60%	-£1,802,078	-£397,161	-£1,307,083	-£1,802,078	-£397,161	-£1,307,083
50%	60%	-£2,729,727	-£960,496	-£2,110,234	-£2,729,727	-£960,496	-£2,110,234

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,244,562	£2,244,562	£2,244,562	£2,244,562	£2,244,562	£2,244,562
10%	70%	£1,294,605	£1,702,221	£1,436,827	£1,294,605	£1,702,221	£1,436,827
15%	70%	£819,625	£1,431,050	£1,032,959	£819,625	£1,431,050	£1,032,959
20%	70%	£344,646	£1,159,880	£629,092	£344,646	£1,159,880	£629,092
25%	70%	-£130,332	£888,709	£225,224	-£130,332	£888,709	£225,224
30%	70%	-£605,311	£617,539	-£178,643	-£605,311	£617,539	-£178,643
35%	70%	-£1,082,333	£346,368	-£582,510	-£1,082,333	£346,368	-£582,510
40%	70%	-£1,565,089	£75,199	-£988,686	-£1,565,089	£75,199	-£988,686
45%	70%	-£2,047,827	-£195,973	-£1,397,358	-£2,047,827	-£195,973	-£1,397,358
50%	70%	-£2,530,574	-£467,144	-£1,807,832	-£2,530,574	-£467,144	-£1,807,832
100%	70%	-£7,358,045	-£3,215,214	-£5,912,560	-£7,358,045	-£3,215,214	-£5,912,560
10%	80%	£1,257,368	£1,723,215	£1,419,908	£1,257,368	£1,723,215	£1,419,908
15%	80%	£763,772	£1,462,542	£1,007,581	£763,772	£1,462,542	£1,007,581
20%	80%	£270,175	£1,201,869	£395,254	£270,175	£1,201,869	£395,254
25%	80%	-£1,716,460	£159,177	-£1,055,668	-£1,716,460	£159,177	-£1,055,668
30%	80%	-£2,218,130	-£101,496	-£1,474,738	-£2,218,130	-£101,496	-£1,474,738
35%	80%	-£2,719,800	-£362,169	-£1,893,808	-£2,719,800	-£362,169	-£1,893,808
10%	60%	£1,331,841	£1,681,226	£1,453,745	£1,331,841	£1,681,226	£1,453,745
15%	60%	£875,479	£1,399,558	£1,058,338	£875,479	£1,399,558	£1,058,338
20%	60%	£419,119	£1,117,890	£652,929	£419,119	£1,117,890	£652,929
25%	60%	-£37,241	£836,223	£267,521	-£37,241	£836,223	£267,521
30%	60%	-£493,603	£554,554	-£127,887	-£493,603	£554,554	-£127,887
35%	60%	-£949,963	£272,887	-£523,295	-£949,963	£272,887	-£523,295
40%	60%	-£1,413,699	-£8,782	-£918,704	-£1,413,699	-£8,782	-£918,704
50%	60%	-£2,341,348	-£572,117	-£1,721,855	-£2,341,348	-£572,117	-£1,721,855

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,107,548	£2,107,548	£2,107,548	£2,107,548	£2,107,548	£2,107,548
10%	70%	£1,238,689	£1,657,357	£1,355,723	£1,238,689	£1,657,357	£1,355,723
15%	70%	£804,260	£1,432,261	£1,024,809	£804,260	£1,432,261	£1,024,809
20%	70%	£369,831	£1,207,165	£663,896	£369,831	£1,207,165	£663,896
25%	70%	£65,655	£982,070	£302,984	£65,655	£982,070	£302,984
30%	70%	£507,190	£756,974	£58,877	£507,190	£756,974	£58,877
35%	70%	£348,724	£531,879	£425,693	£348,724	£531,879	£425,693
40%	70%	£1,390,258	£306,783	£792,508	£1,390,258	£306,783	£792,508
45%	70%	£1,831,792	£81,687	£1,159,324	£1,831,792	£81,687	£1,159,324
50%	70%	£2,273,328	£145,754	£1,526,140	£2,273,328	£145,754	£1,526,140
100%	70%	£6,888,672	£2,433,525	£5,194,296	£6,888,672	£2,433,525	£5,194,296
10%	80%	£1,205,571	£1,684,047	£1,373,607	£1,205,571	£1,684,047	£1,373,607
15%	80%	£754,582	£1,472,297	£1,006,637	£754,582	£1,472,297	£1,006,637
20%	80%	£303,592	£1,260,547	£639,668	£303,592	£1,260,547	£639,668
25%	80%	£149,807	£1,048,795	£272,698	£149,807	£1,048,795	£272,698
30%	80%	£608,172	£837,045	£95,815	£608,172	£837,045	£95,815
35%	80%	£1,066,537	£625,295	£468,786	£1,066,537	£625,295	£468,786
40%	80%	£1,524,902	£413,545	£81,759	£1,524,902	£413,545	£81,759
45%	80%	£1,983,266	£201,794	£1,214,731	£1,983,266	£201,794	£1,214,731
50%	80%	£2,441,631	£10,119	£1,587,702	£2,441,631	£10,119	£1,587,702
10%	60%	£1,271,808	£1,630,666	£1,397,837	£1,271,808	£1,630,666	£1,397,837
15%	60%	£853,939	£1,392,225	£1,042,981	£853,939	£1,392,225	£1,042,981
20%	60%	£436,069	£1,153,784	£688,125	£436,069	£1,153,784	£688,125
25%	60%	£18,199	£915,343	£333,269	£18,199	£915,343	£333,269
30%	60%	£406,207	£676,902	£21,939	£406,207	£676,902	£21,939
35%	60%	£830,911	£438,461	£382,598	£830,911	£438,461	£382,598
40%	60%	£1,255,615	£200,020	£743,258	£1,255,615	£200,020	£743,258
45%	60%	£1,680,319	£39,049	£1,103,918	£1,680,319	£39,049	£1,103,918
50%	60%	£2,105,023	£281,389	£1,464,576	£2,105,023	£281,389	£1,464,576

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£52,453,567	£52,453,567	£52,453,567	£52,453,567	£52,453,567	£52,453,567
10%	70%	£53,322,426	£52,903,758	£53,175,392	£53,322,426	£52,903,758	£53,175,392
15%	70%	£53,756,855	£53,128,854	£53,536,306	£53,756,855	£53,128,854	£53,536,306
20%	70%	£54,191,284	£53,353,950	£53,897,219	£54,191,284	£53,353,950	£53,897,219
25%	70%	£54,626,713	£53,579,045	£54,258,131	£54,626,713	£53,579,045	£54,258,131
30%	70%	£55,062,142	£53,804,141	£54,619,042	£55,062,142	£53,804,141	£54,619,042
35%	70%	£55,497,571	£54,029,236	£54,980,000	£55,497,571	£54,029,236	£54,980,000
40%	70%	£55,932,999	£54,254,332	£55,341,000	£55,932,999	£54,254,332	£55,341,000
45%	70%	£56,368,428	£54,479,428	£55,702,000	£56,368,428	£54,479,428	£55,702,000
50%	70%	£56,803,857	£54,704,523	£56,063,000	£56,803,857	£54,704,523	£56,063,000
100%	70%	£61,249,787	£56,994,640	£59,755,411	£61,249,787	£56,994,640	£59,755,411
10%	80%	£53,355,544	£52,877,068	£53,187,508	£53,355,544	£52,877,068	£53,187,508
15%	80%	£53,808,533	£53,088,818	£53,554,477	£53,808,533	£53,088,818	£53,554,477
20%	80%	£54,257,523	£53,300,568	£53,921,447	£54,257,523	£53,300,568	£53,921,447
25%	80%	£54,706,513	£53,512,318	£54,288,417	£54,706,513	£53,512,318	£54,288,417
30%	80%	£55,155,503	£53,724,068	£54,655,387	£55,155,503	£53,724,068	£54,655,387
35%	80%	£55,604,493	£53,935,818	£55,022,357	£55,604,493	£53,935,818	£55,022,357
40%	80%	£56,053,483	£54,147,568	£55,389,327	£56,053,483	£54,147,568	£55,389,327
45%	80%	£56,502,473	£54,359,318	£55,756,297	£56,502,473	£54,359,318	£55,756,297
50%	80%	£56,951,463	£54,571,068	£56,123,267	£56,951,463	£54,571,068	£56,123,267
10%	60%	£53,289,307	£52,930,449	£53,163,278	£53,289,307	£52,930,449	£53,163,278
15%	60%	£53,707,176	£53,168,890	£53,518,134	£53,707,176	£53,168,890	£53,518,134
20%	60%	£54,125,045	£53,407,331	£53,872,989	£54,125,045	£53,407,331	£53,872,989
25%	60%	£54,542,914	£53,645,772	£54,227,844	£54,542,914	£53,645,772	£54,227,844
30%	60%	£54,960,783	£53,884,212	£54,582,699	£54,960,783	£53,884,212	£54,582,699
35%	60%	£55,378,652	£54,122,653	£54,937,554	£55,378,652	£54,122,653	£54,937,554
40%	60%	£55,796,521	£54,361,094	£55,292,409	£55,796,521	£54,361,094	£55,292,409
50%	60%	£56,214,400	£54,599,535	£55,647,264	£56,214,400	£54,599,535	£55,647,264

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£40,350,819	£40,350,819	£40,350,819	£40,350,819	£40,350,819	£40,350,819
10%	70%	£41,219,678	£40,801,010	£41,072,844	£41,219,678	£40,801,010	£41,072,844
15%	70%	£41,654,107	£41,026,106	£41,433,558	£41,654,107	£41,026,106	£41,433,558
20%	70%	£42,088,536	£41,251,202	£41,794,271	£42,088,536	£41,251,202	£41,794,271
25%	70%	£42,522,965	£41,476,297	£42,155,383	£42,522,965	£41,476,297	£42,155,383
30%	70%	£42,957,394	£41,701,393	£42,516,495	£42,957,394	£41,701,393	£42,516,495
35%	70%	£43,391,823	£41,926,488	£42,877,607	£43,391,823	£41,926,488	£42,877,607
40%	70%	£43,826,252	£42,151,584	£43,238,719	£43,826,252	£42,151,584	£43,238,719
45%	70%	£44,260,681	£42,376,680	£43,600,000	£44,260,681	£42,376,680	£43,600,000
50%	70%	£44,695,110	£42,601,775	£43,961,281	£44,695,110	£42,601,775	£43,961,281
100%	70%	£49,141,039	£44,891,892	£47,652,663	£49,141,039	£44,891,892	£47,652,663
10%	80%	£41,252,796	£40,774,320	£41,084,760	£41,252,796	£40,774,320	£41,084,760
15%	80%	£41,703,785	£40,986,070	£41,451,730	£41,703,785	£40,986,070	£41,451,730
20%	80%	£42,154,774	£41,197,820	£41,816,695	£42,154,774	£41,197,820	£41,816,695
25%	80%	£42,605,763	£41,408,570	£42,177,660	£42,605,763	£41,408,570	£42,177,660
30%	80%	£43,056,752	£41,619,320	£42,538,625	£43,056,752	£41,619,320	£42,538,625
35%	80%	£43,507,741	£41,830,070	£42,900,000	£43,507,741	£41,830,070	£42,900,000
40%	80%	£43,958,730	£42,040,820	£43,261,375	£43,958,730	£42,040,820	£43,261,375
45%	80%	£44,409,719	£42,251,570	£43,622,750	£44,409,719	£42,251,570	£43,622,750
50%	80%	£44,860,708	£42,462,320	£43,984,125	£44,860,708	£42,462,320	£43,984,125
10%	60%	£41,186,559	£40,827,701	£41,060,530	£41,186,559	£40,827,701	£41,060,530
15%	60%	£41,604,428	£41,066,142	£41,415,386	£41,604,428	£41,066,142	£41,415,386
20%	60%	£42,022,297	£41,304,583	£41,770,242	£42,022,297	£41,304,583	£41,770,242
25%	60%	£42,440,166	£41,543,024	£42,125,098	£42,440,166	£41,543,024	£42,125,098
30%	60%	£42,858,035	£41,781,465	£42,480,000	£42,858,035	£41,781,465	£42,480,000
35%	60%	£43,275,904	£42,019,906	£42,834,965	£43,275,904	£42,019,906	£42,834,965
40%	60%	£43,693,773	£42,258,347	£43,189,820	£43,693,773	£42,258,347	£43,189,820
50%	60%	£44,111,642	£42,496,788	£43,544,675	£44,111,642	£42,496,788	£43,544,675

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£17,305,172	£17,305,172	£17,305,172	£17,305,172	£17,305,172	£17,305,172
10%	70%	£18,174,032	£17,755,364	£18,026,998	£18,174,032	£17,755,364	£18,026,998
15%	70%	£19,042,892	£18,205,556	£18,748,824	£19,042,892	£18,205,556	£18,748,824
20%	70%	£19,911,752	£18,655,748	£19,470,650	£19,911,752	£18,655,748	£19,470,650
25%	70%	£20,780,612	£19,105,940	£20,192,476	£20,780,612	£19,105,940	£20,192,476
30%	70%	£21,649,472	£19,556,132	£20,914,302	£21,649,472	£19,556,132	£20,914,302
35%	70%	£22,518,332	£20,006,324	£21,636,128	£22,518,332	£20,006,324	£21,636,128
40%	70%	£23,387,192	£20,456,516	£22,358,000	£23,387,192	£20,456,516	£22,358,000
45%	70%	£24,256,052	£20,906,708	£23,079,872	£24,256,052	£20,906,708	£23,079,872
50%	70%	£25,124,912	£21,356,900	£23,801,744	£25,124,912	£21,356,900	£23,801,744
100%	70%	£26,101,392	£21,807,132	£24,523,616	£26,101,392	£21,807,132	£24,523,616
10%	80%	£18,207,150	£17,728,674	£18,038,113	£18,207,150	£17,728,674	£18,038,113
15%	80%	£18,658,139	£17,940,424	£18,406,088	£18,658,139	£17,940,424	£18,406,088
20%	80%	£19,109,128	£18,152,174	£18,773,063	£19,109,128	£18,152,174	£18,7

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850	-£4,699,850
10%	70%	-£5,368,709	-£5,150,041	-£5,421,676	-£5,368,709	-£5,150,041	-£5,421,676
15%	70%	-£6,003,138	-£5,375,137	-£5,782,589	-£6,003,138	-£5,375,137	-£5,782,589
20%	70%	-£6,437,568	-£5,600,233	-£6,143,502	-£6,437,568	-£5,600,233	-£6,143,502
25%	70%	-£6,873,054	-£5,825,328	-£6,504,415	-£6,873,054	-£5,825,328	-£6,504,415
30%	70%	-£7,314,588	-£6,050,424	-£6,866,275	-£7,314,588	-£6,050,424	-£6,866,275
35%	70%	-£7,756,122	-£6,275,519	-£7,233,091	-£7,756,122	-£6,275,519	-£7,233,091
40%	70%	-£8,197,656	-£6,500,616	-£7,599,906	-£8,197,656	-£6,500,616	-£7,599,906
45%	70%	-£8,639,191	-£6,725,712	-£7,966,722	-£8,639,191	-£6,725,712	-£7,966,722
50%	70%	-£9,080,726	-£6,950,808	-£8,333,538	-£9,080,726	-£6,950,808	-£8,333,538
100%	70%	-£13,496,070	-£9,240,923	-£12,001,694	-£13,496,070	-£9,240,923	-£12,001,694
10%	80%	-£5,601,828	-£5,123,351	-£5,433,791	-£5,601,828	-£5,123,351	-£5,433,791
15%	80%	-£6,052,816	-£5,355,102	-£5,900,761	-£6,052,816	-£5,355,102	-£5,900,761
20%	80%	-£6,503,806	-£5,586,852	-£6,167,731	-£6,503,806	-£5,586,852	-£6,167,731
40%	80%	-£8,332,300	-£6,393,853	-£7,649,157	-£8,332,300	-£6,393,853	-£7,649,157
45%	80%	-£8,790,665	-£6,605,604	-£8,022,129	-£8,790,665	-£6,605,604	-£8,022,129
50%	80%	-£9,249,030	-£6,817,517	-£8,395,101	-£9,249,030	-£6,817,517	-£8,395,101
10%	60%	-£5,535,590	-£5,176,732	-£5,409,561	-£5,535,590	-£5,176,732	-£5,409,561
15%	60%	-£5,985,459	-£5,415,173	-£5,784,418	-£5,985,459	-£5,415,173	-£5,784,418
20%	60%	-£6,371,329	-£5,653,614	-£6,119,273	-£6,371,329	-£5,653,614	-£6,119,273
25%	60%	-£6,789,199	-£5,892,055	-£6,474,129	-£6,789,199	-£5,892,055	-£6,474,129
30%	60%	-£7,213,605	-£6,130,496	-£6,829,337	-£7,213,605	-£6,130,496	-£6,829,337
35%	60%	-£7,638,309	-£6,368,937	-£7,189,997	-£7,638,309	-£6,368,937	-£7,189,997
40%	60%	-£8,063,013	-£6,607,378	-£7,550,656	-£8,063,013	-£6,607,378	-£7,550,656
50%	60%	-£8,512,421	-£7,088,788	-£8,271,974	-£8,512,421	-£7,088,788	-£8,271,974

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876	-£1,808,876
10%	70%	-£2,677,735	-£2,259,967	-£2,530,702	-£2,677,735	-£2,259,967	-£2,530,702
15%	70%	-£3,112,164	-£2,484,163	-£2,891,615	-£3,112,164	-£2,484,163	-£2,891,615
20%	70%	-£3,546,594	-£2,709,259	-£3,252,528	-£3,546,594	-£2,709,259	-£3,252,528
25%	70%	-£3,982,080	-£2,934,354	-£3,613,441	-£3,982,080	-£2,934,354	-£3,613,441
30%	70%	-£4,423,614	-£3,159,450	-£3,975,301	-£4,423,614	-£3,159,450	-£3,975,301
35%	70%	-£4,865,148	-£3,384,545	-£4,342,117	-£4,865,148	-£3,384,545	-£4,342,117
40%	70%	-£5,306,682	-£3,609,642	-£4,708,932	-£5,306,682	-£3,609,642	-£4,708,932
45%	70%	-£5,748,217	-£3,834,738	-£5,075,748	-£5,748,217	-£3,834,738	-£5,075,748
50%	70%	-£6,189,752	-£4,062,178	-£5,442,564	-£6,189,752	-£4,062,178	-£5,442,564
100%	70%	-£10,605,096	-£6,349,949	-£9,110,720	-£10,605,096	-£6,349,949	-£9,110,720
10%	80%	-£2,710,854	-£2,232,377	-£2,542,817	-£2,710,854	-£2,232,377	-£2,542,817
15%	80%	-£3,161,842	-£2,444,128	-£2,936,787	-£3,161,842	-£2,444,128	-£2,936,787
20%	80%	-£3,612,832	-£2,655,878	-£3,326,757	-£3,612,832	-£2,655,878	-£3,326,757
40%	80%	-£5,441,326	-£3,502,879	-£4,758,183	-£5,441,326	-£3,502,879	-£4,758,183
45%	80%	-£5,899,691	-£3,714,630	-£5,131,155	-£5,899,691	-£3,714,630	-£5,131,155
50%	80%	-£6,358,056	-£3,926,543	-£5,504,126	-£6,358,056	-£3,926,543	-£5,504,126
10%	60%	-£2,644,616	-£2,285,758	-£2,518,587	-£2,644,616	-£2,285,758	-£2,518,587
15%	60%	-£3,062,485	-£2,524,199	-£2,873,444	-£3,062,485	-£2,524,199	-£2,873,444
20%	60%	-£3,480,355	-£2,762,640	-£3,228,299	-£3,480,355	-£2,762,640	-£3,228,299
25%	60%	-£3,898,225	-£3,001,081	-£3,583,155	-£3,898,225	-£3,001,081	-£3,583,155
30%	60%	-£4,322,631	-£3,239,522	-£3,938,363	-£4,322,631	-£3,239,522	-£3,938,363
35%	60%	-£4,747,335	-£3,477,963	-£4,293,023	-£4,747,335	-£3,477,963	-£4,293,023
40%	60%	-£5,172,039	-£3,716,404	-£4,659,682	-£5,172,039	-£3,716,404	-£4,659,682
50%	60%	-£5,621,447	-£4,197,814	-£5,381,000	-£5,621,447	-£4,197,814	-£5,381,000

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£532,753	-£532,753	-£532,753	-£532,753	-£532,753	-£532,753
10%	70%	-£1,401,613	-£982,945	-£1,254,579	-£1,401,613	-£982,945	-£1,254,579
15%	70%	-£1,836,041	-£1,208,941	-£1,615,493	-£1,836,041	-£1,208,941	-£1,615,493
20%	70%	-£2,270,471	-£1,433,137	-£1,976,406	-£2,270,471	-£1,433,137	-£1,976,406
25%	70%	-£2,705,957	-£1,658,232	-£2,337,318	-£2,705,957	-£1,658,232	-£2,337,318
30%	70%	-£3,147,491	-£1,883,328	-£2,699,179	-£3,147,491	-£1,883,328	-£2,699,179
35%	70%	-£3,589,025	-£2,108,423	-£3,060,994	-£3,589,025	-£2,108,423	-£3,060,994
40%	70%	-£4,030,560	-£2,333,519	-£3,422,809	-£4,030,560	-£2,333,519	-£3,422,809
45%	70%	-£4,472,094	-£2,558,615	-£3,789,625	-£4,472,094	-£2,558,615	-£3,789,625
50%	70%	-£4,913,629	-£2,786,056	-£4,166,441	-£4,913,629	-£2,786,056	-£4,166,441
100%	70%	-£9,328,973	-£5,073,827	-£7,834,598	-£9,328,973	-£5,073,827	-£7,834,598
10%	80%	-£1,434,731	-£956,255	-£1,266,694	-£1,434,731	-£956,255	-£1,266,694
15%	80%	-£1,885,720	-£1,168,005	-£1,633,664	-£1,885,720	-£1,168,005	-£1,633,664
20%	80%	-£2,336,710	-£1,379,756	-£2,000,634	-£2,336,710	-£1,379,756	-£2,000,634
40%	80%	-£4,165,203	-£2,226,757	-£3,482,060	-£4,165,203	-£2,226,757	-£3,482,060
45%	80%	-£4,623,568	-£2,438,508	-£3,855,033	-£4,623,568	-£2,438,508	-£3,855,033
50%	80%	-£5,081,933	-£2,650,421	-£4,228,004	-£5,081,933	-£2,650,421	-£4,228,004
10%	60%	-£1,368,493	-£1,009,635	-£1,242,465	-£1,368,493	-£1,009,635	-£1,242,465
15%	60%	-£1,786,363	-£1,248,076	-£1,597,321	-£1,786,363	-£1,248,076	-£1,597,321
20%	60%	-£2,204,233	-£1,486,517	-£1,952,177	-£2,204,233	-£1,486,517	-£1,952,177
25%	60%	-£2,622,103	-£1,724,958	-£2,307,032	-£2,622,103	-£1,724,958	-£2,307,032
30%	60%	-£3,046,508	-£1,963,399	-£2,662,240	-£3,046,508	-£1,963,399	-£2,662,240
35%	60%	-£3,471,213	-£2,201,840	-£3,022,900	-£3,471,213	-£2,201,840	-£3,022,900
40%	60%	-£3,895,916	-£2,440,281	-£3,383,560	-£3,895,916	-£2,440,281	-£3,383,560
50%	60%	-£4,745,324	-£2,921,691	-£4,104,878	-£4,745,324	-£2,921,691	-£4,104,878

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298	-£4,882,298
10%	70%	-£5,751,157	-£5,332,489	-£5,604,124	-£5,751,157	-£5,332,489	-£5,604,124
15%	70%	-£6,185,586	-£5,557,585	-£5,965,037	-£6,185,586	-£5,557,585	-£5,965,037
20%	70%	-£6,620,016	-£5,782,681	-£6,325,950	-£6,620,016	-£5,782,681	-£6,325,950
25%	70%	-£7,055,502	-£6,007,777	-£6,686,863	-£7,055,502	-£6,007,777	-£6,686,863
30%	70%	-£7,497,036	-£6,232,873	-£7,048,723	-£7,497,036	-£6,232,873	-£7,048,723
35%	70%	-£7,938,570	-£6,457,968	-£7,415,539	-£7,938,570	-£6,457,968	-£7,415,539
40%	70%	-£8,380,105	-£6,683,064	-£7,782,354	-£8,380,105	-£6,683,064	-£7,782,354
45%	70%	-£8,821,639	-£6,908,160	-£8,149,170	-£8,821,639	-£6,908,160	-£8,149,170
50%	70%	-£9,263,174	-£7,135,601	-£8,515,986	-£9,263,174	-£7,135,601	-£8,515,986
100%	70%	-£13,678,518	-£9,423,372	-£12,184,143	-£13,678,518	-£9,423,372	-£12,184,143
10%	80%	-£5,784,276	-£5,305,800	-£5,616,239	-£5,784,276	-£5,305,800	-£5,616,239
15%	80%	-£6,235,265	-£5,517,550	-£5,983,209	-£6,235,265	-£5,517,550	-£5,983,209
20%	80%	-£6,686,254	-£5,729,300	-£6,350,179	-£6,686,254	-£5,729,300	-£6,350,179
40%	80%	-£8,514,748	-£6,576,301	-£8,011,605	-£8,514,748	-£6,576,301	-£8,011,605
45%	80%	-£8,973,113	-£6,788,053	-£8,204,577	-£8,973,113	-£6,788,053	-£8,204,577
50%	80%	-£9,431,478	-£6,999,966	-£8,577,549	-£9,431,478	-£6,999,966	-£8,577,549
10%	60%	-£5,718,038	-£5,359,180	-£5,592,009	-£5,718,038	-£5,359,180	-£5,592,009
15%	60%	-£6,135,908	-£5,597,621	-£5,946,866	-£6,135,908	-£5,597,621	-£5,946,866
20%	60%	-£6,553,777	-£5,836,062	-£6,301,721	-£6,553,777	-£5,836,062	-£6,301,721
25%	60%	-£6,971,647	-£6,074,503	-£6,656,577	-£6,971,647	-£6,074,503	-£6,656,577
30%	60%	-£7,396,053	-£6,312,944	-£7,011,785	-£7,396,053	-£6,312,944	-£7,011,785
35%	60%	-£7,820,758	-£6,551,385	-£7,372,445	-£7,820,758	-£6,551,385	-£7,372,445
40%	60%	-£8,245,461	-£6,789,826	-£7,733,104	-£8,245,461	-£6,789,826	-£7,733,104
50%	60%	-£8,694,869	-£7,271,236	-£8,454,423	-£8,694,869	-£7,271,236	-£8,454,423

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£763,815	£763,815	£763,815	£763,815	£763,815	£763,815
10%	70%	-£195,944	£313,624	£41,393	-£105,044	£313,624	£41,393
15%	70%	-£339,473	£38,529	-£518,924	-£339,473	£38,529	-£518,924
20%	70%	-£973,902	-£136,568	-£679,837	-£973,902	-£136,568	-£679,837
25%	70%	-£1,409,389	-£361,663	-£1,040,750	-£1,409,389	-£361,663	-£1,040,750
30%	70%	-£1,850,923	-£586,759	-£1,402,610	-£1,850,923	-£586,759	-£1,402,610
35%	70%	-£2,292,457	-£811,854	-£1,769,426	-£2,292,457	-£811,854	-£1,769,426
40%	70%	-£2,733,991	-£1,036,950	-£2,136,241	-£2,733,991	-£1,036,950	-£2,136,241
45%	70%	-£3,175,525	-£1,262,046	-£2,503,057	-£3,175,525	-£1,262,046	-£2,503,057
50%	70%	-£3,617,061	-£1,489,487	-£2,869,873	-£3,617,061	-£1,489,487	-£2,869,873
100%	70%	-£8,032,405	-£3,777,258	-£6,538,029	-£8,032,405	-£3,777,258	-£6,538,029
10%	80%	-£138,163	£340,314	£29,874	-£138,163	£340,314	£29,874
15%	80%	-£389,151	£128,354	-£337,086	-£389,151	£128,354	-£337,086
20%	80%	-£1,040,141	-£83,187	-£704,086	-£1,040,141	-£83,187	-£704,086
40%	80%	-£2,868,635	-£930,188	-£2,185,492	-£2,868,635	-£930,188	-£2,185,492
45%	80%	-£3,327,000	-£1,141,939	-£2,558,464	-£3,327,000	-£1,141,939	-£2,558,464
50%	80%	-£3,785,364	-£1,353,852	-£2,931,435	-£3,785,364	-£1,353,852	-£2,931,435
10%	60%	-£71,925	£286,933	£54,104	-£71,925	£286,933	£54,104
15%	60%	-£489,794	£48,492	-£300,753	-£489,794	£48,492	-£300,753
20%	60%	-£907,664	-£189,949	-£655,608	-£907,664	-£189,949	-£655,608
25%	60%	-£1,325,534	-£428,390	-£1,010,464	-£1,325,534	-£428,390	-£1,010,464
30%	60%	-£1,749,940	-£666,831	-£1,365,672	-£1,749,940	-£666,831	-£1,365,672
35%	60%	-£2,174,644	-£905,272	-£1,726,332	-£2,174,644	-£905,272	-£1,726,332
40%	60%	-£2,599,348	-£1,143,713	-£2,086,991	-£2,599,348	-£1,143,713	-£2,086,991
50%	60%	-£3,448,756	-£1,625,122	-£2,808,309	-£3,448,756	-£1,625,122	-£2,808,309

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,152,194	£1,152,194	£1,152,194	£1,152,194	£1,152,194	£1,152,194
10%	70%	£293,335	£702,003	£430,369	£293,335	£702,003	£430,369
15%	70%	-£161,094	£476,907	£39,455	-£151,094	£476,907	£39,455
20%	70%	-£585,523	£251,811	-£291,458	-£585,523	£251,811	-£291,458
25%	70%	-£1,021,010	£26,716	-£652,371	-£1,021,010	£26,716	-£652,371
30%	70%	-£1,462,544	-£198,380	-£1,014,231	-£1,462,544	-£198,380	-£1,014,231
35%	70%	-£1,904,078	-£423,475	-£1,381,047	-£1,904,078	-£423,475	-£1,381,047
40%	70%	-£2,345,612	-£648,571	-£1,747,862	-£2,345,612	-£648,571	-£1,747,862
45%	70%	-£2,787,146	-£873,667	-£2,114,678	-£2,787,146	-£873,667	-£2,114,678
50%	70%	-£3,228,682	-£1,101,108	-£2,481,494	-£3,228,682	-£1,101,108	-£2,481,494
100%	70%	-£7,644,026	-£3,388,879	-£6,149,650	-£7,644,026	-£3,388,879	-£6,149,650
10%	80%	£250,216	£728,693	£418,253	£250,216	£728,693	£418,253
15%	80%	-£200,772	£516,943	£51,283	-£200,772	£516,943	£51,283
20%	80%	-£61,762	£305,192	£315,687	-£61,762	£305,192	£315,687
40%	80%	-£2,480,256	-£541,809	-£1,797,113	-£2,480,256	-£541,809	-£1,797,113
45%	80%	-£2,938,621	-£753,560	-£2,170,085	-£2,938,621	-£753,560	-£2,170,085
50%	80%	-£3,396,986	-£965,473	-£2,543,056	-£3,396,986	-£965,473	-£2,543,056
10%	60%	£316,454	£675,312	£442,483	£316,454	£675,312	£442,483
15%	60%	-£101,415	£436,971	£87,626	-£101,415	£436,971	£87,626
20%	60%	-£519,285	£198,430	-£297,229	-£519,285	£198,430	-£297,229
25%	60%	-£937,155	-£40,011	-£622,085	-£937,155	-£40,011	-£622,085
30%	60%	-£1,361,561	-£278,452	-£977,293	-£1,361,561	-£278,452	-£977,293
35%	60%	-£1,786,265	-£516,893	-£1,337,953	-£1,786,265	-£516,893	-£1,337,953
40%	60%	-£2,210,969	-£755,334	-£1,698,612	-£2,210,969	-£755,334	-£1,698,612
50%	60%	-£3,060,377	-£1,236,743	-£2,419,930	-£3,060,377	-£1,236,743	-£2,419,930

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,015,180	£1,015,180	£1,015,180	£1,015,180	£1,015,180	£1,015,180
10%	70%	£226,822	£624,202	£377,703	£226,822	£624,202	£377,703
15%	70%	-£170,094	£428,714	£58,965	-£170,094	£428,714	£58,965
20%	70%	-£570,719	£233,225	-£264,022	-£570,719	£233,225	-£264,022
25%	70%	-£971,345	£37,737	-£587,973	-£971,345	£37,737	-£587,973
30%	70%	-£1,371,971	-£160,332	-£911,925	-£1,371,971	-£160,332	-£911,925
35%	70%	-£1,772,596	-£359,019	-£1,235,876	-£1,772,596	-£359,019	-£1,235,876
40%	70%	-£2,173,222	-£557,705	-£1,559,828	-£2,173,222	-£557,705	-£1,559,828
45%	70%	-£2,573,848	-£756,390	-£1,883,779	-£2,573,848	-£756,390	-£1,883,779
50%	70%	-£2,974,474	-£955,076	-£2,207,730	-£2,974,474	-£955,076	-£2,207,730
100%	70%	-£6,980,732	-£2,941,936	-£5,447,243	-£6,980,732	-£2,941,936	-£5,447,243
10%	80%	£197,734	£261,884	£370,170	£197,734	£261,884	£370,170
15%	80%	-£214,439	£470,235	£47,665	-£214,439	£470,235	£47,665
20%	80%	-£629,847	£288,587	-£279,335	-£629,847	£288,587	-£279,335
25%	80%	-£1,045,254	£106,939	-£607,114	-£1,045,254	£106,939	-£607,114
30%	80%	-£1,460,661	-£75,931	-£934,894	-£1,460,661	-£75,931	-£934,894
35%	80%	-£1,876,068	-£260,551	-£1,262,673	-£1,876,068	-£260,551	-£1,262,673
40%	80%	-£2,291,475	-£445,169	-£1,590,453	-£2,291,475	-£445,169	-£1,590,453
45%	80%	-£2,706,883	-£629,788	-£1,918,232	-£2,706,883	-£629,788	-£1,918,232
50%	80%	-£3,122,290	-£814,408	-£2,246,012	-£3,122,290	-£814,408	-£2,246,012
10%	60%	£265,909	£596,521	£385,237	£265,909	£596,521	£385,237
15%	60%	-£125,749	£387,192	£70,265	-£125,749	£387,192	£70,265
20%	60%	-£511,593	£177,863	-£246,710	-£511,593	£177,863	-£246,710
25%	60%	-£897,437	-£31,981	-£568,632	-£897,437	-£31,981	-£568,632
30%	60%	-£1,283,281	-£244,733	-£888,956	-£1,283,281	-£244,733	-£888,956
35%	60%	-£1,669,125	-£457,486	-£1,209,079	-£1,669,125	-£457,486	-£1,209,079
40%	60%	-£2,054,969	-£670,240	-£1,529,202	-£2,054,969	-£670,240	-£1,529,202
45%	60%	-£2,440,813	-£882,992	-£1,849,325	-£2,440,813	-£882,992	-£1,849,325
50%	60%	-£2,826,658	-£1,095,745	-£2,169,448	-£2,826,658	-£1,095,745	-£2,169,448

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£53,545,935	-£53,545,935	-£53,545,935	-£53,545,935	-£53,545,935	-£53,545,935
10%	70%	-£54,334,293	-£93,936,912	-£54,183,412	-£54,334,293	-£93,936,912	-£54,183,412
15%	70%	-£54,731,208	-£94,132,401	-£54,502,150	-£54,731,208	-£94,132,401	-£54,502,150
20%	70%	-£55,131,834	-£94,327,890	-£54,825,137	-£55,131,834	-£94,327,890	-£54,825,137
25%	70%	-£55,532,460	-£94,523,378	-£55,149,088	-£55,532,460	-£94,523,378	-£55,149,088
30%	70%	-£55,933,086	-£94,718,867	-£55,473,040	-£55,933,086	-£94,718,867	-£55,473,040
35%	70%	-£56,333,711	-£94,914,355	-£55,796,991	-£56,333,711	-£94,914,355	-£55,796,991
40%	70%	-£56,734,337	-£95,109,844	-£56,120,942	-£56,734,337	-£95,109,844	-£56,120,942
45%	70%	-£57,134,963	-£95,305,332	-£56,444,894	-£57,134,963	-£95,305,332	-£56,444,894
50%	70%	-£57,535,589	-£95,500,820	-£56,768,845	-£57,535,589	-£95,500,820	-£56,768,845
100%	70%	-£61,541,846	-£57,503,051	-£60,008,358	-£61,541,846	-£57,503,051	-£60,008,358
10%	80%	-£54,363,380	-£53,909,231	-£54,190,945	-£54,363,380	-£53,909,231	-£54,190,945
15%	80%	-£54,775,554	-£54,090,880	-£54,513,450	-£54,775,554	-£54,090,880	-£54,513,450
20%	80%	-£55,190,961	-£54,272,529	-£54,840,449	-£55,190,961	-£54,272,529	-£54,840,449
25%	80%	-£55,605,368	-£54,454,178	-£55,161,399	-£55,605,368	-£54,454,178	-£55,161,399
30%	80%	-£56,020,775	-£54,635,827	-£55,482,349	-£56,020,775	-£54,635,827	-£55,482,349
35%	80%	-£56,435,182	-£54,817,476	-£55,803,299	-£56,435,182	-£54,817,476	-£55,803,299
40%	80%	-£56,849,589	-£55,000,125	-£56,124,249	-£56,849,589	-£55,000,125	-£56,124,249
45%	80%	-£57,263,996	-£55,182,774	-£56,445,199	-£57,263,996	-£55,182,774	-£56,445,199
50%	80%	-£57,678,403	-£55,365,423	-£56,766,149	-£57,678,403	-£55,365,423	-£56,766,149
10%	60%	-£54,305,205	-£53,964,594	-£54,175,878	-£54,305,205	-£53,964,594	-£54,175,878
15%	60%	-£54,689,884	-£54,173,923	-£54,490,850	-£54,689,884	-£54,173,923	-£54,490,850
20%	60%	-£55,074,563	-£54,383,252	-£54,805,822	-£55,074,563	-£54,383,252	-£54,805,822
25%	60%	-£55,459,242	-£54,592,581	-£55,120,794	-£55,459,242	-£54,592,581	-£55,120,794
30%	60%	-£55,843,921	-£54,801,910	-£55,435,766	-£55,843,921	-£54,801,910	-£55,435,766
35%	60%	-£56,228,600	-£55,011,239	-£55,750,738	-£56,228,600	-£55,011,239	-£55,750,738
40%	60%	-£56,613,279	-£55,220,568	-£56,065,710	-£56,613,279	-£55,220,568	-£56,065,710
50%	60%	-£57,397,773	-£55,636,860	-£56,739,583	-£57,397,773	-£55,636,860	-£56,739,583

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£41,443,187	-£41,443,187	-£41,443,187	-£41,443,187	-£41,443,187	-£41,443,187
10%	70%	-£42,231,545	-£41,834,165	-£42,080,664	-£42,231,545	-£41,834,165	-£42,080,664
15%	70%	-£42,628,461	-£42,029,653	-£42,399,402	-£42,628,461	-£42,029,653	-£42,399,402
20%	70%	-£43,025,377	-£42,225,142	-£42,718,140	-£43,025,377	-£42,225,142	-£42,718,140
25%	70%	-£43,422,293	-£42,420,630	-£43,036,878	-£43,422,293	-£42,420,630	-£43,036,878
30%	70%	-£43,819,209	-£42,616,119	-£43,355,616	-£43,819,209	-£42,616,119	-£43,355,616
35%	70%	-£44,216,125	-£42,811,608	-£43,674,354	-£44,216,125	-£42,811,608	-£43,674,354
40%	70%	-£44,613,041	-£43,007,097	-£43,993,092	-£44,613,041	-£43,007,097	-£43,993,092
45%	70%	-£45,009,957	-£43,202,586	-£44,311,830	-£45,009,957	-£43,202,586	-£44,311,830
50%	70%	-£45,406,873	-£43,398,075	-£44,630,568	-£45,406,873	-£43,398,075	-£44,630,568
100%	70%	-£49,439,099	-£45,400,303	-£47,905,610	-£49,439,099	-£45,400,303	-£47,905,610
10%	80%	-£42,260,633	-£41,806,483	-£42,088,197	-£42,260,633	-£41,806,483	-£42,088,197
15%	80%	-£42,672,806	-£41,988,132	-£42,410,702	-£42,672,806	-£41,988,132	-£42,410,702
20%	80%	-£43,084,979	-£42,169,780	-£42,733,207	-£43,084,979	-£42,169,780	-£42,733,207
25%	80%	-£43,497,152	-£42,351,428	-£43,055,712	-£43,497,152	-£42,351,428	-£43,055,712
30%	80%	-£43,909,325	-£42,533,076	-£43,378,217	-£43,909,325	-£42,533,076	-£43,378,217
35%	80%	-£44,321,498	-£42,714,724	-£43,700,722	-£44,321,498	-£42,714,724	-£43,700,722
40%	80%	-£44,733,671	-£42,896,372	-£44,023,227	-£44,733,671	-£42,896,372	-£44,023,227
45%	80%	-£45,145,844	-£43,078,020	-£44,345,732	-£45,145,844	-£43,078,020	-£44,345,732
50%	80%	-£45,558,017	-£43,259,668	-£44,668,237	-£45,558,017	-£43,259,668	-£44,668,237
10%	60%	-£42,202,457	-£41,861,846	-£42,073,130	-£42,202,457	-£41,861,846	-£42,073,130
15%	60%	-£42,584,116	-£42,071,175	-£42,388,102	-£42,584,116	-£42,071,175	-£42,388,102
20%	60%	-£42,965,775	-£42,280,504	-£42,703,074	-£42,965,775	-£42,280,504	-£42,703,074
25%	60%	-£43,347,434	-£42,489,833	-£43,018,046	-£43,347,434	-£42,489,833	-£43,018,046
30%	60%	-£43,729,093	-£42,699,162	-£43,333,018	-£43,729,093	-£42,699,162	-£43,333,018
35%	60%	-£44,110,752	-£42,908,491	-£43,647,990	-£44,110,752	-£42,908,491	-£43,647,990
40%	60%	-£44,492,411	-£43,117,820	-£43,962,962	-£44,492,411	-£43,117,820	-£43,962,962
45%	60%	-£44,874,070	-£43,327,149	-£44,277,934	-£44,874,070	-£43,327,149	-£44,277,934
50%	60%	-£45,255,729	-£43,536,478	-£44,592,906	-£45,255,729	-£43,536,478	-£44,592,906

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£18,397,541	-£18,397,541	-£18,397,541	-£18,397,541	-£18,397,541	-£18,397,541
10%	70%	-£19,185,899	-£18,788,518	-£19,035,018	-£19,185,899	-£18,788,518	-£19,035,018
15%	70%	-£19,582,814	-£19,984,006	-£19,363,756	-£19,582,814	-£19,984,006	-£19,363,756
20%	70%	-£19,983,440	-£19,179,496	-£19,676,743	-£19,983,440	-£19,179,496	-£19,676,743
25%	70%	-£20,384,066	-£19,374,984	-£20,000,694	-£20,384,066	-£19,374,984	-£20,000,694
30%	70%	-£20,784,691	-£19,570,473	-£20,324,645	-£20,784,691	-£19,570,473	-£20,324,645
35%	70%	-£21,185,317	-£19,765,961	-£20,648,597	-£21,185,317	-£19,765,961	-£20,648,597
40%	70%	-£21,585,943	-£19,961,450	-£20,972,548	-£21,585,943	-£19,961,450	-£20,972,548
45%	70%	-£21,986,568	-£20,156,938	-£21,296,500	-£21,986,568	-£20,156,938	-£21,296,500
50%	70%	-£22,387,194	-£20,352,426	-£21,620,451	-£22,387,194	-£20,352,426	-£21,620,451
100%	70%	-£26,383,452	-£22,354,657	-£24,859,964	-£26,383,452	-£22,354,657	-£24,859,964
10%	80%	-£19,214,986	-£18,760,837	-£19,042,551	-£19,214,986	-£18,760,837	-£19,042,551
15%	80%	-£19,627,160	-£18,942,485	-£19,365,056	-£19,627,160	-£18,942,485	-£19,365,056
20							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218	-£5,792,218
10%	70%	-£6,183,196	-£6,183,196	-£6,183,196	-£6,183,196	-£6,183,196	-£6,183,196
15%	70%	-£6,977,492	-£6,977,492	-£6,977,492	-£6,977,492	-£6,977,492	-£6,977,492
20%	70%	-£7,378,118	-£6,574,173	-£7,071,420	-£7,378,118	-£6,574,173	-£7,071,420
25%	70%	-£7,778,743	-£6,769,661	-£7,365,372	-£7,778,743	-£6,769,661	-£7,365,372
30%	70%	-£8,179,369	-£6,967,731	-£7,719,323	-£8,179,369	-£6,967,731	-£7,719,323
35%	70%	-£8,579,995	-£7,166,417	-£8,043,275	-£8,579,995	-£7,166,417	-£8,043,275
40%	70%	-£9,080,620	-£7,365,103	-£8,367,226	-£9,080,620	-£7,365,103	-£8,367,226
45%	70%	-£9,381,246	-£7,563,788	-£8,691,177	-£9,381,246	-£7,563,788	-£8,691,177
50%	70%	-£9,781,872	-£7,762,475	-£9,015,129	-£9,781,872	-£7,762,475	-£9,015,129
100%	70%	-£10,788,130	-£9,749,335	-£12,254,642	-£10,788,130	-£9,749,335	-£12,254,642
10%	80%	-£6,609,664	-£6,155,514	-£6,437,228	-£6,609,664	-£6,155,514	-£6,437,228
15%	80%	-£7,021,837	-£6,337,163	-£6,759,733	-£7,021,837	-£6,337,163	-£6,759,733
20%	80%	-£7,437,245	-£6,518,812	-£7,086,733	-£7,437,245	-£6,518,812	-£7,086,733
40%	80%	-£9,098,874	-£7,252,567	-£8,397,851	-£9,098,874	-£7,252,567	-£8,397,851
45%	80%	-£9,514,281	-£7,437,187	-£8,725,630	-£9,514,281	-£7,437,187	-£8,725,630
50%	80%	-£9,929,689	-£7,621,806	-£9,053,411	-£9,929,689	-£7,621,806	-£9,053,411
10%	60%	-£6,551,489	-£6,210,877	-£6,422,161	-£6,551,489	-£6,210,877	-£6,422,161
15%	60%	-£6,933,148	-£6,420,206	-£6,737,133	-£6,933,148	-£6,420,206	-£6,737,133
20%	60%	-£7,318,991	-£6,629,535	-£7,056,108	-£7,318,991	-£6,629,535	-£7,056,108
25%	60%	-£7,704,835	-£6,839,379	-£7,376,230	-£7,704,835	-£6,839,379	-£7,376,230
30%	60%	-£8,090,679	-£7,052,131	-£7,696,354	-£8,090,679	-£7,052,131	-£7,696,354
35%	60%	-£8,476,523	-£7,264,885	-£8,016,477	-£8,476,523	-£7,264,885	-£8,016,477
40%	60%	-£8,862,367	-£7,477,638	-£8,336,600	-£8,862,367	-£7,477,638	-£8,336,600
50%	60%	-£9,248,211	-£7,690,392	-£8,656,724	-£9,248,211	-£7,690,392	-£8,656,724

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244	-£2,901,244
10%	70%	-£3,686,662	-£3,292,222	-£3,539,721	-£3,686,662	-£3,292,222	-£3,539,721
15%	70%	-£4,088,518	-£3,487,710	-£3,857,460	-£4,088,518	-£3,487,710	-£3,857,460
20%	70%	-£4,487,144	-£3,683,199	-£4,180,446	-£4,487,144	-£3,683,199	-£4,180,446
25%	70%	-£4,887,769	-£3,878,687	-£4,504,398	-£4,887,769	-£3,878,687	-£4,504,398
30%	70%	-£5,288,395	-£4,076,757	-£4,828,349	-£5,288,395	-£4,076,757	-£4,828,349
35%	70%	-£5,689,021	-£4,275,443	-£5,152,301	-£5,689,021	-£4,275,443	-£5,152,301
40%	70%	-£6,089,646	-£4,474,129	-£5,476,252	-£6,089,646	-£4,474,129	-£5,476,252
45%	70%	-£6,490,272	-£4,672,814	-£5,800,203	-£6,490,272	-£4,672,814	-£5,800,203
50%	70%	-£6,890,898	-£4,871,501	-£6,124,155	-£6,890,898	-£4,871,501	-£6,124,155
100%	70%	-£10,897,156	-£8,858,361	-£9,363,668	-£10,897,156	-£8,858,361	-£9,363,668
10%	80%	-£3,718,690	-£3,264,540	-£3,546,254	-£3,718,690	-£3,264,540	-£3,546,254
15%	80%	-£4,130,863	-£3,463,169	-£3,868,759	-£4,130,863	-£3,463,169	-£3,868,759
20%	80%	-£4,546,271	-£3,657,838	-£4,195,759	-£4,546,271	-£3,657,838	-£4,195,759
40%	80%	-£6,207,900	-£4,361,593	-£5,506,877	-£6,207,900	-£4,361,593	-£5,506,877
45%	80%	-£6,623,307	-£4,546,213	-£5,834,656	-£6,623,307	-£4,546,213	-£5,834,656
50%	80%	-£7,038,715	-£4,730,832	-£6,162,437	-£7,038,715	-£4,730,832	-£6,162,437
10%	60%	-£3,660,515	-£3,319,903	-£3,531,187	-£3,660,515	-£3,319,903	-£3,531,187
15%	60%	-£4,042,174	-£3,529,232	-£3,846,159	-£4,042,174	-£3,529,232	-£3,846,159
20%	60%	-£4,428,017	-£3,738,561	-£4,165,134	-£4,428,017	-£3,738,561	-£4,165,134
25%	60%	-£4,813,861	-£3,948,405	-£4,485,256	-£4,813,861	-£3,948,405	-£4,485,256
30%	60%	-£5,199,705	-£4,161,157	-£4,805,380	-£5,199,705	-£4,161,157	-£4,805,380
35%	60%	-£5,585,549	-£4,373,911	-£5,125,503	-£5,585,549	-£4,373,911	-£5,125,503
40%	60%	-£5,971,393	-£4,586,664	-£5,445,626	-£5,971,393	-£4,586,664	-£5,445,626
50%	60%	-£6,357,237	-£4,800,418	-£5,765,750	-£6,357,237	-£4,800,418	-£5,765,750

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122	-£1,625,122
10%	70%	-£2,413,480	-£2,016,099	-£2,262,599	-£2,413,480	-£2,016,099	-£2,262,599
15%	70%	-£2,910,395	-£2,211,587	-£2,581,387	-£2,910,395	-£2,211,587	-£2,581,387
20%	70%	-£3,211,021	-£2,407,075	-£2,904,324	-£3,211,021	-£2,407,075	-£2,904,324
25%	70%	-£3,611,647	-£2,602,565	-£3,228,275	-£3,611,647	-£2,602,565	-£3,228,275
30%	70%	-£4,012,272	-£2,800,634	-£3,552,226	-£4,012,272	-£2,800,634	-£3,552,226
35%	70%	-£4,412,898	-£2,999,320	-£3,876,178	-£4,412,898	-£2,999,320	-£3,876,178
40%	70%	-£4,813,524	-£3,198,006	-£4,200,129	-£4,813,524	-£3,198,006	-£4,200,129
45%	70%	-£5,214,149	-£3,396,692	-£4,524,081	-£5,214,149	-£3,396,692	-£4,524,081
50%	70%	-£5,614,775	-£3,595,378	-£4,848,032	-£5,614,775	-£3,595,378	-£4,848,032
100%	70%	-£9,621,033	-£5,582,238	-£8,087,545	-£9,621,033	-£5,582,238	-£8,087,545
10%	80%	-£2,442,567	-£1,988,418	-£2,270,132	-£2,442,567	-£1,988,418	-£2,270,132
15%	80%	-£2,854,741	-£2,170,066	-£2,592,637	-£2,854,741	-£2,170,066	-£2,592,637
20%	80%	-£3,270,148	-£2,351,715	-£2,919,636	-£3,270,148	-£2,351,715	-£2,919,636
40%	80%	-£4,931,777	-£3,085,471	-£4,230,754	-£4,931,777	-£3,085,471	-£4,230,754
45%	80%	-£5,347,185	-£3,270,090	-£4,558,534	-£5,347,185	-£3,270,090	-£4,558,534
50%	80%	-£5,762,592	-£3,454,709	-£4,886,314	-£5,762,592	-£3,454,709	-£4,886,314
10%	60%	-£2,384,392	-£2,043,781	-£2,255,065	-£2,384,392	-£2,043,781	-£2,255,065
15%	60%	-£2,786,051	-£2,253,109	-£2,570,037	-£2,786,051	-£2,253,109	-£2,570,037
20%	60%	-£3,151,898	-£2,462,438	-£2,889,011	-£3,151,898	-£2,462,438	-£2,889,011
25%	60%	-£3,537,739	-£2,672,282	-£3,209,134	-£3,537,739	-£2,672,282	-£3,209,134
30%	60%	-£3,923,583	-£2,885,035	-£3,529,257	-£3,923,583	-£2,885,035	-£3,529,257
35%	60%	-£4,309,427	-£3,097,788	-£3,849,381	-£4,309,427	-£3,097,788	-£3,849,381
40%	60%	-£4,695,270	-£3,310,541	-£4,169,503	-£4,695,270	-£3,310,541	-£4,169,503
50%	60%	-£5,081,114	-£3,523,294	-£4,489,626	-£5,081,114	-£3,523,294	-£4,489,626

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667	-£5,974,667
10%	70%	-£6,763,024	-£6,365,844	-£6,612,143	-£6,763,024	-£6,365,844	-£6,612,143
15%	70%	-£7,159,940	-£6,561,132	-£6,930,882	-£7,159,940	-£6,561,132	-£6,930,882
20%	70%	-£7,560,566	-£6,756,621	-£7,253,869	-£7,560,566	-£6,756,621	-£7,253,869
25%	70%	-£7,961,191	-£6,952,110	-£7,577,820	-£7,961,191	-£6,952,110	-£7,577,820
30%	70%	-£8,361,817	-£7,150,179	-£7,901,771	-£8,361,817	-£7,150,179	-£7,901,771
35%	70%	-£8,762,443	-£7,348,865	-£8,225,723	-£8,762,443	-£7,348,865	-£8,225,723
40%	70%	-£9,163,069	-£7,547,551	-£8,549,674	-£9,163,069	-£7,547,551	-£8,549,674
45%	70%	-£9,563,694	-£7,746,237	-£8,873,625	-£9,563,694	-£7,746,237	-£8,873,625
50%	70%	-£9,964,320	-£7,944,923	-£9,197,577	-£9,964,320	-£7,944,923	-£9,197,577
100%	70%	-£13,970,578	-£9,931,783	-£12,437,090	-£13,970,578	-£9,931,783	-£12,437,090
10%	80%	-£6,792,112	-£6,337,963	-£6,619,676	-£6,792,112	-£6,337,963	-£6,619,676
15%	80%	-£7,204,285	-£6,519,611	-£6,942,181	-£7,204,285	-£6,519,611	-£6,942,181
20%	80%	-£7,616,458	-£6,701,260	-£7,264,685	-£7,616,458	-£6,701,260	-£7,264,685
40%	80%	-£9,281,322	-£7,435,015	-£8,590,299	-£9,281,322	-£7,435,015	-£8,590,299
45%	80%	-£9,696,729	-£7,619,635	-£8,908,076	-£9,696,729	-£7,619,635	-£8,908,076
50%	80%	-£10,112,137	-£7,804,254	-£9,225,859	-£10,112,137	-£7,804,254	-£9,225,859
10%	60%	-£6,733,937	-£6,383,325	-£6,604,609	-£6,733,937	-£6,383,325	-£6,604,609
15%	60%	-£7,116,598	-£6,602,654	-£6,919,581	-£7,116,598	-£6,602,654	-£6,919,581
20%	60%	-£7,501,440	-£6,811,983	-£7,238,556	-£7,501,440	-£6,811,983	-£7,238,556
25%	60%	-£7,887,284	-£7,021,827	-£7,558,678	-£7,887,284	-£7,021,827	-£7,558,678
30%	60%	-£8,273,127	-£7,234,580	-£7,878,802	-£8,273,127	-£7,234,580	-£7,878,802
35%	60%	-£8,658,971	-£7,447,333	-£8,198,925	-£8,658,971	-£7,447,333	-£8,198,925
40%	60%	-£9,044,815	-£7,660,086	-£8,519,048	-£9,044,815	-£7,660,086	-£8,519,048
50%	60%	-£9,430,659	-£7,872,839	-£8,839,171	-£9,430,659	-£7,872,839	-£8,839,171

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£328,553	-£328,553	-£328,553	-£328,553	-£328,553	-£328,553
10%	70%	-£1,316,911	-£719,531	-£966,030	-£1,116,911	-£719,531	-£966,030
15%	70%	-£1,513,827	-£915,019	-£1,284,769	-£1,513,827	-£915,019	-£1,284,769
20%	70%	-£1,914,452	-£1,110,508	-£1,607,755	-£1,914,452	-£1,110,508	-£1,607,755
25%	70%	-£2,315,078	-£1,305,996	-£1,931,707	-£2,315,078	-£1,305,996	-£1,931,707
30%	70%	-£2,715,704	-£1,504,065	-£2,255,658	-£2,715,704	-£1,504,065	-£2,255,658
35%	70%	-£3,116,330	-£1,702,752	-£2,579,609	-£3,116,330	-£1,702,752	-£2,579,609
40%	70%	-£3,516,955	-£1,901,438	-£2,903,561	-£3,516,955	-£1,901,438	-£2,903,561
45%	70%	-£3,917,581	-£2,100,123	-£3,227,512	-£3,917,581	-£2,100,123	-£3,227,512
50%	70%	-£4,318,207	-£2,298,810	-£3,551,464	-£4,318,207	-£2,298,810	-£3,551,464
100%	70%	-£8,324,465	-£4,285,669	-£6,790,976	-£8,324,465	-£4,285,669	-£6,790,976
10%	80%	-£1,145,999	-£691,849	-£973,563	-£1,145,999	-£691,849	-£973,563
15%	80%	-£1,558,172	-£873,498	-£1,296,068	-£1,558,172	-£873,498	-£1,296,068
20%	80%	-£1,973,590	-£1,055,146	-£1,623,068	-£1,973,590	-£1,055,146	-£1,623,068
40%	80%	-£3,635,209	-£1,788,902	-£2,934,186	-£3,635,209	-£1,788,902	-£2,934,186
45%	80%	-£4,050,616	-£1,973,521	-£3,261,965	-£4,050,616	-£1,973,521	-£3,261,965
50%	80%	-£4,466,024	-£2,158,141	-£3,589,745	-£4,466,024	-£2,158,141	-£3,589,745
10%	60%	-£1,087,824	-£747,212	-£958,496	-£1,087,824	-£747,212	-£958,496
15%	60%	-£1,469,482	-£956,541	-£1,273,468	-£1,469,482	-£956,541	-£1,273,468
20%	60%	-£1,855,326	-£1,165,870	-£1,592,443	-£1,855,326	-£1,165,870	-£1,592,443
25%	60%	-£2,241,170	-£1,375,714	-£1,912,565	-£2,241,170	-£1,375,714	-£1,912,565
30%	60%	-£2,627,014	-£1,588,466	-£2,232,689	-£2,627,014	-£1,588,466	-£2,232,689
35%	60%	-£3,012,858	-£1,801,220	-£2,552,812	-£3,012,858	-£1,801,220	-£2,552,812
40%	60%	-£3,398,702	-£2,013,973	-£2,872,935	-£3,398,702	-£2,013,973	-£2,872,935
50%	60%	-£4,170,391	-£2,439,478	-£3,513,182	-£4,170,391	-£2,439,478	-£3,513,182

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£59,826	£59,826	£59,826	£59,826	£59,826	£59,826
10%	70%	-£728,532	-£331,152	-£577,651	-£728,532	-£331,152	-£577,651
15%	70%	-£1,125,448	-£528,640	-£896,390	-£1,125,448	-£528,640	-£896,390
20%	70%	-£1,526,073	-£722,129	-£1,219,376	-£1,526,073	-£722,129	-£1,219,376
25%	70%	-£1,926,699	-£917,617	-£1,543,328	-£1,926,699	-£917,617	-£1,543,328
30%	70%	-£2,327,325	-£1,115,686	-£1,867,279	-£2,327,325	-£1,115,686	-£1,867,279
35%	70%	-£2,727,951	-£1,314,373	-£2,191,230	-£2,727,951	-£1,314,373	-£2,191,230
40%	70%	-£3,128,576	-£1,513,059	-£2,515,182	-£3,128,576	-£1,513,059	-£2,515,182
45%	70%	-£3,529,202	-£1,711,744	-£2,839,133	-£3,529,202	-£1,711,744	-£2,839,133
50%	70%	-£3,929,828	-£1,910,431	-£3,163,085	-£3,929,828	-£1,910,431	-£3,163,085
100%	70%	-£7,936,086	-£3,897,290	-£6,402,597	-£7,936,086	-£3,897,290	-£6,402,597
10%	80%	-£757,620	-£303,470	-£585,184	-£757,620	-£303,470	-£585,184
15%	80%	-£1,169,793	-£485,119	-£907,689	-£1,169,793	-£485,119	-£907,689
20%	80%	-£1,585,201	-£666,767	-£1,234,689	-£1,585,201	-£666,767	-£1,234,689
40%	80%	-£3,246,830	-£1,400,523	-£2,545,807	-£3,246,830	-£1,400,523	-£2,545,807
45%	80%	-£3,662,237	-£1,585,142	-£2,873,586	-£3,662,237	-£1,585,142	-£2,873,586
50%	80%	-£4,077,645	-£1,769,762	-£3,201,366	-£4,077,645	-£1,769,762	-£3,201,366
10%	60%	-£699,445	-£358,833	-£570,117	-£699,445	-£358,833	-£570,117
15%	60%	-£1,081,103	-£558,162	-£885,089	-£1,081,103	-£558,162	-£885,089
20%	60%	-£1,466,947	-£777,491	-£1,204,064	-£1,466,947	-£777,491	-£1,204,064
25%	60%	-£1,852,791	-£987,335	-£1,524,186	-£1,852,791	-£987,335	-£1,524,186
30%	60%	-£2,238,635	-£1,200,087	-£1,844,310	-£2,238,635	-£1,200,087	-£1,844,310
35%	60%	-£2,624,479	-£1,412,841	-£2,164,433	-£2,624,479	-£1,412,841	-£2,164,433
40%	60%	-£3,010,323	-£1,625,594	-£2,484,556	-£3,010,323	-£1,625,594	-£2,484,556
50%	60%	-£3,782,012	-£2,051,099	-£3,124,803	-£3,782,012	-£2,051,099	-£3,124,803

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CL Zone 1

Value Area High

No Units 100  
Site Area 0.85 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£31,948,004	£31,948,004	£31,948,004	£31,948,004	£31,948,004	£31,948,004
10%	70%	£27,923,205	£28,413,311	£28,050,016	£27,923,205	£28,413,311	£28,050,016
15%	70%	£26,910,805	£26,645,963	£26,101,021	£26,910,805	£26,645,963	£26,101,021
20%	70%	£23,898,405	£24,878,617	£24,152,027	£23,898,405	£24,878,617	£24,152,027
25%	70%	£21,886,005	£23,111,269	£22,203,032	£21,886,005	£23,111,269	£22,203,032
30%	70%	£19,873,606	£21,343,923	£20,254,038	£19,873,606	£21,343,923	£20,254,038
35%	70%	£17,861,205	£19,576,575	£18,305,044	£17,861,205	£19,576,575	£18,305,044
40%	70%	£15,848,806	£17,809,229	£16,356,050	£15,848,806	£17,809,229	£16,356,050
45%	70%	£13,836,406	£16,041,881	£14,407,055	£13,836,406	£16,041,881	£14,407,055
50%	70%	£11,824,006	£14,274,535	£12,458,060	£11,824,006	£14,274,535	£12,458,060
100%	70%	-£8,697,931	-£3,562,359	-£7,369,143	-£8,697,931	-£3,562,359	-£7,369,143
10%	80%	£27,850,846	£28,410,967	£27,955,773	£27,850,846	£28,410,967	£27,955,773
15%	80%	£25,802,267	£26,642,448	£26,019,657	£25,802,267	£26,642,448	£26,019,657
20%	80%	£23,753,689	£24,873,930	£24,043,542	£23,753,689	£24,873,930	£24,043,542
25%	80%	£21,705,110	£23,105,412	£22,067,427	£21,705,110	£23,105,412	£22,067,427
30%	80%	£19,656,530	£21,336,893	£20,091,310	£19,656,530	£21,336,893	£20,091,310
35%	80%	£17,607,952	£19,568,374	£18,115,195	£17,607,952	£19,568,374	£18,115,195
40%	80%	£15,559,373	£17,799,856	£16,139,080	£15,559,373	£17,799,856	£16,139,080
45%	80%	£13,510,793	£16,031,337	£14,162,964	£13,510,793	£16,031,337	£14,162,964
50%	80%	£11,462,213	£14,262,818	£12,186,848	£11,462,213	£14,262,818	£12,186,848
10%	60%	£27,995,583	£28,415,653	£28,104,258	£27,995,583	£28,415,653	£28,104,258
15%	60%	£26,019,343	£26,648,479	£26,182,385	£26,019,343	£26,648,479	£26,182,385
20%	60%	£24,043,122	£24,883,303	£24,369,515	£24,043,122	£24,883,303	£24,369,515
25%	60%	£22,067,901	£23,117,127	£22,338,639	£22,067,901	£23,117,127	£22,338,639
30%	60%	£20,090,680	£21,350,952	£20,416,766	£20,090,680	£21,350,952	£20,416,766
35%	60%	£18,114,459	£19,584,776	£18,494,893	£18,114,459	£19,584,776	£18,494,893
40%	60%	£16,138,238	£17,818,601	£16,573,020	£16,138,238	£17,818,601	£16,573,020
45%	60%	£14,162,019	£16,052,426	£14,651,145	£14,162,019	£16,052,426	£14,651,145
50%	60%	£12,185,798	£14,286,250	£12,729,272	£12,185,798	£14,286,250	£12,729,272

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£38,314,883	£38,314,883	£38,314,883	£38,314,883	£38,314,883	£38,314,883
10%	70%	£42,339,682	£41,849,576	£42,212,871	£42,339,682	£41,849,576	£42,212,871
15%	70%	£44,352,081	£43,616,923	£44,161,885	£44,352,081	£43,616,923	£44,161,885
20%	70%	£46,364,482	£45,384,270	£46,110,859	£46,364,482	£45,384,270	£46,110,859
25%	70%	£48,376,881	£47,151,617	£48,059,854	£48,376,881	£47,151,617	£48,059,854
30%	70%	£50,389,281	£48,918,964	£50,008,849	£50,389,281	£48,918,964	£50,008,849
35%	70%	£52,401,681	£50,686,311	£51,957,843	£52,401,681	£50,686,311	£51,957,843
40%	70%	£54,414,081	£52,453,658	£53,906,837	£54,414,081	£52,453,658	£53,906,837
45%	70%	£56,426,482	£54,221,005	£55,855,832	£56,426,482	£54,221,005	£55,855,832
50%	70%	£58,438,880	£55,988,352	£57,804,826	£58,438,880	£55,988,352	£57,804,826
100%	70%	£78,960,817	£73,825,246	£77,632,030	£78,960,817	£73,825,246	£77,632,030
10%	80%	£42,412,040	£41,851,919	£42,267,113	£42,412,040	£41,851,919	£42,267,113
15%	80%	£44,460,619	£43,620,438	£44,243,229	£44,460,619	£43,620,438	£44,243,229
20%	80%	£46,509,198	£45,389,957	£46,219,345	£46,509,198	£45,389,957	£46,219,345
25%	80%	£48,557,777	£47,159,476	£48,123,897	£48,557,777	£47,159,476	£48,123,897
30%	80%	£50,606,356	£48,928,995	£50,078,949	£50,606,356	£48,928,995	£50,078,949
35%	80%	£52,654,935	£50,698,514	£52,028,001	£52,654,935	£50,698,514	£52,028,001
40%	80%	£54,703,514	£52,468,033	£54,077,053	£54,703,514	£52,468,033	£54,077,053
45%	80%	£56,752,093	£54,237,552	£56,026,105	£56,752,093	£54,237,552	£56,026,105
50%	80%	£58,800,672	£56,007,071	£57,975,157	£58,800,672	£56,007,071	£57,975,157
10%	60%	£42,267,323	£41,847,233	£42,158,629	£42,267,323	£41,847,233	£42,158,629
15%	60%	£44,243,544	£43,613,408	£44,080,502	£44,243,544	£43,613,408	£44,080,502
20%	60%	£46,219,765	£45,379,584	£46,002,375	£46,219,765	£45,379,584	£46,002,375
25%	60%	£48,195,986	£47,145,760	£48,045,248	£48,195,986	£47,145,760	£48,045,248
30%	60%	£50,172,206	£48,911,934	£50,126,121	£50,172,206	£48,911,934	£50,126,121
35%	60%	£52,148,427	£50,678,108	£52,176,994	£52,148,427	£50,678,108	£52,176,994
40%	60%	£54,124,648	£52,444,282	£54,189,867	£54,124,648	£52,444,282	£54,189,867
50%	60%	£56,077,089	£54,210,456	£56,193,740	£56,077,089	£54,210,456	£56,193,740

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£22,729,167	£22,729,167	£22,729,167	£22,729,167	£22,729,167	£22,729,167
10%	70%	£26,753,966	£26,263,860	£26,627,156	£26,753,966	£26,263,860	£26,627,156
15%	70%	£28,766,366	£28,031,208	£28,576,150	£28,766,366	£28,031,208	£28,576,150
20%	70%	£30,778,766	£29,795,554	£30,525,144	£30,778,766	£29,795,554	£30,525,144
25%	70%	£32,791,166	£31,560,902	£32,474,138	£32,791,166	£31,560,902	£32,474,138
30%	70%	£34,803,566	£33,326,249	£34,423,133	£34,803,566	£33,326,249	£34,423,133
35%	70%	£36,815,966	£35,091,596	£36,372,127	£36,815,966	£35,091,596	£36,372,127
40%	70%	£38,828,366	£36,856,943	£38,321,122	£38,828,366	£36,856,943	£38,321,122
45%	70%	£40,840,766	£38,622,290	£40,270,117	£40,840,766	£38,622,290	£40,270,117
50%	70%	£42,853,166	£40,387,637	£42,219,111	£42,853,166	£40,387,637	£42,219,111
100%	70%	£63,375,102	£58,239,531	£62,046,315	£63,375,102	£58,239,531	£62,046,315
10%	80%	£26,826,325	£26,266,204	£26,681,398	£26,826,325	£26,266,204	£26,681,398
15%	80%	£28,874,904	£28,034,723	£28,657,514	£28,874,904	£28,034,723	£28,657,514
20%	80%	£30,923,482	£29,800,241	£30,633,629	£30,923,482	£29,800,241	£30,633,629
25%	80%	£32,972,061	£31,565,759	£32,582,743	£32,972,061	£31,565,759	£32,582,743
30%	80%	£35,020,640	£33,331,277	£34,531,857	£35,020,640	£33,331,277	£34,531,857
35%	80%	£37,069,219	£35,096,795	£36,480,971	£37,069,219	£35,096,795	£36,480,971
40%	80%	£39,117,798	£36,862,313	£38,430,085	£39,117,798	£36,862,313	£38,430,085
45%	80%	£41,166,377	£38,627,831	£40,379,199	£41,166,377	£38,627,831	£40,379,199
50%	80%	£43,214,956	£40,393,349	£42,328,313	£43,214,956	£40,393,349	£42,328,313
10%	60%	£26,681,618	£26,261,518	£26,672,913	£26,681,618	£26,261,518	£26,672,913
15%	60%	£28,657,929	£28,027,693	£28,494,796	£28,657,929	£28,027,693	£28,494,796
20%	60%	£30,634,240	£29,793,869	£30,443,890	£30,634,240	£29,793,869	£30,443,890
25%	60%	£32,610,551	£31,560,044	£32,392,984	£32,610,551	£31,560,044	£32,392,984
30%	60%	£34,586,862	£33,326,219	£34,342,078	£34,586,862	£33,326,219	£34,342,078
35%	60%	£36,563,173	£35,092,394	£36,291,172	£36,563,173	£35,092,394	£36,291,172
40%	60%	£38,539,484	£36,858,569	£38,240,266	£38,539,484	£36,858,569	£38,240,266
50%	60%	£40,515,795	£38,624,744	£40,191,360	£40,515,795	£38,624,744	£40,191,360

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£6,948,629	£6,948,629	£6,948,629	£6,948,629	£6,948,629	£6,948,629
10%	70%	£2,923,830	£3,413,936	£3,050,640	£2,923,830	£3,413,936	£3,050,640
15%	70%	£1,911,430	£1,946,596	£1,911,430	£1,911,430	£1,946,596	£1,911,430
20%	70%	£1,100,970	£1,100,970	£1,100,970	£1,100,970	£1,100,970	£1,100,970
25%	70%	£-1,113,370	£1,888,106	£-2,796,343	£-1,113,370	£1,888,106	£-2,796,343
30%	70%	£-5,125,770	£3,655,453	£-4,745,337	£-5,125,770	£3,655,453	£-4,745,337
35%	70%	£-7,138,170	£5,422,800	£-6,694,331	£-7,138,170	£5,422,800	£-6,694,331
40%	70%	£-9,150,570	£7,190,147	£-8,643,326	£-9,150,570	£7,190,147	£-8,643,326
45%	70%	£-11,162,970	£8,957,494	£-10,592,344	£-11,162,970	£8,957,494	£-10,592,344
50%	70%	£-13,175,369	£10,724,841	£-12,541,315	£-13,175,369	£10,724,841	£-12,541,315
100%	70%	£-33,697,306	£28,561,735	£-32,368,519	£-33,697,306	£28,561,735	£-32,368,519
10%	80%	£2,851,471	£3,411,592	£2,996,398	£2,8		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£23,181,551	£23,181,551	£23,181,551	£23,181,551	£23,181,551	£23,181,551
10%	70%	£19,156,752	£19,646,959	£19,283,963	£19,156,752	£19,646,959	£19,283,963
15%	70%	£17,144,352	£17,879,510	£17,334,968	£17,144,352	£17,879,510	£17,334,968
20%	70%	£15,131,952	£16,112,164	£15,385,574	£15,131,952	£16,112,164	£15,385,574
25%	70%	£13,119,552	£14,344,816	£13,436,579	£13,119,552	£14,344,816	£13,436,579
30%	70%	£11,107,153	£12,577,470	£11,487,585	£11,107,153	£12,577,470	£11,487,585
35%	70%	£9,094,752	£10,810,122	£9,538,591	£9,094,752	£10,810,122	£9,538,591
40%	70%	£7,082,353	£9,042,776	£7,589,597	£7,082,353	£9,042,776	£7,589,597
45%	70%	£5,069,953	£7,275,428	£5,640,601	£5,069,953	£7,275,428	£5,640,601
50%	70%	£3,057,553	£5,508,081	£3,691,607	£3,057,553	£5,508,081	£3,691,607
100%	70%	£17,464,384	£12,328,813	£16,135,597	£17,464,384	£12,328,813	£16,135,597
10%	80%	£19,084,393	£19,644,514	£19,229,320	£19,084,393	£19,644,514	£19,229,320
15%	80%	£17,038,914	£17,875,985	£17,253,204	£17,038,914	£17,875,985	£17,253,204
20%	80%	£14,987,236	£16,107,477	£15,277,089	£14,987,236	£16,107,477	£15,277,089
40%	80%	£6,792,920	£9,033,403	£7,372,627	£6,792,920	£9,033,403	£7,372,627
45%	80%	£4,744,340	£7,264,884	£5,396,511	£4,744,340	£7,264,884	£5,396,511
50%	80%	£2,691,792	£5,496,365	£3,420,395	£2,691,792	£5,496,365	£3,420,395
10%	60%	£19,229,110	£19,649,200	£19,397,805	£19,229,110	£19,649,200	£19,397,805
40%	60%	£17,252,889	£17,883,025	£17,415,932	£17,252,889	£17,883,025	£17,415,932
20%	60%	£15,276,669	£16,116,850	£15,494,059	£15,276,669	£16,116,850	£15,494,059
25%	60%	£13,300,448	£14,350,674	£13,572,186	£13,300,448	£14,350,674	£13,572,186
30%	60%	£11,324,227	£12,584,499	£11,650,313	£11,324,227	£12,584,499	£11,650,313
35%	60%	£9,348,006	£10,818,323	£9,728,440	£9,348,006	£10,818,323	£9,728,440
40%	60%	£7,371,785	£9,052,148	£7,806,566	£7,371,785	£9,052,148	£7,806,566
50%	60%	£5,419,545	£5,519,797	£3,942,819	£5,419,545	£5,519,797	£3,942,819

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£26,904,499	£26,904,499	£26,904,499	£26,904,499	£26,904,499	£26,904,499
10%	70%	£22,879,700	£22,369,906	£22,906,510	£22,879,700	£22,369,906	£22,906,510
15%	70%	£20,867,300	£21,602,458	£20,867,300	£20,867,300	£21,602,458	£20,867,300
20%	70%	£18,854,899	£19,835,111	£19,108,522	£18,854,899	£19,835,111	£19,108,522
25%	70%	£16,842,500	£18,067,764	£17,159,527	£16,842,500	£18,067,764	£17,159,527
30%	70%	£14,830,100	£16,300,417	£15,210,533	£14,830,100	£16,300,417	£15,210,533
35%	70%	£12,817,700	£14,533,070	£13,261,539	£12,817,700	£14,533,070	£13,261,539
40%	70%	£10,805,300	£12,765,723	£11,312,544	£10,805,300	£12,765,723	£11,312,544
45%	70%	£8,792,901	£10,998,376	£9,363,549	£8,792,901	£10,998,376	£9,363,549
50%	70%	£6,780,501	£9,231,029	£7,414,555	£6,780,501	£9,231,029	£7,414,555
100%	70%	£13,741,436	£8,605,865	£12,412,649	£13,741,436	£8,605,865	£12,412,649
10%	80%	£22,807,341	£23,367,462	£22,952,268	£22,807,341	£23,367,462	£22,952,268
15%	80%	£20,795,184	£21,598,943	£20,795,184	£20,795,184	£21,598,943	£20,795,184
20%	80%	£18,710,184	£19,830,425	£19,000,037	£18,710,184	£19,830,425	£19,000,037
40%	80%	£10,515,867	£12,756,350	£11,095,575	£10,515,867	£12,756,350	£11,095,575
45%	80%	£8,467,288	£10,987,832	£9,119,458	£8,467,288	£10,987,832	£9,119,458
50%	80%	£6,414,740	£9,219,313	£7,143,343	£6,414,740	£9,219,313	£7,143,343
10%	60%	£22,952,058	£23,372,148	£23,060,753	£22,952,058	£23,372,148	£23,060,753
15%	60%	£20,939,837	£21,605,973	£21,138,879	£20,939,837	£21,605,973	£21,138,879
20%	60%	£18,939,616	£19,839,797	£19,217,006	£18,939,616	£19,839,797	£19,217,006
25%	60%	£17,023,396	£18,073,622	£17,295,133	£17,023,396	£18,073,622	£17,295,133
30%	60%	£15,047,175	£16,307,447	£15,373,260	£15,047,175	£16,307,447	£15,373,260
35%	60%	£13,070,954	£14,541,271	£13,451,387	£13,070,954	£14,541,271	£13,451,387
40%	60%	£11,094,733	£12,775,096	£11,529,514	£11,094,733	£12,775,096	£11,529,514
50%	60%	£9,142,292	£9,242,744	£7,685,767	£9,142,292	£9,242,744	£7,685,767

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£28,547,868	£28,547,868	£28,547,868	£28,547,868	£28,547,868	£28,547,868
10%	70%	£24,523,069	£25,013,175	£24,649,880	£24,523,069	£25,013,175	£24,649,880
15%	70%	£22,510,669	£23,245,827	£22,700,885	£22,510,669	£23,245,827	£22,700,885
20%	70%	£20,498,269	£21,478,480	£20,751,891	£20,498,269	£21,478,480	£20,751,891
25%	70%	£18,485,869	£19,711,133	£18,802,896	£18,485,869	£19,711,133	£18,802,896
30%	70%	£16,473,470	£17,943,787	£16,853,902	£16,473,470	£17,943,787	£16,853,902
35%	70%	£14,461,069	£16,176,439	£14,904,908	£14,461,069	£16,176,439	£14,904,908
40%	70%	£12,448,670	£14,409,093	£12,955,914	£12,448,670	£14,409,093	£12,955,914
45%	70%	£10,436,270	£12,641,745	£11,006,919	£10,436,270	£12,641,745	£11,006,919
50%	70%	£8,423,870	£10,874,399	£9,057,924	£8,423,870	£10,874,399	£9,057,924
100%	70%	£12,098,067	£6,962,495	£10,769,279	£12,098,067	£6,962,495	£10,769,279
10%	80%	£24,450,710	£25,010,831	£24,595,637	£24,450,710	£25,010,831	£24,595,637
15%	80%	£22,402,131	£23,242,312	£22,619,521	£22,402,131	£23,242,312	£22,619,521
20%	80%	£20,353,553	£21,473,964	£20,543,406	£20,353,553	£21,473,964	£20,543,406
40%	80%	£12,159,237	£14,399,720	£12,738,944	£12,159,237	£14,399,720	£12,738,944
45%	80%	£10,110,657	£12,631,201	£10,762,828	£10,110,657	£12,631,201	£10,762,828
50%	80%	£8,058,109	£10,862,682	£8,786,712	£8,058,109	£10,862,682	£8,786,712
10%	60%	£24,595,427	£25,015,517	£24,704,122	£24,595,427	£25,015,517	£24,704,122
15%	60%	£22,619,207	£23,249,343	£22,782,249	£22,619,207	£23,249,343	£22,782,249
20%	60%	£20,642,986	£21,483,167	£20,869,376	£20,642,986	£21,483,167	£20,869,376
25%	60%	£18,666,765	£19,716,991	£18,938,503	£18,666,765	£19,716,991	£18,938,503
30%	60%	£16,690,544	£17,950,816	£17,016,630	£16,690,544	£17,950,816	£17,016,630
35%	60%	£14,714,323	£16,184,640	£15,094,757	£14,714,323	£16,184,640	£15,094,757
40%	60%	£12,738,102	£14,418,465	£13,172,884	£12,738,102	£14,418,465	£13,172,884
50%	60%	£10,762,881	£12,652,289	£11,257,007	£10,762,881	£12,652,289	£11,257,007

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£22,946,597	£22,946,597	£22,946,597	£22,946,597	£22,946,597	£22,946,597
10%	70%	£19,921,798	£19,411,904	£19,048,609	£19,921,798	£19,411,904	£19,048,609
15%	70%	£18,909,399	£17,644,557	£17,099,615	£18,909,399	£17,644,557	£17,099,615
20%	70%	£17,896,999	£15,877,210	£15,150,621	£17,896,999	£15,877,210	£15,150,621
25%	70%	£16,884,599	£14,109,863	£13,201,625	£16,884,599	£14,109,863	£13,201,625
30%	70%	£15,872,199	£12,342,516	£11,252,631	£15,872,199	£12,342,516	£11,252,631
35%	70%	£14,859,798	£10,575,168	£9,303,637	£14,859,798	£10,575,168	£9,303,637
40%	70%	£13,847,399	£8,807,820	£7,354,643	£13,847,399	£8,807,820	£7,354,643
45%	70%	£12,834,999	£7,040,472	£5,405,648	£12,834,999	£7,040,472	£5,405,648
50%	70%	£11,822,599	£5,273,124	£3,456,654	£11,822,599	£5,273,124	£3,456,654
100%	70%	£17,699,338	£12,563,766	£16,370,550	£17,699,338	£12,563,766	£16,370,550
10%	80%	£18,849,440	£19,409,561	£18,994,367	£18,849,440	£19,409,561	£18,994,367
15%	80%	£16,800,860	£17,641,041	£17,018,250	£16,800,860	£17,641,041	£17,018,250
20%	80%	£14,752,282	£15,872,523	£15,042,135	£14,752,282	£15,872,523	£15,042,135
40%	80%	£8,557,986	£9,798,449	£7,137,673	£8,557,986	£9,798,449	£7,137,673
45%	80%	£4,509,387	£7,029,931	£5,161,557	£4,509,387	£7,029,931	£5,161,557
50%	80%	£2,456,839	£5,261,411	£3,185,442	£2,456,839	£5,261,411	£3,185,442
10%	60%	£18,994,157	£19,414,247	£19,102,851	£18,994,157	£19,414,247	£19,102,851
15%	60%	£17,017,936	£17,648,072	£17,180,978	£17,017,936	£17,648,072	£17,180,978
20%	60%	£15,041,715	£15,881,896	£15,259,105	£15,041,715	£15,881,896	£15,259,105
25%	60%	£13,065,494	£14,115,720	£13,337,232	£13,065,494	£14,115,720	£13,337,232
30%	60%	£11,089,273	£12,349,545	£11,415,959	£11,089,273	£12,349,545	£11,415,959
35%	60%	£9,113,053	£10,583,370	£9,493,486	£9,113,053	£10,583,370	£9,493,486
40%	60%	£7,136,832	£8,817,195	£7,571,613	£7,136,832	£8,817,195	£7,571,613
50%	60%	£5,161,611	£7,				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,217,567	£30,217,567	£30,217,567	£30,217,567	£30,217,567	£30,217,567
10%	70%	£26,192,768	£26,682,874	£26,319,579	£26,192,768	£26,682,874	£26,319,579
15%	70%	£24,180,368	£24,915,526	£24,370,585	£24,180,368	£24,915,526	£24,370,585
20%	70%	£22,167,968	£23,148,180	£22,421,590	£22,167,968	£23,148,180	£22,421,590
25%	70%	£20,155,568	£21,380,832	£20,472,595	£20,155,568	£21,380,832	£20,472,595
30%	70%	£18,143,168	£19,613,486	£18,523,601	£18,143,168	£19,613,486	£18,523,601
35%	70%	£16,130,768	£17,846,138	£16,574,607	£16,130,768	£17,846,138	£16,574,607
40%	70%	£14,118,368	£16,078,792	£14,625,613	£14,118,368	£16,078,792	£14,625,613
45%	70%	£12,105,968	£14,311,444	£12,676,618	£12,105,968	£14,311,444	£12,676,618
50%	70%	£10,093,570	£12,544,098	£10,727,623	£10,093,570	£12,544,098	£10,727,623
100%	70%	£10,428,368	£5,292,796	£9,099,580	£10,428,368	£5,292,796	£9,099,580
10%	80%	£26,120,410	£26,680,531	£26,265,337	£26,120,410	£26,680,531	£26,265,337
15%	80%	£24,071,830	£24,912,011	£24,289,220	£24,071,830	£24,912,011	£24,289,220
20%	80%	£22,023,252	£23,143,493	£22,313,105	£22,023,252	£23,143,493	£22,313,105
25%	80%	£19,974,674	£21,375,975	£20,364,110	£19,974,674	£21,375,975	£20,364,110
30%	80%	£17,926,096	£19,608,457	£18,415,115	£17,926,096	£19,608,457	£18,415,115
35%	80%	£15,877,518	£17,840,939	£16,466,120	£15,877,518	£17,840,939	£16,466,120
40%	80%	£13,828,940	£16,073,421	£14,517,125	£13,828,940	£16,073,421	£14,517,125
45%	80%	£11,780,362	£14,305,903	£12,568,130	£11,780,362	£14,305,903	£12,568,130
50%	80%	£9,731,784	£12,538,385	£10,619,135	£9,731,784	£12,538,385	£10,619,135
10%	60%	£26,265,126	£26,685,216	£26,373,821	£26,265,126	£26,685,216	£26,373,821
15%	60%	£24,289,220	£24,912,011	£24,451,848	£24,289,220	£24,912,011	£24,451,848
20%	60%	£22,313,105	£23,143,493	£22,530,075	£22,313,105	£23,143,493	£22,530,075
25%	60%	£20,364,110	£21,375,975	£20,608,202	£20,364,110	£21,375,975	£20,608,202
30%	60%	£18,415,115	£19,608,457	£18,686,329	£18,415,115	£19,608,457	£18,686,329
35%	60%	£16,466,120	£17,840,939	£16,764,456	£16,466,120	£17,840,939	£16,764,456
40%	60%	£14,517,125	£16,073,421	£14,842,583	£14,517,125	£16,073,421	£14,842,583
50%	60%	£12,568,130	£14,305,903	£12,555,813	£12,568,130	£14,305,903	£12,555,813

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,717,715	£30,717,715	£30,717,715	£30,717,715	£30,717,715	£30,717,715
10%	70%	£26,692,916	£27,183,022	£26,819,727	£26,692,916	£27,183,022	£26,819,727
15%	70%	£24,680,516	£25,415,674	£24,870,732	£24,680,516	£25,415,674	£24,870,732
20%	70%	£22,668,116	£23,648,326	£22,921,738	£22,668,116	£23,648,326	£22,921,738
25%	70%	£20,655,716	£21,880,980	£20,972,743	£20,655,716	£21,880,980	£20,972,743
30%	70%	£18,643,316	£20,113,634	£19,023,749	£18,643,316	£20,113,634	£19,023,749
35%	70%	£16,630,916	£18,346,288	£17,074,755	£16,630,916	£18,346,288	£17,074,755
40%	70%	£14,618,516	£16,578,942	£15,125,761	£14,618,516	£16,578,942	£15,125,761
45%	70%	£12,606,116	£14,811,596	£13,176,766	£12,606,116	£14,811,596	£13,176,766
50%	70%	£10,593,717	£13,044,246	£11,227,771	£10,593,717	£13,044,246	£11,227,771
100%	70%	£9,928,220	£4,792,648	£8,599,432	£9,928,220	£4,792,648	£8,599,432
10%	80%	£26,620,557	£27,180,678	£26,765,484	£26,620,557	£27,180,678	£26,765,484
15%	80%	£24,571,978	£25,412,159	£24,789,368	£24,571,978	£25,412,159	£24,789,368
20%	80%	£22,523,400	£23,643,641	£22,813,253	£22,523,400	£23,643,641	£22,813,253
25%	80%	£20,474,822	£21,876,123	£20,864,258	£20,474,822	£21,876,123	£20,864,258
30%	80%	£18,426,244	£20,108,605	£18,915,263	£18,426,244	£20,108,605	£18,915,263
35%	80%	£16,377,666	£18,341,087	£17,006,268	£16,377,666	£18,341,087	£17,006,268
40%	80%	£14,329,088	£16,573,569	£15,057,273	£14,329,088	£16,573,569	£15,057,273
45%	80%	£12,280,510	£14,806,051	£13,108,278	£12,280,510	£14,806,051	£13,108,278
50%	80%	£10,231,932	£13,038,533	£11,159,283	£10,231,932	£13,038,533	£11,159,283
10%	60%	£26,765,274	£27,185,364	£26,873,969	£26,765,274	£27,185,364	£26,873,969
15%	60%	£24,789,368	£25,415,190	£24,952,096	£24,789,368	£25,415,190	£24,952,096
20%	60%	£22,813,253	£23,645,614	£22,930,223	£22,813,253	£23,645,614	£22,930,223
25%	60%	£20,837,128	£21,878,096	£21,008,350	£20,837,128	£21,878,096	£21,008,350
30%	60%	£18,861,003	£20,110,578	£19,188,477	£18,861,003	£20,110,578	£19,188,477
35%	60%	£16,884,878	£18,343,060	£17,264,604	£16,884,878	£18,343,060	£17,264,604
40%	60%	£14,908,753	£16,575,542	£15,342,731	£14,908,753	£16,575,542	£15,342,731
50%	60%	£12,932,628	£14,808,024	£13,420,858	£12,932,628	£14,808,024	£13,420,858

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4	CIL Zone	1
	Value Area	Med
No Units		100
Site Area		0.85 Ha
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£21,518,983	£21,518,983	£21,518,983	£21,518,983	£21,518,983	£21,518,983
10%	70%	£18,523,205	£19,030,271	£18,666,296	£18,523,205	£19,030,271	£18,666,296
15%	70%	£17,025,316	£17,785,914	£17,239,952	£17,025,316	£17,785,914	£17,239,952
20%	70%	£15,527,427	£16,541,559	£15,813,608	£15,527,427	£16,541,559	£15,813,608
25%	70%	£14,026,704	£15,297,202	£14,387,265	£14,026,704	£15,297,202	£14,387,265
30%	70%	£12,520,867	£14,052,846	£12,956,319	£12,520,867	£14,052,846	£12,956,319
35%	70%	£11,015,029	£12,808,490	£11,523,057	£11,015,029	£12,808,490	£11,523,057
40%	70%	£9,509,192	£11,564,134	£10,089,795	£9,509,192	£11,564,134	£10,089,795
45%	70%	£8,003,355	£10,318,002	£8,656,534	£8,003,355	£10,318,002	£8,656,534
50%	70%	£6,497,518	£9,069,348	£7,223,271	£6,497,518	£9,069,348	£7,223,271
100%	70%	£5,843,377	£3,530,090	£7,344,003	£5,843,377	£3,530,090	£7,344,003
10%	80%	£18,447,397	£19,026,901	£18,610,929	£18,447,397	£19,026,901	£18,610,929
15%	80%	£16,911,604	£17,780,860	£17,156,903	£16,911,604	£17,780,860	£17,156,903
20%	80%	£15,375,812	£16,534,819	£15,702,876	£15,375,812	£16,534,819	£15,702,876
25%	80%	£13,834,457	£15,288,778	£14,248,849	£13,834,457	£15,288,778	£14,248,849
30%	80%	£12,290,169	£14,042,737	£12,787,829	£12,290,169	£14,042,737	£12,787,829
35%	80%	£10,745,883	£12,796,696	£11,326,486	£10,745,883	£12,796,696	£11,326,486
40%	80%	£9,201,596	£11,550,655	£9,865,142	£9,201,596	£11,550,655	£9,865,142
45%	80%	£7,657,309	£10,302,620	£8,403,799	£7,657,309	£10,302,620	£8,403,799
50%	80%	£6,113,022	£9,052,256	£6,942,455	£6,113,022	£9,052,256	£6,942,455
60%	80%	£18,599,013	£19,033,640	£18,721,662	£18,599,013	£19,033,640	£18,721,662
15%	60%	£17,139,028	£17,790,969	£17,323,001	£17,139,028	£17,790,969	£17,323,001
20%	60%	£15,679,043	£16,546,298	£15,224,340	£15,679,043	£16,546,298	£15,224,340
25%	60%	£14,219,052	£15,300,626	£14,525,681	£14,219,052	£15,300,626	£14,525,681
30%	60%	£12,751,564	£14,062,955	£13,124,809	£12,751,564	£14,062,955	£13,124,809
35%	60%	£11,284,177	£12,820,285	£11,719,628	£11,284,177	£12,820,285	£11,719,628
40%	60%	£9,816,788	£11,577,613	£10,314,449	£9,816,788	£11,577,613	£10,314,449
45%	60%	£8,349,401	£10,333,384	£8,909,268	£8,349,401	£10,333,384	£8,909,268
50%	60%	£6,882,013	£9,086,439	£7,504,088	£6,882,013	£9,086,439	£7,504,088

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£48,743,903	£48,743,903	£48,743,903	£48,743,903	£48,743,903	£48,743,903
10%	70%	£51,739,682	£51,232,616	£51,596,591	£51,739,682	£51,232,616	£51,596,591
15%	70%	£53,237,571	£52,476,972	£53,022,934	£53,237,571	£52,476,972	£53,022,934
20%	70%	£54,735,459	£53,721,328	£54,449,279	£54,735,459	£53,721,328	£54,449,279
25%	70%	£56,233,348	£54,965,684	£55,675,622	£56,233,348	£54,965,684	£55,675,622
30%	70%	£57,731,237	£56,210,041	£57,306,567	£57,731,237	£56,210,041	£57,306,567
35%	70%	£59,229,126	£57,454,398	£58,739,830	£59,229,126	£57,454,398	£58,739,830
40%	70%	£60,727,015	£58,698,755	£60,173,091	£60,727,015	£58,698,755	£60,173,091
45%	70%	£62,224,904	£59,943,112	£61,606,353	£62,224,904	£59,943,112	£61,606,353
50%	70%	£63,722,793	£61,187,469	£63,039,615	£63,722,793	£61,187,469	£63,039,615
100%	70%	£79,106,263	£73,792,976	£77,606,889	£79,106,263	£73,792,976	£77,606,889
10%	80%	£51,815,489	£51,235,986	£51,651,957	£51,815,489	£51,235,986	£51,651,957
15%	80%	£53,313,378	£52,480,343	£53,105,884	£53,313,378	£52,480,343	£53,105,884
20%	80%	£54,811,267	£53,724,699	£54,599,011	£54,811,267	£53,724,699	£54,599,011
25%	80%	£56,309,156	£54,969,056	£56,091,133	£56,309,156	£54,969,056	£56,091,133
30%	80%	£57,807,045	£56,213,413	£57,582,255	£57,807,045	£56,213,413	£57,582,255
35%	80%	£59,304,934	£57,457,770	£59,073,377	£59,304,934	£57,457,770	£59,073,377
40%	80%	£60,802,823	£58,702,127	£60,564,500	£60,802,823	£58,702,127	£60,564,500
45%	80%	£62,300,712	£59,946,484	£62,055,622	£62,300,712	£59,946,484	£62,055,622
50%	80%	£63,798,601	£61,190,841	£63,546,744	£63,798,601	£61,190,841	£63,546,744
10%	60%	£51,663,874	£51,229,246	£51,541,225	£51,663,874	£51,229,246	£51,541,225
15%	60%	£53,161,763	£52,473,603	£53,032,347	£53,161,763	£52,473,603	£53,032,347
20%	60%	£54,659,652	£53,717,960	£54,523,469	£54,659,652	£53,717,960	£54,523,469
25%	60%	£56,157,541	£54,962,317	£56,014,591	£56,157,541	£54,962,317	£56,014,591
30%	60%	£57,655,430	£56,206,674	£57,505,713	£57,655,430	£56,206,674	£57,505,713
35%	60%	£59,153,319	£57,451,031	£59,000,835	£59,153,319	£57,451,031	£59,000,835
40%	60%	£60,651,208	£58,695,388	£60,491,957	£60,651,208	£58,695,388	£60,491,957
45%	60%	£62,149,097	£59,939,745	£62,000,079	£62,149,097	£59,939,745	£62,000,079
50%	60%	£63,646,986	£61,184,102	£63,500,201	£63,646,986	£61,184,102	£63,500,201

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,158,188	£33,158,188	£33,158,188	£33,158,188	£33,158,188	£33,158,188
10%	70%	£36,153,967	£35,646,900	£36,010,876	£36,153,967	£35,646,900	£36,010,876
15%	70%	£37,651,856	£36,891,257	£37,437,219	£37,651,856	£36,891,257	£37,437,219
20%	70%	£39,149,745	£38,135,614	£38,863,562	£39,149,745	£38,135,614	£38,863,562
25%	70%	£40,647,634	£39,379,971	£40,289,907	£40,647,634	£39,379,971	£40,289,907
30%	70%	£42,145,523	£40,624,328	£41,720,852	£42,145,523	£40,624,328	£41,720,852
35%	70%	£43,643,412	£41,868,685	£43,151,797	£43,643,412	£41,868,685	£43,151,797
40%	70%	£45,141,301	£43,113,042	£44,582,742	£45,141,301	£43,113,042	£44,582,742
45%	70%	£46,639,190	£44,357,399	£46,013,687	£46,639,190	£44,357,399	£46,013,687
50%	70%	£48,137,079	£45,601,756	£47,444,632	£48,137,079	£45,601,756	£47,444,632
100%	70%	£63,520,548	£58,207,261	£62,021,174	£63,520,548	£58,207,261	£62,021,174
10%	80%	£36,229,774	£35,650,271	£36,066,242	£36,229,774	£35,650,271	£36,066,242
15%	80%	£37,727,663	£36,894,628	£37,601,587	£37,727,663	£36,894,628	£37,601,587
20%	80%	£39,225,552	£38,138,985	£39,032,930	£39,225,552	£38,138,985	£39,032,930
25%	80%	£40,723,441	£39,383,342	£40,464,273	£40,723,441	£39,383,342	£40,464,273
30%	80%	£42,221,330	£40,627,699	£41,895,616	£42,221,330	£40,627,699	£41,895,616
35%	80%	£43,719,219	£41,872,056	£43,326,959	£43,719,219	£41,872,056	£43,326,959
40%	80%	£45,217,108	£43,116,413	£44,758,302	£45,217,108	£43,116,413	£44,758,302
45%	80%	£46,715,000	£44,360,770	£46,190,645	£46,715,000	£44,360,770	£46,190,645
50%	80%	£48,212,889	£45,605,127	£47,622,988	£48,212,889	£45,605,127	£47,622,988
10%	60%	£36,078,158	£35,643,531	£36,078,158	£36,078,158	£35,643,531	£36,078,158
15%	60%	£37,576,047	£36,887,888	£37,576,047	£37,576,047	£36,887,888	£37,576,047
20%	60%	£39,073,936	£38,132,245	£39,073,936	£39,073,936	£38,132,245	£39,073,936
25%	60%	£40,571,825	£39,376,602	£40,571,825	£40,571,825	£39,376,602	£40,571,825
30%	60%	£42,069,714	£40,620,959	£42,069,714	£42,069,714	£40,620,959	£42,069,714
35%	60%	£43,567,603	£41,865,316	£43,567,603	£43,567,603	£41,865,316	£43,567,603
40%	60%	£45,065,492	£43,109,673	£45,065,492	£45,065,492	£43,109,673	£45,065,492
45%	60%	£46,563,381	£44,354,030	£46,563,381	£46,563,381	£44,354,030	£46,563,381
50%	60%	£48,061,270	£45,598,387	£48,061,270	£48,061,270	£45,598,387	£48,061,270

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,480,392	£3,480,392	£3,480,392	£3,480,392	£3,480,392	£3,480,392
10%	70%	£6,476,171	£5,969,104	£6,333,080	£6,476,171	£5,969,104	£6,333,080
15%	70%	£7,971,950	£7,213,461	£7,759,427	£7,971,950	£7,213,461	£7,759,427
20%	70%	£9,467,729	£8,457,818	£9,185,774	£9,467,729	£8,457,818	£9,185,774
25%	70%	£10,963,508	£9,702,175	£10,612,111	£10,963,508	£9,702,175	£10,612,111
30%	70%	£12,459,287	£10,946,532	£12,040,456	£12,459,287	£10,946,532	£12,040,456
35%	70%	£13,955,066	£12,190,889	£13,478,813	£13,955,066	£12,190,889	£13,478,813
40%	70%	£15,450,845	£13,435,246	£14,913,170	£15,450,845	£13,435,246	£14,913,170
45%	70%	£16,946,624	£14,679,603	£16,347,527	£16,946,624	£14,679,603	£16,347,527
50%	70%	£18,442,403	£15,923,960	£17,781,884	£18,442,403	£15,923,960	£17,781,884</

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,752,530	£12,752,530	£12,752,530	£12,752,530	£12,752,530	£12,752,530
10%	70%	£9,756,752	£10,263,818	£9,899,842	£9,756,752	£10,263,818	£9,899,842
15%	70%	£5,258,863	£9,019,461	£8,473,496	£8,258,863	£9,019,461	£8,473,496
20%	70%	£6,760,974	£7,775,106	£7,047,155	£6,760,974	£7,775,106	£7,047,155
25%	70%	£5,260,251	£6,530,749	£5,620,812	£5,260,251	£6,530,749	£5,620,812
30%	70%	£3,754,414	£5,286,393	£4,189,866	£3,754,414	£5,286,393	£4,189,866
35%	70%	£2,248,576	£4,042,037	£2,756,604	£2,248,576	£4,042,037	£2,756,604
40%	70%	£742,739	£2,797,681	£1,323,342	£742,739	£2,797,681	£1,323,342
45%	70%	£-763,099	£1,551,549	£-109,919	£-763,099	£1,551,549	£-109,919
50%	70%	£-2,268,935	£302,895	£-1,543,182	£-2,268,935	£302,895	£-1,543,182
100%	70%	£-17,608,830	£-12,296,543	£-16,110,456	£-17,608,830	£-12,296,543	£-16,110,456
10%	80%	£9,680,944	£10,260,448	£9,844,476	£9,680,944	£10,260,448	£9,844,476
15%	80%	£8,145,151	£9,014,407	£8,390,450	£8,145,151	£9,014,407	£8,390,450
20%	80%	£6,609,359	£7,768,366	£6,936,423	£6,609,359	£7,768,366	£6,936,423
40%	80%	£435,142	£2,784,202	£1,098,689	£435,142	£2,784,202	£1,098,689
45%	80%	£-1,109,144	£1,536,167	£-362,654	£-1,109,144	£1,536,167	£-362,654
50%	80%	£-2,653,431	£285,803	£-1,823,998	£-2,653,431	£285,803	£-1,823,998
10%	60%	£9,952,590	£10,267,187	£9,955,209	£9,952,590	£10,267,187	£9,955,209
40%	60%	£8,372,575	£9,024,516	£8,556,540	£8,372,575	£9,024,516	£8,556,540
20%	60%	£6,912,590	£7,781,845	£7,157,887	£6,912,590	£7,781,845	£7,157,887
25%	60%	£5,452,499	£6,539,173	£5,759,227	£5,452,499	£6,539,173	£5,759,227
30%	60%	£3,985,111	£5,296,502	£4,358,356	£3,985,111	£5,296,502	£4,358,356
35%	60%	£2,517,724	£4,053,831	£2,953,175	£2,517,724	£4,053,831	£2,953,175
40%	60%	£1,050,335	£2,811,160	£1,547,996	£1,050,335	£2,811,160	£1,547,996
50%	60%	£-1,894,440	£319,966	£-1,262,365	£-1,894,440	£319,966	£-1,262,365

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£16,475,478	£16,475,478	£16,475,478	£16,475,478	£16,475,478	£16,475,478
10%	70%	£13,479,699	£13,989,766	£13,622,790	£13,479,699	£13,989,766	£13,622,790
15%	70%	£11,981,811	£12,742,409	£12,196,447	£11,981,811	£12,742,409	£12,196,447
20%	70%	£10,483,922	£11,498,054	£10,770,103	£10,483,922	£11,498,054	£10,770,103
25%	70%	£8,983,199	£10,253,697	£9,343,759	£8,983,199	£10,253,697	£9,343,759
30%	70%	£7,477,362	£9,009,341	£7,912,814	£7,477,362	£9,009,341	£7,912,814
35%	70%	£5,971,524	£7,764,985	£6,479,552	£5,971,524	£7,764,985	£6,479,552
40%	70%	£4,465,687	£6,520,629	£5,046,296	£4,465,687	£6,520,629	£5,046,296
45%	70%	£2,959,849	£5,274,497	£3,613,028	£2,959,849	£5,274,497	£3,613,028
50%	70%	£1,454,013	£4,028,842	£2,179,766	£1,454,013	£4,028,842	£2,179,766
100%	70%	£-13,886,882	£-8,573,595	£-12,387,508	£-13,886,882	£-8,573,595	£-12,387,508
10%	80%	£13,403,892	£13,983,395	£13,567,424	£13,403,892	£13,983,395	£13,567,424
15%	80%	£11,898,099	£12,737,354	£12,113,387	£11,898,099	£12,737,354	£12,113,387
20%	80%	£10,392,206	£11,491,314	£10,659,370	£10,392,206	£11,491,314	£10,659,370
40%	80%	£4,158,090	£5,507,150	£4,821,637	£4,158,090	£5,507,150	£4,821,637
45%	80%	£2,613,804	£5,259,115	£3,360,294	£2,613,804	£5,259,115	£3,360,294
50%	80%	£1,069,516	£4,008,751	£1,898,949	£1,069,516	£4,008,751	£1,898,949
10%	60%	£13,555,508	£13,990,135	£13,678,156	£13,555,508	£13,990,135	£13,678,156
15%	60%	£12,055,522	£12,747,464	£12,278,496	£12,055,522	£12,747,464	£12,278,496
20%	60%	£10,635,537	£11,504,793	£10,880,835	£10,635,537	£11,504,793	£10,880,835
25%	60%	£9,175,447	£10,262,121	£9,482,175	£9,175,447	£10,262,121	£9,482,175
30%	60%	£7,708,059	£9,019,450	£8,081,304	£7,708,059	£9,019,450	£8,081,304
35%	60%	£6,240,672	£7,776,779	£6,676,123	£6,240,672	£7,776,779	£6,676,123
40%	60%	£4,773,283	£6,534,107	£5,270,943	£4,773,283	£6,534,107	£5,270,943
50%	60%	£1,838,598	£4,042,534	£2,460,583	£1,838,598	£4,042,534	£2,460,583

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,118,847	£18,118,847	£18,118,847	£18,118,847	£18,118,847	£18,118,847
10%	70%	£15,123,069	£15,266,160	£15,266,160	£15,123,069	£15,266,160	£15,266,160
15%	70%	£13,625,180	£14,385,778	£13,838,816	£13,625,180	£14,385,778	£13,838,816
20%	70%	£12,127,291	£13,511,423	£12,413,472	£12,127,291	£13,511,423	£12,413,472
25%	70%	£10,628,568	£11,897,066	£10,987,129	£10,628,568	£11,897,066	£10,987,129
30%	70%	£9,120,731	£10,652,710	£9,556,183	£9,120,731	£10,652,710	£9,556,183
35%	70%	£7,614,893	£9,408,354	£8,122,921	£7,614,893	£9,408,354	£8,122,921
40%	70%	£6,109,056	£8,163,998	£6,689,659	£6,109,056	£8,163,998	£6,689,659
45%	70%	£4,603,219	£6,919,642	£5,256,398	£4,603,219	£6,919,642	£5,256,398
50%	70%	£3,097,382	£5,669,212	£3,823,135	£3,097,382	£5,669,212	£3,823,135
100%	70%	£-12,243,513	£-6,930,226	£-10,744,139	£-12,243,513	£-6,930,226	£-10,744,139
10%	80%	£15,047,261	£15,626,785	£15,210,793	£15,047,261	£15,626,785	£15,210,793
15%	80%	£13,511,468	£14,380,724	£13,756,767	£13,511,468	£14,380,724	£13,756,767
20%	80%	£12,015,676	£13,134,663	£12,302,740	£12,015,676	£13,134,663	£12,302,740
40%	80%	£5,801,460	£8,150,519	£6,465,006	£5,801,460	£8,150,519	£6,465,006
45%	80%	£4,257,173	£6,902,484	£5,003,663	£4,257,173	£6,902,484	£5,003,663
50%	80%	£2,712,886	£5,652,120	£3,542,319	£2,712,886	£5,652,120	£3,542,319
10%	60%	£16,198,877	£15,633,504	£15,321,526	£16,198,877	£15,633,504	£15,321,526
15%	60%	£14,738,892	£14,390,833	£13,922,865	£14,738,892	£14,390,833	£13,922,865
20%	60%	£13,278,907	£13,140,162	£12,624,204	£13,278,907	£13,140,162	£12,624,204
25%	60%	£10,818,816	£11,905,490	£11,125,545	£10,818,816	£11,905,490	£11,125,545
30%	60%	£9,351,428	£10,662,819	£9,724,673	£9,351,428	£10,662,819	£9,724,673
35%	60%	£7,884,041	£9,420,149	£8,319,492	£7,884,041	£9,420,149	£8,319,492
40%	60%	£6,416,652	£8,177,477	£6,914,313	£6,416,652	£8,177,477	£6,914,313
50%	60%	£4,941,877	£6,886,303	£4,103,952	£4,941,877	£6,886,303	£4,103,952

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,517,576	£12,517,576	£12,517,576	£12,517,576	£12,517,576	£12,517,576
10%	70%	£9,521,798	£10,028,864	£9,664,889	£9,521,798	£10,028,864	£9,664,889
15%	70%	£8,023,999	£8,784,508	£8,238,546	£8,023,999	£8,784,508	£8,238,546
20%	70%	£6,526,200	£7,540,152	£6,912,201	£6,526,200	£7,540,152	£6,912,201
25%	70%	£5,028,398	£6,295,796	£5,385,858	£5,028,398	£6,295,796	£5,385,858
30%	70%	£3,519,480	£5,051,439	£3,954,913	£3,519,480	£5,051,439	£3,954,913
35%	70%	£2,013,623	£3,807,084	£2,521,650	£2,013,623	£3,807,084	£2,521,650
40%	70%	£507,785	£2,562,727	£1,088,389	£507,785	£2,562,727	£1,088,389
45%	70%	£-998,052	£1,316,595	£-344,873	£-998,052	£1,316,595	£-344,873
50%	70%	£-2,503,889	£67,941	£-1,778,135	£-2,503,889	£67,941	£-1,778,135
100%	70%	£-17,844,783	£-12,531,497	£-16,345,409	£-17,844,783	£-12,531,497	£-16,345,409
10%	80%	£9,445,991	£10,025,494	£9,609,523	£9,445,991	£10,025,494	£9,609,523
15%	80%	£7,910,197	£8,779,453	£8,155,496	£7,910,197	£8,779,453	£8,155,496
20%	80%	£6,374,405	£7,533,413	£6,701,469	£6,374,405	£7,533,413	£6,701,469
40%	80%	£2,091,189	£2,549,248	£863,735	£2,091,189	£2,549,248	£863,735
45%	80%	£-1,344,098	£1,301,213	£-597,608	£-1,344,098	£1,301,213	£-597,608
50%	80%	£-2,888,385	£50,850	£-2,058,952	£-2,888,385	£50,850	£-2,058,952
10%	60%	£9,597,606	£9,032,233	£9,720,255	£9,597,606	£9,032,233	£9,720,255
15%	60%	£8,137,621	£8,789,563	£8,321,594	£8,137,621	£8,789,563	£8,321,594
20%	60%	£6,677,636	£7,546,892	£6,922,934	£6,677,636	£7,546,892	£6,922,934
25%	60%	£5,217,545	£6,304,220	£5,524,274	£5,217,545	£6,304,220	£5,524,274
30%	60%	£3,750,158	£5,061,549	£4,123,403	£3,750,158	£5,061,549	£4,123,403
35%	60%	£2,282,770	£3,818,878	£2,718,222	£2,282,770	£3,818,878	£2,718,222
40%	60%	£815,382	£2,576,206	£1,313,042	£815,382	£2,576,206	£1,313,042
50%	60%	£-2,119,393	£85,033	£-1,497,319	£-2,119,393	£85,033	£-1,497,319

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,788,546	£19,788,546	£19,788,546	£19,788,546	£19,788,546	£19,788,546
10%	70%	£16,792,768	£17,299,934	£16,935,859	£16,792,768	£17,299,934	£16,935,859
15%	70%	£15,294,879	£16,055,478	£15,509,515	£15,294,879	£16,055,478	£15,509,515
20%	70%	£13,796,990	£14,811,122	£14,083,171	£13,796,990	£14,811,122	£14,083,171
25%	70%	£12,298,267	£13,566,765	£12,656,828	£12,298,267	£13,566,765	£12,656,828
30%	70%	£10,790,430	£12,322,409	£11,225,882	£10,790,430	£12,322,409	£11,225,882
35%	70%	£9,284,593	£11,078,053	£9,792,620	£9,284,593	£11,078,053	£9,792,620
40%	70%	£7,778,755	£9,833,697	£8,359,358	£7,778,755	£9,833,697	£8,359,358
45%	70%	£6,272,918	£8,587,565	£6,926,097	£6,272,918	£8,587,565	£6,926,097
50%	70%	£4,767,081	£7,338,911	£5,492,834	£4,767,081	£7,338,911	£5,492,834
100%	70%	£-10,573,814	£-2,260,527	£-9,074,440	£-10,573,814	£-2,260,527	£-9,074,440
10%	80%	£16,716,960	£17,296,464	£16,880,492	£16,716,960	£17,296,464	£16,880,492
15%	80%	£15,181,167	£16,050,423	£15,426,466	£15,181,167	£16,050,423	£15,426,466
20%	80%	£13,645,375	£14,804,383	£13,972,439	£13,645,375	£14,804,383	£13,972,439
40%	80%	£7,471,159	£9,820,218	£8,134,705	£7,471,159	£9,820,218	£8,134,705
45%	80%	£5,926,872	£8,572,183	£6,673,362	£5,926,872	£8,572,183	£6,673,362
50%	80%	£4,382,585	£7,321,819	£5,212,018	£4,382,585	£7,321,819	£5,212,018
10%	60%	£16,868,576	£17,303,203	£16,991,225	£16,868,576	£17,303,203	£16,991,225
15%	60%	£15,408,591	£16,060,532	£15,592,564	£15,408,591	£16,060,532	£15,592,564
20%	60%	£13,948,606	£14,817,861	£14,193,903	£13,948,606	£14,817,861	£14,193,903
25%	60%	£12,488,515	£13,575,189	£12,795,244	£12,488,515	£13,575,189	£12,795,244
30%	60%	£11,021,128	£12,332,519	£11,394,372	£11,021,128	£12,332,519	£11,394,372
35%	60%	£9,553,740	£11,089,848	£9,989,192	£9,553,740	£11,089,848	£9,989,192
40%	60%	£8,086,352	£9,847,176	£8,984,012	£8,086,352	£9,847,176	£8,984,012
50%	60%	£6,551,577	£7,356,002	£6,773,651	£6,551,577	£7,356,002	£6,773,651

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,288,694	£20,288,694	£20,288,694	£20,288,694	£20,288,694	£20,288,694
10%	70%	£17,292,816	£17,799,982	£17,436,007	£17,292,816	£17,799,982	£17,436,007
15%	70%	£16,795,027	£16,555,625	£16,009,663	£16,795,027	£16,555,625	£16,009,663
20%	70%	£14,297,138	£15,311,270	£14,583,319	£14,297,138	£15,311,270	£14,583,319
25%	70%	£12,798,415	£14,066,913	£13,156,976	£12,798,415	£14,066,913	£13,156,976
30%	70%	£11,290,578	£12,822,557	£11,726,030	£11,290,578	£12,822,557	£11,726,030
35%	70%	£9,784,740	£11,578,201	£10,292,768	£9,784,740	£11,578,201	£10,292,768
40%	70%	£8,278,903	£10,333,845	£8,859,506	£8,278,903	£10,333,845	£8,859,506
45%	70%	£6,773,066	£9,087,713	£7,426,245	£6,773,066	£9,087,713	£7,426,245
50%	70%	£5,267,229	£7,839,059	£6,992,982	£5,267,229	£7,839,059	£6,992,982
100%	70%	£-10,073,666	£-4,760,379	£-8,574,292	£-10,073,666	£-4,760,379	£-8,574,292
10%	80%	£17,217,108	£17,796,612	£17,380,640	£17,217,108	£17,796,612	£17,380,640
15%	80%	£15,681,315	£16,550,571	£15,926,614	£15,681,315	£16,550,571	£15,926,614
20%	80%	£14,145,523	£15,304,530	£14,472,587	£14,145,523	£15,304,530	£14,472,587
40%	80%	£7,971,307	£10,320,366	£8,634,853	£7,971,307	£10,320,366	£8,634,853
45%	80%	£6,427,020	£9,072,331	£7,173,510	£6,427,020	£9,072,331	£7,173,510
50%	80%	£4,882,733	£7,821,967	£6,712,166	£4,882,733	£7,821,967	£6,712,166
10%	60%	£17,368,724	£17,803,351	£17,491,373	£17,368,724	£17,803,351	£17,491,373
15%	60%	£15,908,739	£16,560,690	£16,092,712	£15,908,739	£16,560,690	£16,092,712
20%	60%	£14,448,754	£15,318,009	£14,694,051	£14,448,754	£15,318,009	£14,694,051
25%	60%	£12,988,663	£14,075,337	£13,295,392	£12,988,663	£14,075,337	£13,295,392
30%	60%	£11,521,275	£12,832,666	£11,894,520	£11,521,275	£12,832,666	£11,894,520
35%	60%	£10,053,888	£11,589,996	£10,489,339	£10,053,888	£11,589,996	£10,489,339
40%	60%	£8,586,499	£10,347,324	£9,084,160	£8,586,499	£10,347,324	£9,084,160
50%	60%	£6,651,724	£7,856,150	£6,273,799	£6,651,724	£7,856,150	£6,273,799

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

No Units	100
Site Area	0.85 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,041,239	£11,041,239	£11,041,239	£11,041,239	£11,041,239	£11,041,239
10%	70%	£9,017,216	£9,562,072	£9,192,857	£9,017,216	£9,562,072	£9,192,857
15%	70%	£8,005,205	£8,822,490	£8,268,667	£8,005,205	£8,822,490	£8,268,667
20%	70%	£6,993,194	£8,082,907	£7,344,476	£6,993,194	£8,082,907	£7,344,476
25%	70%	£5,979,174	£7,343,324	£6,420,286	£5,979,174	£7,343,324	£6,420,286
30%	70%	£4,957,253	£6,603,741	£5,492,795	£4,957,253	£6,603,741	£5,492,795
35%	70%	£3,935,333	£5,864,159	£4,560,132	£3,935,333	£5,864,159	£4,560,132
40%	70%	£2,913,412	£5,124,576	£3,627,469	£2,913,412	£5,124,576	£3,627,469
45%	70%	£1,891,492	£4,383,447	£2,694,805	£1,891,492	£4,383,447	£2,694,805
50%	70%	£869,571	£3,638,410	£1,762,141	£869,571	£3,638,410	£1,762,141
100%	70%	£-9,502,549	£-3,874,301	£-7,688,213	£-9,502,549	£-3,874,301	£-7,688,213
10%	80%	£8,947,069	£9,568,762	£9,147,802	£8,947,069	£9,568,762	£9,147,802
15%	80%	£7,899,984	£8,834,024	£8,201,083	£7,899,984	£8,834,024	£8,201,083
20%	80%	£6,852,899	£8,098,285	£7,254,365	£6,852,899	£8,098,285	£7,254,365
25%	80%	£5,800,937	£7,362,548	£6,307,646	£5,800,937	£7,362,548	£6,307,646
30%	80%	£4,743,369	£6,626,809	£5,355,417	£4,743,369	£6,626,809	£5,355,417
35%	80%	£3,685,801	£5,891,071	£4,399,857	£3,685,801	£5,891,071	£4,399,857
40%	80%	£2,628,233	£5,155,332	£3,444,297	£2,628,233	£5,155,332	£3,444,297
45%	80%	£1,570,665	£4,418,614	£2,488,737	£1,570,665	£4,418,614	£2,488,737
50%	80%	£513,097	£3,677,485	£1,533,178	£513,097	£3,677,485	£1,533,178
10%	60%	£9,087,364	£9,554,384	£9,237,913	£9,087,364	£9,554,384	£9,237,913
15%	60%	£8,110,426	£8,810,957	£8,336,251	£8,110,426	£8,810,957	£8,336,251
20%	60%	£7,133,489	£8,077,529	£7,434,588	£7,133,489	£8,077,529	£7,434,588
25%	60%	£6,156,551	£7,324,102	£6,532,926	£6,156,551	£7,324,102	£6,532,926
30%	60%	£5,171,137	£6,580,674	£5,630,174	£5,171,137	£6,580,674	£5,630,174
35%	60%	£4,184,864	£5,837,247	£4,720,406	£4,184,864	£5,837,247	£4,720,406
40%	60%	£3,198,591	£5,093,820	£3,810,640	£3,198,591	£5,093,820	£3,810,640
45%	60%	£2,212,318	£4,348,280	£2,900,872	£2,212,318	£4,348,280	£2,900,872
50%	60%	£1,226,045	£3,599,336	£1,991,105	£1,226,045	£3,599,336	£1,991,105

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648	£-89,221,648
10%	70%	£-81,245,670	£-80,700,814	£-81,070,029	£-81,245,670	£-80,700,814	£-81,070,029
15%	70%	£-82,257,681	£-81,440,397	£-81,994,219	£-82,257,681	£-81,440,397	£-81,994,219
20%	70%	£-83,269,693	£-82,179,889	£-82,913,410	£-83,269,693	£-82,179,889	£-82,913,410
25%	70%	£-84,283,712	£-82,919,562	£-83,842,600	£-84,283,712	£-82,919,562	£-83,842,600
30%	70%	£-85,305,634	£-83,659,145	£-84,770,092	£-85,305,634	£-83,659,145	£-84,770,092
35%	70%	£-86,327,554	£-84,398,728	£-85,702,754	£-86,327,554	£-84,398,728	£-85,702,754
40%	70%	£-87,349,474	£-85,138,311	£-86,635,418	£-87,349,474	£-85,138,311	£-86,635,418
45%	70%	£-88,371,395	£-85,877,894	£-87,568,082	£-88,371,395	£-85,877,894	£-87,568,082
50%	70%	£-89,393,315	£-86,624,476	£-88,500,745	£-89,393,315	£-86,624,476	£-88,500,745
100%	70%	£-79,765,436	£-74,137,188	£-77,951,099	£-79,765,436	£-74,137,188	£-77,951,099
10%	80%	£-61,315,818	£-60,693,125	£-61,315,818	£-61,315,818	£-60,693,125	£-61,315,818
15%	80%	£-62,362,903	£-61,428,863	£-62,081,803	£-62,362,903	£-61,428,863	£-62,081,803
20%	80%	£-63,409,988	£-62,164,601	£-63,008,521	£-63,409,988	£-62,164,601	£-63,008,521
25%	80%	£-64,457,073	£-62,901,339	£-63,937,234	£-64,457,073	£-62,901,339	£-63,937,234
30%	80%	£-65,504,158	£-63,638,077	£-64,865,947	£-65,504,158	£-63,638,077	£-64,865,947
35%	80%	£-66,551,243	£-64,374,815	£-65,794,660	£-66,551,243	£-64,374,815	£-65,794,660
40%	80%	£-67,598,328	£-65,111,553	£-66,723,373	£-67,598,328	£-65,111,553	£-66,723,373
45%	80%	£-68,645,413	£-65,848,291	£-67,652,086	£-68,645,413	£-65,848,291	£-67,652,086
50%	80%	£-69,692,500	£-66,585,029	£-68,580,800	£-69,692,500	£-66,585,029	£-68,580,800
10%	60%	£-61,175,523	£-60,708,503	£-61,024,973	£-61,175,523	£-60,708,503	£-61,024,973
15%	60%	£-62,192,460	£-61,451,930	£-61,926,635	£-62,192,460	£-61,451,930	£-61,926,635
20%	60%	£-63,210,398	£-62,195,358	£-62,828,298	£-63,210,398	£-62,195,358	£-62,828,298
25%	60%	£-64,228,336	£-62,938,786	£-63,729,961	£-64,228,336	£-62,938,786	£-63,729,961
30%	60%	£-65,246,274	£-63,682,213	£-64,632,713	£-65,246,274	£-63,682,213	£-64,632,713
35%	60%	£-66,264,212	£-64,425,640	£-65,536,465	£-66,264,212	£-64,425,640	£-65,536,465
40%	60%	£-67,282,150	£-65,169,067	£-66,440,217	£-67,282,150	£-65,169,067	£-66,440,217
50%	60%	£-68,300,088	£-65,912,494	£-67,343,969	£-68,300,088	£-65,912,494	£-67,343,969

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932	£-43,635,932
10%	70%	£-45,659,955	£-45,115,099	£-45,484,314	£-45,659,955	£-45,115,099	£-45,484,314
15%	70%	£-46,674,978	£-45,854,882	£-46,408,204	£-46,674,978	£-45,854,882	£-46,408,204
20%	70%	£-47,689,001	£-46,594,665	£-47,332,094	£-47,689,001	£-46,594,665	£-47,332,094
25%	70%	£-48,693,024	£-47,334,447	£-48,255,984	£-48,693,024	£-47,334,447	£-48,255,984
30%	70%	£-49,697,047	£-48,074,230	£-49,179,874	£-49,697,047	£-48,074,230	£-49,179,874
35%	70%	£-50,701,070	£-48,814,013	£-50,103,764	£-50,701,070	£-48,814,013	£-50,103,764
40%	70%	£-51,705,093	£-49,553,796	£-51,027,654	£-51,705,093	£-49,553,796	£-51,027,654
45%	70%	£-52,709,116	£-50,293,579	£-51,951,544	£-52,709,116	£-50,293,579	£-51,951,544
50%	70%	£-53,713,139	£-51,033,362	£-52,875,434	£-53,713,139	£-51,033,362	£-52,875,434
100%	70%	£-64,179,720	£-58,551,472	£-62,365,384	£-64,179,720	£-58,551,472	£-62,365,384
10%	80%	£-45,730,103	£-45,107,409	£-45,529,369	£-45,730,103	£-45,107,409	£-45,529,369
15%	80%	£-46,734,126	£-45,846,148	£-46,476,088	£-46,734,126	£-45,846,148	£-46,476,088
20%	80%	£-47,738,149	£-46,584,887	£-47,422,807	£-47,738,149	£-46,584,887	£-47,422,807
25%	80%	£-48,742,172	£-47,323,626	£-48,369,526	£-48,742,172	£-47,323,626	£-48,369,526
30%	80%	£-49,746,195	£-48,064,365	£-49,316,245	£-49,746,195	£-48,064,365	£-49,316,245
35%	80%	£-50,750,218	£-48,805,104	£-50,262,964	£-50,750,218	£-48,805,104	£-50,262,964
40%	80%	£-51,754,241	£-49,545,843	£-51,209,683	£-51,754,241	£-49,545,843	£-51,209,683
45%	80%	£-52,758,264	£-50,286,582	£-52,156,402	£-52,758,264	£-50,286,582	£-52,156,402
50%	80%	£-53,762,287	£-51,027,321	£-53,103,121	£-53,762,287	£-51,027,321	£-53,103,121
10%	60%	£-45,589,807	£-45,122,787	£-45,359,258	£-45,589,807	£-45,122,787	£-45,359,258
15%	60%	£-46,593,830	£-45,863,526	£-46,306,977	£-46,593,830	£-45,863,526	£-46,306,977
20%	60%	£-47,597,853	£-46,604,265	£-47,254,696	£-47,597,853	£-46,604,265	£-47,254,696
25%	60%	£-48,601,876	£-47,344,004	£-48,202,415	£-48,601,876	£-47,344,004	£-48,202,415
30%	60%	£-49,605,899	£-48,084,743	£-49,150,134	£-49,605,899	£-48,084,743	£-49,150,134
35%	60%	£-50,609,922	£-48,825,482	£-50,097,853	£-50,609,922	£-48,825,482	£-50,097,853
40%	60%	£-51,613,945	£-49,566,221	£-51,045,572	£-51,613,945	£-49,566,221	£-51,045,572
45%	60%	£-52,617,968	£-50,306,960	£-51,993,291	£-52,617,968	£-50,306,960	£-51,993,291
50%	60%	£-53,621,991	£-51,047,699	£-52,941,010	£-53,621,991	£-51,047,699	£-52,941,010

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136	£-13,958,136
10%	70%	£-15,982,159	£-15,437,303	£-15,806,518	£-15,982,159	£-15,437,303	£-15,806,518
15%	70%	£-16,996,182	£-15,916,468	£-16,730,708	£-16,996,182	£-15,916,468	£-16,730,708
20%	70%	£-18,010,205	£-16,395,633	£-17,654,898	£-18,010,205	£-16,395,633	£-17,654,898
25%	70%	£-19,024,228	£-16,874,798	£-18,579,088	£-19,024,228	£-16,874,798	£-18,579,088
30%	70%	£-20,038,251	£-17,353,963	£-19,503,278	£-20,038,251	£-17,353,963	£-19,503,278
35%	70%	£-21,052,274	£-17,833,128	£-20,427,468	£-21,052,274	£-17,833,128	£-20,427,468
40%	70%	£-22,066,297	£-18,312,293	£-21,351,658	£-22,066,297	£-	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,274,786	£2,274,786	£2,274,786	£2,274,786	£2,274,786	£2,274,786
10%	70%	£250,783	£785,819	£426,404	£250,783	£785,819	£426,404
15%	70%	£761,248	£56,037	£497,786	£761,248	£56,037	£497,786
20%	70%	£1,773,259	£683,546	£1,421,977	£1,773,259	£683,546	£1,421,977
25%	70%	£2,787,279	£1,423,129	£2,346,167	£2,787,279	£1,423,129	£2,346,167
30%	70%	£3,809,200	£2,162,712	£3,273,688	£3,809,200	£2,162,712	£3,273,688
35%	70%	£4,831,120	£2,902,294	£4,206,321	£4,831,120	£2,902,294	£4,206,321
40%	70%	£5,853,041	£3,641,877	£5,139,985	£5,853,041	£3,641,877	£5,139,985
45%	70%	£6,874,961	£4,383,006	£6,071,648	£6,874,961	£4,383,006	£6,071,648
50%	70%	£7,896,882	£5,128,043	£7,004,312	£7,896,882	£5,128,043	£7,004,312
100%	70%	£18,269,002	£12,640,754	£16,454,666	£18,269,002	£12,640,754	£16,454,666
10%	80%	£180,616	£903,309	£381,348	£180,616	£903,309	£381,348
15%	80%	£268,469	£27,570	£985,370	£268,469	£27,570	£985,370
20%	80%	£1,913,554	£668,168	£1,512,088	£1,913,554	£668,168	£1,512,088
40%	80%	£6,138,220	£3,611,121	£5,322,156	£6,138,220	£3,611,121	£5,322,156
45%	80%	£7,195,788	£4,347,839	£6,277,716	£7,195,788	£4,347,839	£6,277,716
50%	80%	£8,253,356	£5,088,968	£7,233,275	£8,253,356	£5,088,968	£7,233,275
10%	60%	£320,911	£787,931	£471,460	£320,911	£787,931	£471,460
15%	60%	£686,027	£44,501	£1,430,202	£686,027	£44,501	£1,430,202
20%	60%	£1,632,964	£698,524	£1,331,865	£1,632,964	£698,524	£1,331,865
25%	60%	£2,609,902	£1,442,351	£2,233,528	£2,609,902	£1,442,351	£2,233,528
30%	60%	£3,595,316	£2,185,779	£3,136,279	£3,595,316	£2,185,779	£3,136,279
35%	60%	£4,581,589	£2,929,206	£4,046,047	£4,581,589	£2,929,206	£4,046,047
40%	60%	£5,567,862	£3,672,633	£4,955,813	£5,567,862	£3,672,633	£4,955,813
50%	60%	£7,540,408	£5,167,117	£6,776,348	£7,540,408	£5,167,117	£6,776,348

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,997,734	£5,997,734	£5,997,734	£5,997,734	£5,997,734	£5,997,734
10%	70%	£3,973,711	£4,518,267	£4,140,352	£3,973,711	£4,518,267	£4,140,352
15%	70%	£2,861,700	£2,378,884	£2,225,162	£2,861,700	£2,378,884	£2,225,162
20%	70%	£1,949,688	£3,039,402	£2,300,971	£1,949,688	£3,039,402	£2,300,971
25%	70%	£935,669	£2,299,819	£1,376,781	£935,669	£2,299,819	£1,376,781
30%	70%	£86,252	£1,560,236	£449,290	£86,252	£1,560,236	£449,290
35%	70%	£1,108,173	£920,653	£483,973	£1,108,173	£920,653	£483,973
40%	70%	£2,130,093	£341,071	£1,416,007	£2,130,093	£341,071	£1,416,007
45%	70%	£3,152,013	£660,058	£2,348,701	£3,152,013	£660,058	£2,348,701
50%	70%	£4,173,934	£1,405,095	£3,281,364	£4,173,934	£1,405,095	£3,281,364
100%	70%	£14,546,054	£8,917,806	£12,731,718	£14,546,054	£8,917,806	£12,731,718
10%	80%	£3,903,563	£4,526,257	£4,104,297	£3,903,563	£4,526,257	£4,104,297
15%	80%	£2,856,478	£3,780,618	£3,157,578	£2,856,478	£3,780,618	£3,157,578
20%	80%	£1,809,393	£3,054,780	£2,210,860	£1,809,393	£3,054,780	£2,210,860
40%	80%	£2,415,272	£1,111,827	£1,599,208	£2,415,272	£1,111,827	£1,599,208
45%	80%	£3,472,841	£624,891	£2,554,768	£3,472,841	£624,891	£2,554,768
50%	80%	£4,530,408	£1,366,020	£3,510,328	£4,530,408	£1,366,020	£3,510,328
10%	60%	£4,043,859	£4,510,878	£4,194,408	£4,043,859	£4,510,878	£4,194,408
15%	60%	£3,088,921	£3,787,451	£3,292,746	£3,088,921	£3,787,451	£3,292,746
20%	60%	£2,089,984	£3,024,023	£2,391,083	£2,089,984	£3,024,023	£2,391,083
25%	60%	£1,113,046	£2,280,596	£1,489,420	£1,113,046	£2,280,596	£1,489,420
30%	60%	£127,632	£1,537,168	£586,669	£127,632	£1,537,168	£586,669
35%	60%	£858,641	£793,741	£323,099	£858,641	£793,741	£323,099
40%	60%	£1,844,914	£30,314	£1,232,866	£1,844,914	£30,314	£1,232,866
50%	60%	£3,817,460	£1,444,169	£3,052,401	£3,817,460	£1,444,169	£3,052,401

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,641,103	£7,641,103	£7,641,103	£7,641,103	£7,641,103	£7,641,103
10%	70%	£5,617,080	£6,161,936	£5,792,721	£5,617,080	£6,161,936	£5,792,721
15%	70%	£4,605,068	£5,422,354	£4,868,531	£4,605,068	£5,422,354	£4,868,531
20%	70%	£3,593,056	£4,682,771	£4,344,340	£3,593,056	£4,682,771	£4,344,340
25%	70%	£2,579,038	£3,943,188	£3,020,150	£2,579,038	£3,943,188	£3,020,150
30%	70%	£1,567,117	£3,203,605	£2,092,659	£1,567,117	£3,203,605	£2,092,659
35%	70%	£535,197	£2,464,023	£1,159,996	£535,197	£2,464,023	£1,159,996
40%	70%	£486,724	£1,724,440	£227,333	£486,724	£1,724,440	£227,333
45%	70%	£1,608,644	£983,311	£705,331	£1,608,644	£983,311	£705,331
50%	70%	£2,530,565	£238,274	£1,637,995	£2,530,565	£238,274	£1,637,995
100%	70%	£12,902,685	£7,274,437	£11,088,349	£12,902,685	£7,274,437	£11,088,349
10%	80%	£5,546,933	£6,169,626	£5,747,666	£5,546,933	£6,169,626	£5,747,666
15%	80%	£4,499,848	£5,433,888	£4,800,947	£4,499,848	£5,433,888	£4,800,947
20%	80%	£3,452,763	£4,693,149	£3,261,229	£3,452,763	£4,693,149	£3,261,229
40%	80%	£2,771,903	£1,755,196	£44,161	£2,771,903	£1,755,196	£44,161
45%	80%	£1,829,471	£1,018,478	£911,399	£1,829,471	£1,018,478	£911,399
50%	80%	£2,887,039	£277,349	£1,866,958	£2,887,039	£277,349	£1,866,958
10%	60%	£5,687,228	£6,154,248	£5,837,777	£5,687,228	£6,154,248	£5,837,777
15%	60%	£4,710,290	£5,410,821	£4,936,115	£4,710,290	£5,410,821	£4,936,115
20%	60%	£3,733,353	£4,667,393	£4,034,452	£3,733,353	£4,667,393	£4,034,452
25%	60%	£2,756,415	£3,923,966	£3,132,790	£2,756,415	£3,923,966	£3,132,790
30%	60%	£1,771,001	£3,180,538	£2,230,038	£1,771,001	£3,180,538	£2,230,038
35%	60%	£784,728	£2,437,111	£1,320,270	£784,728	£2,437,111	£1,320,270
40%	60%	£201,545	£1,693,684	£410,504	£201,545	£1,693,684	£410,504
50%	60%	£2,174,091	£199,200	£1,409,031	£2,174,091	£199,200	£1,409,031

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,039,832	£2,039,832	£2,039,832	£2,039,832	£2,039,832	£2,039,832
10%	70%	£15,810	£560,666	£191,450	£15,810	£560,666	£191,450
15%	70%	£396,201	£178,917	£732,740	£396,201	£178,917	£732,740
20%	70%	£2,008,213	£918,500	£1,656,930	£2,008,213	£918,500	£1,656,930
25%	70%	£3,022,232	£1,658,083	£2,581,120	£3,022,232	£1,658,083	£2,581,120
30%	70%	£4,044,154	£2,397,665	£3,508,612	£4,044,154	£2,397,665	£3,508,612
35%	70%	£5,066,074	£3,137,248	£4,441,274	£5,066,074	£3,137,248	£4,441,274
40%	70%	£6,087,994	£3,876,831	£5,373,938	£6,087,994	£3,876,831	£5,373,938
45%	70%	£7,109,915	£4,617,960	£6,306,602	£7,109,915	£4,617,960	£6,306,602
50%	70%	£8,131,835	£5,362,996	£7,239,266	£8,131,835	£5,362,996	£7,239,266
100%	70%	£18,503,956	£12,875,708	£16,689,620	£18,503,956	£12,875,708	£16,689,620
10%	80%	£54,338	£568,355	£146,395	£54,338	£568,355	£146,395
15%	80%	£1,101,423	£167,383	£800,324	£1,101,423	£167,383	£800,324
20%	80%	£2,148,508	£903,122	£1,747,041	£2,148,508	£903,122	£1,747,041
40%	80%	£8,273,173	£3,846,074	£6,373,173	£8,273,173	£3,846,074	£6,373,173
45%	80%	£7,430,742	£4,582,793	£6,512,669	£7,430,742	£4,582,793	£6,512,669
50%	80%	£8,488,310	£5,323,922	£7,468,229	£8,488,310	£5,323,922	£7,468,229
10%	60%	£85,957	£552,977	£236,506	£85,957	£552,977	£236,506
15%	60%	£890,980	£190,450	£665,155	£890,980	£190,450	£665,155
20%	60%	£1,867,918	£933,676	£1,566,816	£1,867,918	£933,676	£1,566,816
25%	60%	£2,844,855	£1,677,305	£2,468,481	£2,844,855	£1,677,305	£2,468,481
30%	60%	£3,830,269	£2,420,733	£3,371,233	£3,830,269	£2,420,733	£3,371,233
35%	60%	£4,816,542	£3,164,160	£4,281,000	£4,816,542	£3,164,160	£4,281,000
40%	60%	£5,802,816	£3,907,587	£5,190,767	£5,802,816	£3,907,587	£5,190,767
50%	60%	£7,775,362	£5,402,071	£7,010,302	£7,775,362	£5,402,071	£7,010,302

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,310,802	£9,310,802	£9,310,802	£9,310,802	£9,310,802	£9,310,802
10%	70%	£7,296,779	£7,831,635	£7,462,420	£7,296,779	£7,831,635	£7,462,420
15%	70%	£6,274,769	£7,092,053	£6,538,230	£6,274,769	£7,092,053	£6,538,230
20%	70%	£5,262,757	£6,352,470	£5,614,039	£5,262,757	£6,352,470	£5,614,039
25%	70%	£4,248,737	£5,612,887	£4,689,850	£4,248,737	£5,612,887	£4,689,850
30%	70%	£3,226,816	£4,873,305	£3,762,358	£3,226,816	£4,873,305	£3,762,358
35%	70%	£2,204,896	£4,133,722	£2,829,695	£2,204,896	£4,133,722	£2,829,695
40%	70%	£1,182,975	£3,394,139	£1,897,032	£1,182,975	£3,394,139	£1,897,032
45%	70%	£161,055	£2,653,010	£364,268	£161,055	£2,653,010	£364,268
50%	70%	£-860,865	£1,907,974	£31,704	£-860,865	£1,907,974	£31,704
100%	70%	£-11,232,986	£-5,604,738	£-9,416,650	£-11,232,986	£-5,604,738	£-9,416,650
10%	80%	£7,216,632	£7,839,325	£7,417,365	£7,216,632	£7,839,325	£7,417,365
15%	80%	£6,169,547	£7,103,587	£6,470,646	£6,169,547	£7,103,587	£6,470,646
20%	80%	£5,122,462	£6,367,849	£5,523,959	£5,122,462	£6,367,849	£5,523,959
25%	80%	£3,977,936	£5,424,895	£4,713,860	£3,977,936	£5,424,895	£4,713,860
30%	80%	£2,832,410	£4,481,941	£3,702,825	£2,832,410	£4,481,941	£3,702,825
35%	80%	£1,686,884	£3,538,987	£2,691,790	£1,686,884	£3,538,987	£2,691,790
40%	80%	£58,958	£2,596,033	£218,836	£58,958	£2,596,033	£218,836
45%	80%	£-559,972	£1,653,079	£158,301	£-559,972	£1,653,079	£158,301
50%	80%	£-1,217,340	£748,048	£-197,259	£-1,217,340	£748,048	£-197,259
10%	60%	£7,356,927	£7,823,947	£7,507,476	£7,356,927	£7,823,947	£7,507,476
15%	60%	£6,379,889	£7,080,520	£6,605,314	£6,379,889	£7,080,520	£6,605,314
20%	60%	£5,403,052	£6,337,092	£5,704,151	£5,403,052	£6,337,092	£5,704,151
25%	60%	£4,426,114	£5,593,665	£4,802,489	£4,426,114	£5,593,665	£4,802,489
30%	60%	£3,440,701	£4,850,237	£3,899,737	£3,440,701	£4,850,237	£3,899,737
35%	60%	£2,454,427	£4,106,810	£2,989,969	£2,454,427	£4,106,810	£2,989,969
40%	60%	£1,468,154	£3,363,383	£2,080,203	£1,468,154	£3,363,383	£2,080,203
50%	60%	£-504,392	£1,868,899	£260,669	£-504,392	£1,868,899	£260,669

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,810,950	£9,810,950	£9,810,950	£9,810,950	£9,810,950	£9,810,950
10%	70%	£7,786,927	£8,331,783	£7,962,568	£7,786,927	£8,331,783	£7,962,568
15%	70%	£6,774,916	£7,592,201	£7,038,378	£6,774,916	£7,592,201	£7,038,378
20%	70%	£5,762,905	£6,852,618	£6,114,187	£5,762,905	£6,852,618	£6,114,187
25%	70%	£4,748,885	£6,113,035	£5,189,997	£4,748,885	£6,113,035	£5,189,997
30%	70%	£3,726,864	£5,373,452	£4,262,506	£3,726,864	£5,373,452	£4,262,506
35%	70%	£2,705,044	£4,633,870	£3,329,843	£2,705,044	£4,633,870	£3,329,843
40%	70%	£1,683,123	£3,894,287	£2,397,180	£1,683,123	£3,894,287	£2,397,180
45%	70%	£661,203	£3,153,158	£1,464,516	£661,203	£3,153,158	£1,464,516
50%	70%	£-360,718	£2,408,121	£531,852	£-360,718	£2,408,121	£531,852
100%	70%	£-10,732,838	£-5,104,590	£-8,918,502	£-10,732,838	£-5,104,590	£-8,918,502
10%	80%	£7,716,780	£8,339,473	£7,917,513	£7,716,780	£8,339,473	£7,917,513
15%	80%	£6,669,695	£7,603,735	£6,970,794	£6,669,695	£7,603,735	£6,970,794
20%	80%	£5,622,610	£6,867,996	£6,024,075	£5,622,610	£6,867,996	£6,024,075
25%	80%	£4,575,525	£6,128,257	£5,075,356	£4,575,525	£6,128,257	£5,075,356
30%	80%	£3,528,440	£5,388,518	£4,126,637	£3,528,440	£5,388,518	£4,126,637
35%	80%	£2,481,355	£4,648,779	£3,177,918	£2,481,355	£4,648,779	£3,177,918
40%	80%	£1,434,270	£3,909,040	£2,229,199	£1,434,270	£3,909,040	£2,229,199
45%	80%	£340,376	£3,169,301	£1,280,480	£340,376	£3,169,301	£1,280,480
50%	80%	£-717,192	£2,424,562	£302,889	£-717,192	£2,424,562	£302,889
10%	60%	£7,857,075	£8,324,095	£8,007,624	£7,857,075	£8,324,095	£8,007,624
15%	60%	£6,890,137	£7,580,668	£7,105,962	£6,890,137	£7,580,668	£7,105,962
20%	60%	£5,903,200	£6,837,240	£6,204,299	£5,903,200	£6,837,240	£6,204,299
25%	60%	£4,926,262	£6,093,813	£5,302,637	£4,926,262	£6,093,813	£5,302,637
30%	60%	£3,940,848	£5,350,385	£4,399,885	£3,940,848	£5,350,385	£4,399,885
35%	60%	£2,954,975	£4,606,958	£3,490,117	£2,954,975	£4,606,958	£3,490,117
40%	60%	£1,968,302	£3,863,531	£2,580,351	£1,968,302	£3,863,531	£2,580,351
50%	60%	£-4,244	£2,369,047	£760,816	£-4,244	£2,369,047	£760,816

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,385,956	£24,385,956	£24,385,956	£24,385,956	£24,385,956	£24,385,956
10%	70%	£21,104,079	£21,104,079	£21,104,079	£21,104,079	£21,104,079	£21,104,079
15%	70%	£19,463,142	£20,220,147	£19,674,184	£19,463,142	£20,220,147	£19,674,184
20%	70%	£17,822,203	£18,831,544	£18,103,593	£17,822,203	£18,831,544	£18,103,593
25%	70%	£16,181,264	£17,442,941	£16,533,003	£16,181,264	£17,442,941	£16,533,003
30%	70%	£14,540,327	£16,054,338	£14,962,412	£14,540,327	£16,054,338	£14,962,412
35%	70%	£12,899,389	£14,665,735	£13,391,822	£12,899,389	£14,665,735	£13,391,822
40%	70%	£11,258,451	£13,277,132	£11,821,231	£11,258,451	£13,277,132	£11,821,231
45%	70%	£9,617,513	£11,888,529	£10,244,438	£9,617,513	£11,888,529	£10,244,438
50%	70%	£7,976,575	£10,499,926	£8,665,165	£7,976,575	£10,499,926	£8,665,165
100%	70%	£8,837,103	£3,548,914	£7,362,827	£8,837,103	£3,548,914	£7,362,827
0%	80%	£21,029,213	£21,605,979	£21,190,007	£21,029,213	£21,605,979	£21,190,007
15%	80%	£19,350,841	£20,215,991	£19,592,033	£19,350,841	£20,215,991	£19,592,033
20%	80%	£17,672,469	£18,826,002	£17,994,059	£17,672,469	£18,826,002	£17,994,059
25%	80%	£15,994,098	£17,436,014	£16,396,085	£15,994,098	£17,436,014	£16,396,085
30%	80%	£14,315,727	£16,046,025	£14,798,111	£14,315,727	£16,046,025	£14,798,111
35%	80%	£12,637,355	£14,656,036	£13,200,137	£12,637,355	£14,656,036	£13,200,137
40%	80%	£10,949,050	£13,266,048	£11,601,489	£10,949,050	£13,266,048	£11,601,489
45%	80%	£9,260,444	£11,876,060	£9,994,437	£9,260,444	£11,876,060	£9,994,437
50%	80%	£7,571,837	£10,486,072	£8,387,386	£7,571,837	£10,486,072	£8,387,386
10%	60%	£21,178,946	£21,611,520	£21,299,542	£21,178,946	£21,611,520	£21,299,542
15%	60%	£19,575,441	£20,224,303	£19,756,335	£19,575,441	£20,224,303	£19,756,335
20%	60%	£17,971,937	£18,837,085	£18,13,128	£17,971,937	£18,837,085	£18,13,128
25%	60%	£16,368,431	£17,449,868	£16,669,921	£16,368,431	£17,449,868	£16,669,921
30%	60%	£14,764,927	£16,062,651	£15,126,714	£14,764,927	£16,062,651	£15,126,714
35%	60%	£13,161,421	£14,675,433	£13,583,508	£13,161,421	£14,675,433	£13,583,508
40%	60%	£11,556,607	£13,288,216	£12,040,301	£11,556,607	£13,288,216	£12,040,301
45%	60%	£9,943,945	£11,900,998	£10,494,440	£9,943,945	£11,900,998	£10,494,440
50%	60%	£8,331,283	£10,513,781	£8,942,944	£8,331,283	£10,513,781	£8,942,944

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£45,876,931	£45,876,931	£45,876,931	£45,876,931	£45,876,931	£45,876,931
10%	70%	£40,158,807	£48,854,137	£49,018,112	£40,158,807	£48,854,137	£49,018,112
15%	70%	£39,799,745	£50,042,739	£50,588,703	£39,799,745	£50,042,739	£50,588,703
20%	70%	£35,440,894	£51,431,342	£52,159,293	£35,440,894	£51,431,342	£52,159,293
25%	70%	£34,081,622	£52,819,945	£53,729,884	£34,081,622	£52,819,945	£53,729,884
30%	70%	£32,722,560	£54,208,549	£55,300,474	£32,722,560	£54,208,549	£55,300,474
35%	70%	£31,363,498	£55,597,152	£56,871,065	£31,363,498	£55,597,152	£56,871,065
40%	70%	£29,010,058	£56,985,755	£58,441,656	£29,010,058	£56,985,755	£58,441,656
45%	70%	£26,656,618	£58,374,358	£60,012,247	£26,656,618	£58,374,358	£60,012,247
50%	70%	£24,303,226	£59,762,960	£61,582,838	£24,303,226	£59,762,960	£61,582,838
100%	70%	£79,099,989	£73,811,800	£77,625,713	£79,099,989	£73,811,800	£77,625,713
10%	80%	£49,233,674	£48,656,907	£49,072,880	£49,233,674	£48,656,907	£49,072,880
15%	80%	£50,912,045	£50,046,896	£50,670,854	£50,912,045	£50,046,896	£50,670,854
20%	80%	£52,590,417	£51,436,884	£52,259,827	£52,590,417	£51,436,884	£52,259,827
25%	80%	£54,268,789	£52,826,872	£53,848,800	£54,268,789	£52,826,872	£53,848,800
30%	80%	£55,947,161	£54,216,860	£55,437,773	£55,947,161	£54,216,860	£55,437,773
35%	80%	£57,625,533	£55,606,848	£57,026,746	£57,625,533	£55,606,848	£57,026,746
40%	80%	£59,303,905	£56,996,836	£58,615,719	£59,303,905	£56,996,836	£58,615,719
45%	80%	£60,982,277	£58,386,824	£60,204,692	£60,982,277	£58,386,824	£60,204,692
50%	80%	£62,660,649	£59,776,812	£61,793,665	£62,660,649	£59,776,812	£61,793,665
10%	60%	£49,083,941	£48,651,366	£49,083,941	£49,083,941	£48,651,366	£49,083,941
15%	60%	£50,667,445	£50,038,583	£50,506,552	£50,667,445	£50,038,583	£50,506,552
20%	60%	£52,250,949	£51,426,801	£52,040,758	£52,250,949	£51,426,801	£52,040,758
25%	60%	£53,834,453	£52,819,018	£53,529,965	£53,834,453	£52,819,018	£53,529,965
30%	60%	£55,417,957	£54,216,235	£55,021,172	£55,417,957	£54,216,235	£55,021,172
35%	60%	£57,001,461	£55,613,452	£56,512,379	£57,001,461	£55,613,452	£56,512,379
40%	60%	£58,584,965	£57,010,669	£58,003,586	£58,584,965	£57,010,669	£58,003,586
50%	60%	£60,168,469	£58,407,886	£59,494,793	£60,168,469	£58,407,886	£59,494,793

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,291,216	£30,291,216	£30,291,216	£30,291,216	£30,291,216	£30,291,216
10%	70%	£33,573,092	£33,068,421	£33,432,397	£33,573,092	£33,068,421	£33,432,397
15%	70%	£35,214,030	£34,457,024	£35,092,387	£35,214,030	£34,457,024	£35,092,387
20%	70%	£36,854,968	£35,845,627	£36,752,377	£36,854,968	£35,845,627	£36,752,377
25%	70%	£38,495,907	£37,234,230	£38,412,367	£38,495,907	£37,234,230	£38,412,367
30%	70%	£40,136,845	£38,622,834	£40,072,357	£40,136,845	£38,622,834	£40,072,357
35%	70%	£41,777,783	£40,011,437	£41,732,347	£41,777,783	£40,011,437	£41,732,347
40%	70%	£43,418,721	£41,400,040	£43,382,337	£43,418,721	£41,400,040	£43,382,337
45%	70%	£45,059,659	£42,788,643	£45,032,327	£45,059,659	£42,788,643	£45,032,327
50%	70%	£46,700,597	£44,177,245	£46,682,317	£46,700,597	£44,177,245	£46,682,317
100%	70%	£63,514,274	£58,226,085	£62,039,998	£63,514,274	£58,226,085	£62,039,998
10%	80%	£33,647,958	£33,071,192	£33,487,164	£33,647,958	£33,071,192	£33,487,164
15%	80%	£35,288,900	£34,461,181	£35,092,387	£35,288,900	£34,461,181	£35,092,387
20%	80%	£36,929,842	£35,851,170	£36,692,377	£36,929,842	£35,851,170	£36,692,377
25%	80%	£38,570,784	£37,241,169	£38,302,367	£38,570,784	£37,241,169	£38,302,367
30%	80%	£40,211,726	£38,631,158	£40,012,357	£40,211,726	£38,631,158	£40,012,357
35%	80%	£41,852,668	£40,021,147	£41,722,347	£41,852,668	£40,021,147	£41,722,347
40%	80%	£43,493,610	£41,411,136	£43,332,337	£43,493,610	£41,411,136	£43,332,337
45%	80%	£45,134,552	£42,801,125	£44,942,327	£45,134,552	£42,801,125	£44,942,327
50%	80%	£46,775,494	£44,191,114	£46,552,317	£46,775,494	£44,191,114	£46,552,317
10%	60%	£33,498,226	£33,065,651	£33,377,629	£33,498,226	£33,065,651	£33,377,629
15%	60%	£35,139,168	£34,455,640	£35,027,619	£35,139,168	£34,455,640	£35,027,619
20%	60%	£36,780,110	£35,845,629	£36,677,609	£36,780,110	£35,845,629	£36,677,609
25%	60%	£38,421,052	£37,235,618	£38,327,599	£38,421,052	£37,235,618	£38,327,599
30%	60%	£40,061,994	£38,625,607	£40,012,589	£40,061,994	£38,625,607	£40,012,589
35%	60%	£41,702,936	£40,015,596	£41,702,579	£41,702,936	£40,015,596	£41,702,579
40%	60%	£43,343,878	£41,405,585	£43,352,569	£43,343,878	£41,405,585	£43,352,569
50%	60%	£44,984,820	£42,795,574	£44,952,559	£44,984,820	£42,795,574	£44,952,559

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£813,420	£813,420	£813,420	£813,420	£813,420	£813,420
10%	70%	£3,990,296	£3,990,296	£3,990,296	£3,990,296	£3,990,296	£3,990,296
15%	70%	£5,336,234	£4,779,228	£5,325,191	£5,336,234	£4,779,228	£5,325,191
20%	70%	£7,177,172	£6,167,831	£7,177,172	£7,177,172	£6,167,831	£7,177,172
25%	70%	£8,818,111	£7,556,434	£8,818,111	£8,818,111	£7,556,434	£8,818,111
30%	70%	£10,459,049	£8,945,038	£10,459,049	£10,459,049	£8,945,038	£10,459,049
35%	70%	£12,099,987	£10,333,641	£12,099,987	£12,099,987	£10,333,641	£12,099,987
40%	70%	£13,740,925	£11,722,245	£13,740,925	£13,740,925	£11,722,245	£13,740,925
45%	70%	£15,381,863	£13,110,848	£15,381,863	£15,381,863	£13,110,848	£15,381,863
50%	70%	£17,022,801	£14,499,451	£17,022,801	£17,022,801	£14,499,451	£17,022,801
100%	70%	£33,836,478	£28,548,289	£32,362,202	£33,836,478	£28,548,289	£32,362,202
10%	80%	£3,970,162</					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,619,502	£15,619,502	£15,619,502	£15,619,502	£15,619,502	£15,619,502
10%	70%	£12,337,626	£12,842,297	£12,478,321	£12,337,626	£12,842,297	£12,478,321
15%	70%	£10,686,689	£11,453,684	£10,907,731	£10,686,689	£11,453,684	£10,907,731
20%	70%	£9,055,750	£10,065,091	£9,337,140	£9,055,750	£10,065,091	£9,337,140
25%	70%	£7,414,811	£8,676,488	£7,766,550	£7,414,811	£8,676,488	£7,766,550
30%	70%	£5,773,874	£7,287,884	£6,195,959	£5,773,874	£7,287,884	£6,195,959
35%	70%	£4,132,935	£5,899,282	£4,625,369	£4,132,935	£5,899,282	£4,625,369
40%	70%	£2,492,000	£4,510,679	£3,054,778	£2,492,000	£4,510,679	£3,054,778
45%	70%	£835,741	£3,122,076	£1,477,985	£835,741	£3,122,076	£1,477,985
50%	70%	£-814,893	£1,733,473	£-101,288	£-814,893	£1,733,473	£-101,288
100%	70%	£-17,603,556	£-12,315,367	£-16,129,280	£-17,603,556	£-12,315,367	£-16,129,280
10%	80%	£12,262,760	£12,839,526	£12,423,554	£12,262,760	£12,839,526	£12,423,554
15%	80%	£10,584,388	£11,449,338	£10,625,980	£10,584,388	£11,449,338	£10,625,980
20%	80%	£8,906,016	£10,059,549	£9,227,606	£8,906,016	£10,059,549	£9,227,606
40%	80%	£2,182,597	£4,499,595	£2,835,036	£2,182,597	£4,499,595	£2,835,036
45%	80%	£493,991	£3,109,607	£1,227,984	£493,991	£3,109,607	£1,227,984
50%	80%	£-1,194,616	£1,719,619	£-379,067	£-1,194,616	£1,719,619	£-379,067
10%	60%	£12,412,493	£12,845,067	£12,533,089	£12,412,493	£12,845,067	£12,533,089
15%	60%	£10,808,989	£11,457,850	£10,989,852	£10,808,989	£11,457,850	£10,989,852
20%	60%	£9,205,484	£10,070,632	£9,446,675	£9,205,484	£10,070,632	£9,446,675
25%	60%	£7,601,978	£8,683,415	£7,903,468	£7,601,978	£8,683,415	£7,903,468
30%	60%	£5,998,474	£7,296,198	£6,360,261	£5,998,474	£7,296,198	£6,360,261
35%	60%	£4,394,968	£5,908,980	£4,817,055	£4,394,968	£5,908,980	£4,817,055
40%	60%	£2,791,462	£4,521,763	£3,273,848	£2,791,462	£4,521,763	£3,273,848
50%	60%	£-635,170	£1,747,328	£176,491	£-635,170	£1,747,328	£176,491

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,342,450	£19,342,450	£19,342,450	£19,342,450	£19,342,450	£19,342,450
10%	70%	£16,960,574	£16,595,245	£16,291,269	£16,960,574	£16,595,245	£16,291,269
15%	70%	£14,419,636	£15,176,842	£14,419,636	£14,419,636	£15,176,842	£14,419,636
20%	70%	£12,778,698	£13,788,039	£13,060,088	£12,778,698	£13,788,039	£13,060,088
25%	70%	£11,137,759	£12,399,436	£11,489,497	£11,137,759	£12,399,436	£11,489,497
30%	70%	£9,496,821	£11,010,832	£9,918,907	£9,496,821	£11,010,832	£9,918,907
35%	70%	£7,855,883	£9,622,229	£8,348,316	£7,855,883	£9,622,229	£8,348,316
40%	70%	£6,214,945	£8,233,627	£6,777,706	£6,214,945	£8,233,627	£6,777,706
45%	70%	£4,574,007	£6,845,024	£5,207,095	£4,574,007	£6,845,024	£5,207,095
50%	70%	£2,933,069	£5,456,421	£3,630,484	£2,933,069	£5,456,421	£3,630,484
100%	70%	£-13,880,608	£-8,592,419	£-12,406,332	£-13,880,608	£-8,592,419	£-12,406,332
10%	80%	£15,985,708	£16,562,474	£16,146,502	£15,985,708	£16,562,474	£16,146,502
15%	80%	£14,307,326	£15,172,485	£14,545,527	£14,307,326	£15,172,485	£14,545,527
20%	80%	£12,628,944	£13,782,497	£12,960,584	£12,628,944	£13,782,497	£12,960,584
40%	80%	£5,905,545	£8,222,542	£6,557,983	£5,905,545	£8,222,542	£6,557,983
45%	80%	£4,216,938	£6,832,555	£4,950,932	£4,216,938	£6,832,555	£4,950,932
50%	80%	£2,528,331	£5,442,566	£3,343,880	£2,528,331	£5,442,566	£3,343,880
10%	60%	£16,135,440	£16,568,015	£16,256,037	£16,135,440	£16,568,015	£16,256,037
15%	60%	£14,531,936	£15,180,798	£14,712,830	£14,531,936	£15,180,798	£14,712,830
20%	60%	£12,928,431	£13,793,580	£13,169,623	£12,928,431	£13,793,580	£13,169,623
25%	60%	£11,324,926	£12,406,363	£11,626,416	£11,324,926	£12,406,363	£11,626,416
30%	60%	£9,721,421	£11,019,146	£10,083,209	£9,721,421	£11,019,146	£10,083,209
35%	60%	£8,117,916	£9,631,928	£8,540,002	£8,117,916	£9,631,928	£8,540,002
40%	60%	£6,513,412	£8,244,711	£6,986,795	£6,513,412	£8,244,711	£6,986,795
50%	60%	£4,909,907	£6,857,494	£5,433,588	£4,909,907	£6,857,494	£5,433,588

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,985,820	£20,985,820	£20,985,820	£20,985,820	£20,985,820	£20,985,820
10%	70%	£17,703,943	£18,208,614	£17,844,638	£17,703,943	£18,208,614	£17,844,638
15%	70%	£16,063,006	£16,820,911	£16,274,048	£16,063,006	£16,820,911	£16,274,048
20%	70%	£14,422,067	£15,433,408	£14,703,457	£14,422,067	£15,433,408	£14,703,457
25%	70%	£12,781,128	£14,042,805	£13,132,867	£12,781,128	£14,042,805	£13,132,867
30%	70%	£11,140,191	£12,652,202	£11,562,276	£11,140,191	£12,652,202	£11,562,276
35%	70%	£9,499,252	£11,261,599	£9,991,686	£9,499,252	£11,261,599	£9,991,686
40%	70%	£7,858,313	£9,871,996	£8,421,095	£7,858,313	£9,871,996	£8,421,095
45%	70%	£6,217,374	£8,482,393	£6,844,502	£6,217,374	£8,482,393	£6,844,502
50%	70%	£4,576,435	£7,092,790	£5,256,029	£4,576,435	£7,092,790	£5,256,029
100%	70%	£-12,237,239	£-6,949,050	£-10,762,963	£-12,237,239	£-6,949,050	£-10,762,963
10%	80%	£17,629,077	£18,205,843	£17,789,671	£17,629,077	£18,205,843	£17,789,671
15%	80%	£15,950,705	£16,815,855	£16,191,897	£15,950,705	£16,815,855	£16,191,897
20%	80%	£14,272,333	£15,425,866	£14,653,923	£14,272,333	£15,425,866	£14,653,923
40%	80%	£7,548,914	£9,965,912	£8,201,353	£7,548,914	£9,965,912	£8,201,353
45%	80%	£5,860,308	£8,475,924	£6,594,301	£5,860,308	£8,475,924	£6,594,301
50%	80%	£4,171,701	£7,085,936	£4,987,250	£4,171,701	£7,085,936	£4,987,250
10%	60%	£17,778,810	£18,211,384	£17,899,406	£17,778,810	£18,211,384	£17,899,406
15%	60%	£16,175,305	£16,824,167	£16,356,199	£16,175,305	£16,824,167	£16,356,199
20%	60%	£14,571,800	£15,436,949	£14,812,992	£14,571,800	£15,436,949	£14,812,992
25%	60%	£12,968,295	£14,049,732	£13,269,785	£12,968,295	£14,049,732	£13,269,785
30%	60%	£11,364,791	£12,662,515	£11,726,578	£11,364,791	£12,662,515	£11,726,578
35%	60%	£9,761,286	£11,275,297	£10,183,372	£9,761,286	£11,275,297	£10,183,372
40%	60%	£8,156,471	£9,888,080	£8,640,165	£8,156,471	£9,888,080	£8,640,165
50%	60%	£6,551,656	£8,496,863	£7,091,950	£6,551,656	£8,496,863	£7,091,950

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,384,549	£15,384,549	£15,384,549	£15,384,549	£15,384,549	£15,384,549
10%	70%	£12,102,673	£12,607,343	£12,243,368	£12,102,673	£12,607,343	£12,243,368
15%	70%	£10,461,735	£11,218,740	£10,672,777	£10,461,735	£11,218,740	£10,672,777
20%	70%	£8,820,796	£9,830,137	£9,102,187	£8,820,796	£9,830,137	£9,102,187
25%	70%	£7,179,858	£8,441,535	£7,531,596	£7,179,858	£8,441,535	£7,531,596
30%	70%	£5,538,920	£7,052,931	£5,961,005	£5,538,920	£7,052,931	£5,961,005
35%	70%	£3,897,981	£5,664,328	£4,390,415	£3,897,981	£5,664,328	£4,390,415
40%	70%	£2,257,042	£4,275,725	£2,819,824	£2,257,042	£4,275,725	£2,819,824
45%	70%	£600,797	£2,887,122	£1,243,032	£600,797	£2,887,122	£1,243,032
50%	70%	£-1,049,846	£1,498,519	£-336,242	£-1,049,846	£1,498,519	£-336,242
100%	70%	£-17,838,509	£-12,550,321	£-16,364,233	£-17,838,509	£-12,550,321	£-16,364,233
10%	80%	£12,027,806	£12,604,573	£12,188,600	£12,027,806	£12,604,573	£12,188,600
15%	80%	£10,349,434	£11,214,584	£10,590,626	£10,349,434	£11,214,584	£10,590,626
20%	80%	£8,671,063	£9,824,595	£8,992,653	£8,671,063	£9,824,595	£8,992,653
40%	80%	£1,947,844	£4,264,641	£2,600,982	£1,947,844	£4,264,641	£2,600,982
45%	80%	£299,037	£2,874,653	£993,030	£299,037	£2,874,653	£993,030
50%	80%	£-1,429,570	£1,484,665	£-614,021	£-1,429,570	£1,484,665	£-614,021
10%	60%	£12,177,539	£12,610,114	£12,298,135	£12,177,539	£12,610,114	£12,298,135
15%	60%	£10,574,034	£11,222,897	£10,754,928	£10,574,034	£11,222,897	£10,754,928
20%	60%	£8,970,536	£9,835,779	£9,211,721	£8,970,536	£9,835,779	£9,211,721
25%	60%	£7,367,024	£8,448,461	£7,668,515	£7,367,024	£8,448,461	£7,668,515
30%	60%	£5,763,520	£7,061,244	£6,125,308	£5,763,520	£7,061,244	£6,125,308
35%	60%	£4,160,014	£5,674,026	£4,582,101	£4,160,014	£5,674,026	£4,582,101
40%	60%	£2,555,200	£4,286,809	£3,038,894	£2,555,200	£4,286,809	£3,038,894
50%	60%	£-870,123	£1,912,374	£-58,462	£-870,123	£1,912,374	£-58,462

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£22,655,519	£22,655,519	£22,655,519	£22,655,519	£22,655,519	£22,655,519
10%	70%	£19,373,642	£19,878,313	£19,514,338	£19,373,642	£19,878,313	£19,514,338
15%	70%	£17,732,705	£18,489,710	£17,943,747	£17,732,705	£18,489,710	£17,943,747
20%	70%	£16,091,768	£17,101,107	£16,373,156	£16,091,768	£17,101,107	£16,373,156
25%	70%	£14,450,827	£15,712,504	£14,802,566	£14,450,827	£15,712,504	£14,802,566
30%	70%	£12,809,890	£14,323,901	£13,231,975	£12,809,890	£14,323,901	£13,231,975
35%	70%	£11,168,951	£12,935,298	£11,661,385	£11,168,951	£12,935,298	£11,661,385
40%	70%	£9,527,992	£11,546,695	£10,090,794	£9,527,992	£11,546,695	£10,090,794
45%	70%	£7,871,757	£10,158,092	£8,514,001	£7,871,757	£10,158,092	£8,514,001
50%	70%	£6,221,124	£8,769,489	£6,934,728	£6,221,124	£8,769,489	£6,934,728
100%	70%	£-10,567,540	£-5,279,351	£-9,093,264	£-10,567,540	£-5,279,351	£-9,093,264
10%	80%	£19,298,776	£19,875,542	£19,459,570	£19,298,776	£19,875,542	£19,459,570
15%	80%	£17,620,404	£18,485,554	£17,961,296	£17,620,404	£18,485,554	£17,961,296
20%	80%	£15,942,032	£17,095,565	£16,263,623	£15,942,032	£17,095,565	£16,263,623
25%	80%	£14,263,660	£15,705,576	£14,545,951	£14,263,660	£15,705,576	£14,545,951
30%	80%	£12,585,288	£14,315,587	£12,968,276	£12,585,288	£14,315,587	£12,968,276
35%	80%	£10,906,916	£12,925,598	£11,590,599	£10,906,916	£12,925,598	£11,590,599
40%	80%	£9,228,544	£11,535,609	£9,812,920	£9,228,544	£11,535,609	£9,812,920
45%	80%	£7,550,172	£10,145,620	£8,264,000	£7,550,172	£10,145,620	£8,264,000
50%	80%	£5,871,800	£8,755,631	£6,656,949	£5,871,800	£8,755,631	£6,656,949
10%	60%	£19,448,509	£19,881,083	£19,569,105	£19,448,509	£19,881,083	£19,569,105
15%	60%	£17,846,004	£18,493,866	£18,025,688	£17,846,004	£18,493,866	£18,025,688
20%	60%	£16,241,500	£17,106,648	£16,482,691	£16,241,500	£17,106,648	£16,482,691
25%	60%	£14,637,994	£15,719,431	£14,939,484	£14,637,994	£15,719,431	£14,939,484
30%	60%	£13,034,488	£14,332,214	£13,396,278	£13,034,488	£14,332,214	£13,396,278
35%	60%	£11,430,984	£12,944,996	£11,853,071	£11,430,984	£12,944,996	£11,853,071
40%	60%	£9,826,170	£11,557,779	£10,309,864	£9,826,170	£11,557,779	£10,309,864
50%	60%	£8,221,356	£10,170,561	£8,712,648	£8,221,356	£10,170,561	£8,712,648

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£23,155,667	£23,155,667	£23,155,667	£23,155,667	£23,155,667	£23,155,667
10%	70%	£19,873,790	£20,378,461	£20,014,485	£19,873,790	£20,378,461	£20,014,485
15%	70%	£18,232,853	£19,889,898	£19,443,895	£18,232,853	£19,889,898	£19,443,895
20%	70%	£16,591,914	£17,601,255	£16,873,304	£16,591,914	£17,601,255	£16,873,304
25%	70%	£14,950,975	£16,212,652	£15,302,714	£14,950,975	£16,212,652	£15,302,714
30%	70%	£13,310,038	£14,824,049	£13,732,123	£13,310,038	£14,824,049	£13,732,123
35%	70%	£11,669,099	£13,435,446	£12,161,533	£11,669,099	£13,435,446	£12,161,533
40%	70%	£10,027,540	£12,046,843	£10,590,942	£10,027,540	£12,046,843	£10,590,942
45%	70%	£8,371,935	£10,658,240	£9,014,149	£8,371,935	£10,658,240	£9,014,149
50%	70%	£6,721,272	£9,269,637	£7,434,876	£6,721,272	£9,269,637	£7,434,876
100%	70%	£-10,067,392	£-4,779,203	£-8,593,116	£-10,067,392	£-4,779,203	£-8,593,116
10%	80%	£19,798,924	£20,375,690	£19,959,718	£19,798,924	£20,375,690	£19,959,718
15%	80%	£18,120,552	£19,985,702	£19,361,744	£18,120,552	£19,985,702	£19,361,744
20%	80%	£16,442,180	£17,595,713	£16,783,770	£16,442,180	£17,595,713	£16,783,770
25%	80%	£14,763,808	£16,205,724	£15,393,781	£14,763,808	£16,205,724	£15,393,781
30%	80%	£13,085,436	£14,815,735	£13,993,792	£13,085,436	£14,815,735	£13,993,792
35%	80%	£11,407,064	£13,425,746	£12,593,803	£11,407,064	£13,425,746	£12,593,803
40%	80%	£9,728,692	£12,035,757	£11,193,814	£9,728,692	£12,035,757	£11,193,814
45%	80%	£8,050,320	£10,645,768	£9,793,825	£8,050,320	£10,645,768	£9,793,825
50%	80%	£6,371,948	£9,255,779	£8,393,836	£6,371,948	£9,255,779	£8,393,836
10%	60%	£19,948,657	£20,381,231	£20,069,253	£19,948,657	£20,381,231	£20,069,253
15%	60%	£18,345,152	£19,994,914	£19,526,046	£18,345,152	£19,994,914	£19,526,046
20%	60%	£16,741,646	£17,606,796	£16,992,839	£16,741,646	£17,606,796	£16,992,839
25%	60%	£15,138,142	£16,216,797	£15,439,632	£15,138,142	£16,216,797	£15,439,632
30%	60%	£13,534,638	£14,826,798	£13,986,425	£13,534,638	£14,826,798	£13,986,425
35%	60%	£11,931,132	£13,436,799	£12,586,416	£11,931,132	£13,436,799	£12,586,416
40%	60%	£10,327,626	£12,046,800	£11,186,407	£10,327,626	£12,046,800	£11,186,407
50%	60%	£8,724,120	£10,656,801	£9,786,398	£8,724,120	£10,656,801	£9,786,398

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,606,148	£12,606,148	£12,606,148	£12,606,148	£12,606,148	£12,606,148
10%	70%	£10,426,156	£10,971,012	£10,601,797	£10,426,156	£10,971,012	£10,601,797
15%	70%	£9,336,159	£10,153,445	£9,599,621	£9,336,159	£10,153,445	£9,599,621
20%	70%	£8,246,163	£9,335,877	£8,597,447	£8,246,163	£9,335,877	£8,597,447
25%	70%	£7,156,167	£8,518,309	£7,595,271	£7,156,167	£8,518,309	£7,595,271
30%	70%	£6,066,171	£7,700,741	£6,593,095	£6,066,171	£7,700,741	£6,593,095
35%	70%	£4,976,175	£6,883,172	£5,590,919	£4,976,175	£6,883,172	£5,590,919
40%	70%	£3,886,179	£6,065,605	£4,588,743	£3,886,179	£6,065,605	£4,588,743
45%	70%	£2,796,183	£5,248,038	£3,576,567	£2,796,183	£5,248,038	£3,576,567
50%	70%	£1,706,187	£4,430,471	£2,564,391	£1,706,187	£4,430,471	£2,564,391
100%	70%	£-9,497,171	£-3,868,923	£-7,682,835	£-9,497,171	£-3,868,923	£-7,682,835
0%	80%	£10,355,835	£10,978,529	£10,536,568	£10,355,835	£10,978,529	£10,536,568
15%	80%	£9,230,678	£10,164,718	£9,531,778	£9,230,678	£10,164,718	£9,531,778
20%	80%	£8,105,521	£9,350,908	£8,506,987	£8,105,521	£9,350,908	£8,506,987
25%	80%	£6,980,364	£8,537,097	£7,482,197	£6,980,364	£8,537,097	£7,482,197
30%	80%	£5,855,207	£7,723,287	£6,457,406	£5,855,207	£7,723,287	£6,457,406
35%	80%	£4,730,050	£6,909,478	£5,432,616	£4,730,050	£6,909,478	£5,432,616
40%	80%	£3,604,893	£6,095,667	£4,407,825	£3,604,893	£6,095,667	£4,407,825
45%	80%	£2,479,736	£5,281,857	£3,383,034	£2,479,736	£5,281,857	£3,383,034
50%	80%	£1,354,579	£4,468,047	£2,358,243	£1,354,579	£4,468,047	£2,358,243
10%	60%	£10,496,477	£10,963,497	£10,647,027	£10,496,477	£10,963,497	£10,647,027
15%	60%	£9,441,642	£10,142,171	£9,667,466	£9,441,642	£10,142,171	£9,667,466
20%	60%	£8,386,806	£9,320,845	£8,588,905	£8,386,806	£9,320,845	£8,588,905
25%	60%	£7,331,970	£8,499,520	£7,708,344	£7,331,970	£8,499,520	£7,708,344
30%	60%	£6,277,134	£7,678,194	£6,728,783	£6,277,134	£7,678,194	£6,728,783
35%	60%	£5,222,298	£6,856,868	£5,749,222	£5,222,298	£6,856,868	£5,749,222
40%	60%	£4,167,462	£6,035,543	£4,767,449	£4,167,462	£6,035,543	£4,767,449
45%	60%	£3,112,626	£5,214,217	£3,785,623	£3,112,626	£5,214,217	£3,785,623
50%	60%	£2,057,790	£4,392,891	£2,760,807	£2,057,790	£4,392,891	£2,760,807

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-57,656,738	£-57,656,738	£-57,656,738	£-57,656,738	£-57,656,738	£-57,656,738
10%	70%	£-59,836,730	£-59,281,874	£-59,681,090	£-59,836,730	£-59,281,874	£-59,681,090
15%	70%	£-60,926,727	£-60,109,442	£-60,693,265	£-60,926,727	£-60,109,442	£-60,693,265
20%	70%	£-62,016,724	£-60,927,009	£-61,665,440	£-62,016,724	£-60,927,009	£-61,665,440
25%	70%	£-63,106,719	£-61,744,578	£-62,667,616	£-63,106,719	£-61,744,578	£-62,667,616
30%	70%	£-64,196,716	£-62,562,146	£-63,669,791	£-64,196,716	£-62,562,146	£-63,669,791
35%	70%	£-65,286,713	£-63,379,714	£-64,671,967	£-65,286,713	£-63,379,714	£-64,671,967
40%	70%	£-66,376,710	£-64,197,282	£-65,674,142	£-66,376,710	£-64,197,282	£-65,674,142
45%	70%	£-67,466,707	£-65,014,850	£-66,676,317	£-67,466,707	£-65,014,850	£-66,676,317
50%	70%	£-68,556,704	£-65,832,418	£-67,678,492	£-68,556,704	£-65,832,418	£-67,678,492
100%	70%	£-79,760,057	£-74,131,909	£-77,945,721	£-79,760,057	£-74,131,909	£-77,945,721
0%	80%	£-59,907,051	£-59,284,358	£-59,706,319	£-59,907,051	£-59,284,358	£-59,706,319
15%	80%	£-61,032,208	£-60,098,168	£-60,731,109	£-61,032,208	£-60,098,168	£-60,731,109
20%	80%	£-62,157,365	£-60,911,979	£-61,755,900	£-62,157,365	£-60,911,979	£-61,755,900
25%	80%	£-63,282,522	£-61,725,790	£-62,780,691	£-63,282,522	£-61,725,790	£-62,780,691
30%	80%	£-64,407,679	£-62,539,601	£-63,805,482	£-64,407,679	£-62,539,601	£-63,805,482
35%	80%	£-65,532,836	£-63,353,412	£-64,830,273	£-65,532,836	£-63,353,412	£-64,830,273
40%	80%	£-66,657,993	£-64,167,223	£-65,855,064	£-66,657,993	£-64,167,223	£-65,855,064
45%	80%	£-67,783,150	£-64,981,034	£-66,879,855	£-67,783,150	£-64,981,034	£-66,879,855
50%	80%	£-68,908,307	£-65,794,845	£-67,904,646	£-68,908,307	£-65,794,845	£-67,904,646
10%	60%	£-59,766,410	£-59,299,390	£-59,615,859	£-59,766,410	£-59,299,390	£-59,615,859
15%	60%	£-60,821,245	£-60,120,715	£-60,595,421	£-60,821,245	£-60,120,715	£-60,595,421
20%	60%	£-61,876,080	£-60,942,040	£-61,574,983	£-61,876,080	£-60,942,040	£-61,574,983
25%	60%	£-62,930,915	£-61,763,365	£-62,554,545	£-62,930,915	£-61,763,365	£-62,554,545
30%	60%	£-63,985,750	£-62,584,690	£-63,534,107	£-63,985,750	£-62,584,690	£-63,534,107
35%	60%	£-65,040,585	£-63,406,015	£-64,513,669	£-65,040,585	£-63,406,015	£-64,513,669
40%	60%	£-66,105,420	£-64,227,340	£-65,493,231	£-66,105,420	£-64,227,340	£-65,493,231
50%	60%	£-67,170,255	£-65,048,665	£-66,472,793	£-67,170,255	£-65,048,665	£-66,472,793

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-42,071,023	£-42,071,023	£-42,071,023	£-42,071,023	£-42,071,023	£-42,071,023
10%	70%	£-44,251,015	£-43,706,159	£-44,075,374	£-44,251,015	£-43,706,159	£-44,075,374
15%	70%	£-45,341,012	£-44,523,727	£-45,077,590	£-45,341,012	£-44,523,727	£-45,077,590
20%	70%	£-46,431,009	£-45,341,299	£-46,081,806	£-46,431,009	£-45,341,299	£-46,081,806
25%	70%	£-47,521,006	£-46,158,873	£-47,086,022	£-47,521,006	£-46,158,873	£-47,086,022
30%	70%	£-48,611,003	£-46,976,446	£-48,089,238	£-48,611,003	£-46,976,446	£-48,089,238
35%	70%	£-49,701,000	£-47,794,019	£-49,092,454	£-49,701,000	£-47,794,019	£-49,092,454
40%	70%	£-50,791,000	£-48,611,592	£-50,095,670	£-50,791,000	£-48,611,592	£-50,095,670
45%	70%	£-51,881,000	£-49,429,165	£-51,098,886	£-51,881,000	£-49,429,165	£-51,098,886
50%	70%	£-52,971,000	£-50,246,738	£-52,102,102	£-52,971,000	£-50,246,738	£-52,102,102
100%	70%	£-64,174,342	£-58,546,094	£-62,360,006	£-64,174,342	£-58,546,094	£-62,360,006
0%	80%	£-44,321,336	£-43,698,643	£-44,120,604	£-44,321,336	£-43,698,643	£-44,120,604
15%	80%	£-45,446,493	£-44,512,453	£-45,145,393	£-45,446,493	£-44,512,453	£-45,145,393
20%	80%	£-46,571,650	£-45,326,263	£-46,150,194	£-46,571,650	£-45,326,263	£-46,150,194
25%	80%	£-47,696,807	£-46,140,073	£-47,155,000	£-47,696,807	£-46,140,073	£-47,155,000
30%	80%	£-48,821,964	£-46,953,883	£-48,159,806	£-48,821,964	£-46,953,883	£-48,159,806
35%	80%	£-49,947,121	£-47,767,693	£-49,164,612	£-49,947,121	£-47,767,693	£-49,164,612
40%	80%	£-51,072,278	£-48,581,503	£-50,169,418	£-51,072,278	£-48,581,503	£-50,169,418
45%	80%	£-52,197,435	£-49,395,313	£-51,174,224	£-52,197,435	£-49,395,313	£-51,174,224
50%	80%	£-53,322,592	£-50,209,123	£-52,179,030	£-53,322,592	£-50,209,123	£-52,179,030
10%	60%	£-44,180,694	£-43,713,674	£-44,030,144	£-44,180,694	£-43,713,674	£-44,030,144
15%	60%	£-45,235,530	£-44,535,000	£-45,095,706	£-45,235,530	£-44,535,000	£-45,095,706
20%	60%	£-46,290,366	£-45,356,326	£-46,098,272	£-46,290,366	£-45,356,326	£-46,098,272
25%	60%	£-47,345,202	£-46,177,652	£-47,100,838	£-47,345,202	£-46,177,652	£-47,100,838
30%	60%	£-48,400,038	£-47,000,000	£-48,103,404	£-48,400,038	£-47,000,000	£-48,103,404
35%	60%	£-49,454,874	£-47,822,348	£-49,106,000	£-49,454,874	£-47,822,348	£-49,106,000
40%	60%	£-50,509,710	£-48,644,696	£-50,108,600	£-50,509,710	£-48,644,696	£-50,108,600
50%	60%	£-51,564,546	£-49,467,044	£-51,111,200	£-51,564,546	£-49,467,044	£-51,111,200

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-12,393,227	£-12,393,227	£-12,393,227	£-12,393,227	£-12,393,227	£-12,393,227
10%	70%	£-14,573,219	£-14,028,263	£-14,397,578	£-14,573,219	£-14,028,263	£-14,397,578
15%	70%	£-15,663,216	£-14,845,331	£-15,399,754	£-15,663,216	£-14,845,331	£-15,399,754
20%	70%	£-16,753,212	£-15,662,399	£-16,401,929	£-16,753,212	£-15,662,399	£-16,401,929
25%	70%	£-17,843,208	£-16,479,467	£-17,404,104	£-17,843,208	£-16,479,467	£-17,404,104
30%	70%	£-18,933,205	£-17,296,535	£-18,406,280	£-18,933,205	£-17,296,535	£-18,406,280
35%	70%	£-20,023,201	£-18,113,603	£-19,408,455	£-20,023,201	£-18,113,603	£-19,408,455
40%	70%	£-21,113,198	£-18,930,671	£-20,410,630	£-21,113,198	£-18,930,671	£-20,410,630
45%	70%	£-22,203,194	£-19,747,739	£-21,41			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,839,695	£3,839,695	£3,839,695	£3,839,695	£3,839,695	£3,839,695
10%	70%	£1,659,703	£2,294,659	£1,835,344	£1,659,703	£2,294,659	£1,835,344
15%	70%	£569,706	£1,396,992	£833,168	£569,706	£1,396,992	£833,168
20%	70%	£-520,290	£569,424	£-169,007	£-520,290	£569,424	£-169,007
25%	70%	£-1,610,286	£-248,144	£-1,171,182	£-1,610,286	£-248,144	£-1,171,182
30%	70%	£-2,700,282	£-1,065,712	£-2,173,358	£-2,700,282	£-1,065,712	£-2,173,358
35%	70%	£-3,795,762	£-1,863,281	£-3,175,534	£-3,795,762	£-1,863,281	£-3,175,534
40%	70%	£-4,896,936	£-2,700,849	£-4,182,881	£-4,896,936	£-2,700,849	£-4,182,881
45%	70%	£-5,998,092	£-3,518,417	£-5,194,779	£-5,998,092	£-3,518,417	£-5,194,779
50%	70%	£-7,099,247	£-4,335,984	£-6,206,676	£-7,099,247	£-4,335,984	£-6,206,676
100%	70%	£-18,263,624	£-12,635,376	£-16,449,288	£-18,263,624	£-12,635,376	£-16,449,288
10%	80%	£1,589,382	£2,212,076	£1,790,115	£1,589,382	£2,212,076	£1,790,115
15%	80%	£464,225	£1,398,265	£785,325	£464,225	£1,398,265	£785,325
20%	80%	£-680,932	£584,455	£-259,466	£-680,932	£584,455	£-259,466
40%	80%	£-5,182,821	£-2,670,786	£-4,366,757	£-5,182,821	£-2,670,786	£-4,366,757
45%	80%	£-6,319,712	£-3,484,596	£-5,401,640	£-6,319,712	£-3,484,596	£-5,401,640
50%	80%	£-7,456,603	£-4,298,406	£-6,436,522	£-7,456,603	£-4,298,406	£-6,436,522
10%	60%	£1,730,024	£2,197,044	£1,880,574	£1,730,024	£2,197,044	£1,880,574
15%	60%	£875,189	£1,375,719	£901,013	£875,189	£1,375,719	£901,013
20%	60%	£-379,648	£554,392	£-78,548	£-379,648	£554,392	£-78,548
25%	60%	£-1,434,484	£-266,933	£-1,058,109	£-1,434,484	£-266,933	£-1,058,109
30%	60%	£-2,489,319	£-1,088,259	£-2,037,670	£-2,489,319	£-1,088,259	£-2,037,670
35%	60%	£-3,545,633	£-1,909,585	£-3,017,231	£-3,545,633	£-1,909,585	£-3,017,231
40%	60%	£-4,611,052	£-2,730,910	£-4,090,004	£-4,611,052	£-2,730,910	£-4,090,004
50%	60%	£-5,741,891	£-3,573,862	£-5,076,831	£-5,741,891	£-3,573,862	£-5,076,831

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,562,643	£7,562,643	£7,562,643	£7,562,643	£7,562,643	£7,562,643
10%	70%	£5,382,951	£5,927,607	£5,559,292	£5,382,951	£5,927,607	£5,559,292
15%	70%	£4,202,654	£5,109,939	£4,556,116	£4,202,654	£5,109,939	£4,556,116
20%	70%	£3,202,658	£4,292,372	£3,553,941	£3,202,658	£4,292,372	£3,553,941
25%	70%	£2,112,662	£3,474,803	£2,551,765	£2,112,662	£3,474,803	£2,551,765
30%	70%	£1,022,665	£2,657,236	£1,549,590	£1,022,665	£2,657,236	£1,549,590
35%	70%	£-72,834	£1,839,067	£597,814	£-72,834	£1,839,067	£597,814
40%	70%	£-1,173,989	£1,022,100	£-458,933	£-1,173,989	£1,022,100	£-458,933
45%	70%	£-2,275,144	£204,531	£-1,471,831	£-2,275,144	£204,531	£-1,471,831
50%	70%	£-3,376,299	£-613,036	£-2,483,729	£-3,376,299	£-613,036	£-2,483,729
100%	70%	£-14,540,676	£-8,912,428	£-12,726,340	£-14,540,676	£-8,912,428	£-12,726,340
10%	80%	£5,312,330	£5,935,023	£5,513,062	£5,312,330	£5,935,023	£5,513,062
15%	80%	£4,187,172	£5,121,213	£4,488,272	£4,187,172	£5,121,213	£4,488,272
20%	80%	£3,062,016	£4,307,402	£3,463,462	£3,062,016	£4,307,402	£3,463,462
40%	80%	£-1,459,874	£1,052,162	£-643,810	£-1,459,874	£1,052,162	£-643,810
45%	80%	£-2,596,765	£238,362	£-1,678,692	£-2,596,765	£238,362	£-1,678,692
50%	80%	£-3,733,655	£-575,459	£-2,713,574	£-3,733,655	£-575,459	£-2,713,574
10%	60%	£5,452,972	£5,919,992	£5,603,522	£5,452,972	£5,919,992	£5,603,522
15%	60%	£4,398,136	£5,088,666	£4,623,960	£4,398,136	£5,088,666	£4,623,960
20%	60%	£3,343,300	£4,277,340	£3,644,400	£3,343,300	£4,277,340	£3,644,400
25%	60%	£2,288,464	£3,456,014	£2,664,839	£2,288,464	£3,456,014	£2,664,839
30%	60%	£1,233,629	£2,634,689	£1,685,278	£1,233,629	£2,634,689	£1,685,278
35%	60%	£177,315	£1,813,363	£705,717	£177,315	£1,813,363	£705,717
40%	60%	£-988,105	£92,237	£-276,056	£-988,105	£92,237	£-276,056
50%	60%	£-3,018,943	£-650,614	£-2,253,883	£-3,018,943	£-650,614	£-2,253,883

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,206,012	£9,206,012	£9,206,012	£9,206,012	£9,206,012	£9,206,012
10%	70%	£7,026,020	£7,570,876	£7,201,661	£7,026,020	£7,570,876	£7,201,661
15%	70%	£5,836,023	£6,753,309	£6,189,485	£5,836,023	£6,753,309	£6,189,485
20%	70%	£4,846,027	£5,935,741	£5,197,311	£4,846,027	£5,935,741	£5,197,311
25%	70%	£3,756,031	£5,118,173	£4,195,135	£3,756,031	£5,118,173	£4,195,135
30%	70%	£2,666,035	£4,300,605	£3,192,959	£2,666,035	£4,300,605	£3,192,959
35%	70%	£1,576,035	£3,483,036	£2,190,783	£1,576,035	£3,483,036	£2,190,783
40%	70%	£499,381	£2,665,469	£1,183,436	£499,381	£2,665,469	£1,183,436
45%	70%	£-401,775	£1,847,900	£711,538	£-401,775	£1,847,900	£711,538
50%	70%	£-1,732,930	£1,030,333	£-840,359	£-1,732,930	£1,030,333	£-840,359
100%	70%	£-12,897,307	£-7,269,059	£-11,082,971	£-12,897,307	£-7,269,059	£-11,082,971
10%	80%	£6,955,699	£7,578,393	£7,156,432	£6,955,699	£7,578,393	£7,156,432
15%	80%	£5,830,542	£6,764,582	£6,131,642	£5,830,542	£6,764,582	£6,131,642
20%	80%	£4,706,385	£5,950,772	£5,103,851	£4,706,385	£5,950,772	£5,103,851
40%	80%	£-183,496	£2,695,531	£999,560	£-183,496	£2,695,531	£999,560
45%	80%	£-983,395	£1,881,721	£-35,323	£-983,395	£1,881,721	£-35,323
50%	80%	£-2,090,286	£1,067,911	£-1,070,205	£-2,090,286	£1,067,911	£-1,070,205
10%	60%	£7,096,341	£7,563,317	£7,246,891	£7,096,341	£7,563,317	£7,246,891
15%	60%	£6,041,506	£6,742,035	£6,267,330	£6,041,506	£6,742,035	£6,267,330
45%	70%	£4,986,670	£5,920,709	£5,287,769	£4,986,670	£5,920,709	£5,287,769
25%	60%	£3,931,833	£5,099,384	£4,308,208	£3,931,833	£5,099,384	£4,308,208
30%	60%	£2,876,998	£4,278,058	£3,326,647	£2,876,998	£4,278,058	£3,326,647
35%	60%	£1,820,684	£3,456,732	£2,349,086	£1,820,684	£3,456,732	£2,349,086
40%	60%	£755,265	£2,635,407	£1,367,313	£755,265	£2,635,407	£1,367,313
50%	60%	£-1,375,874	£992,755	£-810,514	£-1,375,874	£992,755	£-810,514

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,604,742	£3,604,742	£3,604,742	£3,604,742	£3,604,742	£3,604,742
10%	70%	£1,424,749	£1,969,605	£1,600,390	£1,424,749	£1,969,605	£1,600,390
15%	70%	£374,753	£1,152,038	£598,214	£374,753	£1,152,038	£598,214
20%	70%	£-755,244	£334,470	£-403,960	£-755,244	£334,470	£-403,960
25%	70%	£-1,845,239	£-483,098	£-1,406,136	£-1,845,239	£-483,098	£-1,406,136
30%	70%	£-2,935,236	£-1,300,666	£-2,408,312	£-2,935,236	£-1,300,666	£-2,408,312
35%	70%	£-4,030,736	£-2,118,234	£-3,410,487	£-4,030,736	£-2,118,234	£-3,410,487
40%	70%	£-5,131,890	£-2,935,802	£-4,417,835	£-5,131,890	£-2,935,802	£-4,417,835
45%	70%	£-6,233,045	£-3,753,370	£-5,429,732	£-6,233,045	£-3,753,370	£-5,429,732
50%	70%	£-7,334,201	£-4,570,938	£-6,441,630	£-7,334,201	£-4,570,938	£-6,441,630
100%	70%	£-18,498,577	£-12,870,329	£-16,684,241	£-18,498,577	£-12,870,329	£-16,684,241
10%	80%	£1,354,429	£1,977,122	£1,555,161	£1,354,429	£1,977,122	£1,555,161
15%	80%	£229,272	£1,163,311	£530,371	£229,272	£1,163,311	£530,371
20%	80%	£-989,885	£349,501	£-494,420	£-989,885	£349,501	£-494,420
40%	80%	£-5,417,775	£-2,905,729	£-4,601,711	£-5,417,775	£-2,905,729	£-4,601,711
45%	80%	£-6,554,666	£-3,719,550	£-5,636,593	£-6,554,666	£-3,719,550	£-5,636,593
50%	80%	£-7,691,556	£-4,533,360	£-6,671,476	£-7,691,556	£-4,533,360	£-6,671,476
10%	60%	£1,495,070	£1,962,090	£1,645,620	£1,495,070	£1,962,090	£1,645,620
15%	60%	£440,235	£1,140,764	£666,059	£440,235	£1,140,764	£666,059
20%	60%	£-614,801	£314,456	£-233,502	£-614,801	£314,456	£-233,502
25%	60%	£-1,669,437	£-501,887	£-1,293,062	£-1,669,437	£-501,887	£-1,293,062
30%	60%	£-2,724,273	£-1,323,213	£-2,272,624	£-2,724,273	£-1,323,213	£-2,272,624
35%	60%	£-3,780,587	£-2,144,538	£-3,252,184	£-3,780,587	£-2,144,538	£-3,252,184
40%	60%	£-4,846,006	£-2,965,864	£-4,233,958	£-4,846,006	£-2,965,864	£-4,233,958
50%	60%	£-5,976,845	£-3,808,516	£-5,211,784	£-5,976,845	£-3,808,516	£-5,211,784

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,875,711	£10,875,711	£10,875,711	£10,875,711	£10,875,711	£10,875,711
10%	70%	£8,695,719	£9,240,575	£8,871,360	£8,695,719	£9,240,575	£8,871,360
15%	70%	£7,605,723	£8,423,008	£7,869,184	£7,605,723	£8,423,008	£7,869,184
20%	70%	£6,515,726	£7,605,440	£6,867,010	£6,515,726	£7,605,440	£6,867,010
25%	70%	£5,425,730	£6,787,872	£5,864,834	£5,425,730	£6,787,872	£5,864,834
30%	70%	£4,335,734	£5,970,304	£4,862,658	£4,335,734	£5,970,304	£4,862,658
35%	70%	£3,240,734	£5,152,736	£3,860,483	£3,240,734	£5,152,736	£3,860,483
40%	70%	£2,139,869	£4,335,168	£2,853,135	£2,139,869	£4,335,168	£2,853,135
45%	70%	£1,037,925	£3,517,600	£1,841,237	£1,037,925	£3,517,600	£1,841,237
50%	70%	£-63,231	£2,700,032	£829,340	£-63,231	£2,700,032	£829,340
100%	70%	£-11,227,607	£-5,599,360	£-9,413,271	£-11,227,607	£-5,599,360	£-9,413,271
10%	80%	£8,625,398	£9,248,092	£8,826,131	£8,625,398	£9,248,092	£8,826,131
15%	80%	£7,530,241	£8,434,281	£7,801,341	£7,530,241	£8,434,281	£7,801,341
20%	80%	£6,375,084	£7,620,471	£6,776,550	£6,375,084	£7,620,471	£6,776,550
40%	80%	£1,853,195	£4,365,230	£2,659,259	£1,853,195	£4,365,230	£2,659,259
45%	80%	£718,304	£3,551,420	£1,634,377	£718,304	£3,551,420	£1,634,377
50%	80%	£-420,586	£2,737,610	£599,494	£-420,586	£2,737,610	£599,494
10%	60%	£8,786,040	£9,233,060	£8,916,590	£8,786,040	£9,233,060	£8,916,590
15%	60%	£7,711,205	£8,411,734	£7,937,039	£7,711,205	£8,411,734	£7,937,039
20%	60%	£6,656,369	£7,590,409	£6,957,468	£6,656,369	£7,590,409	£6,957,468
25%	60%	£5,601,532	£6,769,083	£5,977,908	£5,601,532	£6,769,083	£5,977,908
30%	60%	£4,546,697	£5,947,757	£4,998,346	£4,546,697	£5,947,757	£4,998,346
35%	60%	£3,490,383	£5,126,431	£4,018,785	£3,490,383	£5,126,431	£4,018,785
40%	60%	£2,424,964	£4,305,106	£3,037,012	£2,424,964	£4,305,106	£3,037,012
50%	60%	£294,125	£2,662,454	£1,059,186	£294,125	£2,662,454	£1,059,186

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,375,859	£11,375,859	£11,375,859	£11,375,859	£11,375,859	£11,375,859
10%	70%	£9,195,867	£9,740,723	£9,371,508	£9,195,867	£9,740,723	£9,371,508
15%	70%	£8,105,870	£8,923,156	£8,369,332	£8,105,870	£8,923,156	£8,369,332
20%	70%	£7,015,874	£8,105,588	£7,367,158	£7,015,874	£8,105,588	£7,367,158
25%	70%	£5,925,878	£7,288,020	£6,364,982	£5,925,878	£7,288,020	£6,364,982
30%	70%	£4,835,882	£6,470,452	£5,362,806	£4,835,882	£6,470,452	£5,362,806
35%	70%	£3,740,382	£5,652,883	£4,360,630	£3,740,382	£5,652,883	£4,360,630
40%	70%	£2,639,228	£4,835,316	£3,353,283	£2,639,228	£4,835,316	£3,353,283
45%	70%	£1,538,072	£4,017,747	£2,341,385	£1,538,072	£4,017,747	£2,341,385
50%	70%	£436,917	£3,200,180	£1,329,488	£436,917	£3,200,180	£1,329,488
100%	70%	£-10,727,460	£-5,099,212	£-8,913,124	£-10,727,460	£-5,099,212	£-8,913,124
10%	80%	£9,125,546	£9,748,240	£9,326,279	£9,125,546	£9,748,240	£9,326,279
15%	80%	£8,000,389	£8,934,429	£8,301,489	£8,000,389	£8,934,429	£8,301,489
20%	80%	£6,875,232	£8,120,619	£7,276,688	£6,875,232	£8,120,619	£7,276,688
40%	80%	£2,353,343	£4,865,378	£3,169,407	£2,353,343	£4,865,378	£3,169,407
45%	80%	£1,216,452	£4,051,568	£2,134,524	£1,216,452	£4,051,568	£2,134,524
50%	80%	£79,561	£3,237,758	£1,099,642	£79,561	£3,237,758	£1,099,642
10%	60%	£9,266,188	£9,733,208	£9,416,738	£9,266,188	£9,733,208	£9,416,738
15%	60%	£8,211,353	£8,911,882	£8,437,177	£8,211,353	£8,911,882	£8,437,177
20%	60%	£7,156,517	£8,090,556	£7,457,616	£7,156,517	£8,090,556	£7,457,616
25%	60%	£6,101,680	£7,269,231	£6,478,055	£6,101,680	£7,269,231	£6,478,055
30%	60%	£5,046,845	£6,447,905	£5,498,494	£5,046,845	£6,447,905	£5,498,494
35%	60%	£3,990,531	£5,626,579	£4,518,933	£3,990,531	£5,626,579	£4,518,933
40%	60%	£2,925,112	£4,805,254	£3,537,160	£2,925,112	£4,805,254	£3,537,160
50%	60%	£794,273	£3,162,602	£1,559,333	£794,273	£3,162,602	£1,559,333

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£681,035	£681,035	£681,035	£681,035	£681,035	£681,035
10%	70%	£530,164	£129,076	£298,765	£530,164	£129,076	£298,765
15%	70%	£1,141,333	£149,306	£794,234	£1,141,333	£149,306	£794,234
20%	70%	£1,752,502	£429,800	£1,289,704	£1,752,502	£429,800	£1,289,704
25%	70%	£2,363,670	£710,292	£1,785,172	£2,363,670	£710,292	£1,785,172
30%	70%	£2,974,839	£990,786	£2,280,641	£2,974,839	£990,786	£2,280,641
35%	70%	£3,586,008	£1,271,279	£2,776,110	£3,586,008	£1,271,279	£2,776,110
40%	70%	£4,197,176	£1,551,773	£3,271,579	£4,197,176	£1,551,773	£3,271,579
45%	70%	£4,808,345	£1,832,265	£3,767,049	£4,808,345	£1,832,265	£3,767,049
50%	70%	£5,419,513	£2,112,758	£4,262,517	£5,419,513	£2,112,758	£4,262,517
100%	70%	£11,531,199	£4,917,690	£9,217,207	£11,531,199	£4,917,690	£9,217,207
10%	80%	£581,920	£171,111	£317,464	£581,920	£171,111	£317,464
15%	80%	£1,218,968	£35,223	£822,283	£1,218,968	£35,223	£822,283
20%	80%	£1,856,014	£344,355	£1,327,102	£1,856,014	£344,355	£1,327,102
25%	80%	£2,493,060	£603,487	£1,831,921	£2,493,060	£603,487	£1,831,921
30%	80%	£3,130,108	£862,619	£2,336,739	£3,130,108	£862,619	£2,336,739
35%	80%	£3,767,154	£1,121,751	£2,841,558	£3,767,154	£1,121,751	£2,841,558
40%	80%	£4,404,201	£1,380,882	£3,346,377	£4,404,201	£1,380,882	£3,346,377
45%	80%	£5,041,248	£1,640,014	£3,851,196	£5,041,248	£1,640,014	£3,851,196
50%	80%	£5,678,295	£1,899,146	£4,356,013	£5,678,295	£1,899,146	£4,356,013
10%	60%	£478,408	£87,041	£280,066	£478,408	£87,041	£280,066
15%	60%	£1,063,698	£213,390	£766,185	£1,063,698	£213,390	£766,185
20%	60%	£1,648,989	£345,245	£1,245,904	£1,648,989	£345,245	£1,245,904
25%	60%	£2,234,279	£481,708	£1,738,424	£2,234,279	£481,708	£1,738,424
30%	60%	£2,819,570	£618,953	£2,224,543	£2,819,570	£618,953	£2,224,543
35%	60%	£3,404,860	£756,207	£2,710,662	£3,404,860	£756,207	£2,710,662
40%	60%	£3,990,151	£893,461	£3,196,782	£3,990,151	£893,461	£3,196,782
45%	60%	£4,575,441	£1,030,715	£3,682,902	£4,575,441	£1,030,715	£3,682,902
50%	60%	£5,160,731	£1,167,969	£4,169,021	£5,160,731	£1,167,969	£4,169,021

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£69,581,852	£69,581,852	£69,581,852	£69,581,852	£69,581,852	£69,581,852
10%	70%	£70,793,051	£70,133,811	£70,568,852	£70,793,051	£70,133,811	£70,568,852
15%	70%	£71,404,220	£70,412,193	£71,057,121	£71,404,220	£70,412,193	£71,057,121
20%	70%	£72,015,389	£70,692,686	£71,552,990	£72,015,389	£70,692,686	£71,552,990
25%	70%	£72,626,558	£70,973,179	£72,048,059	£72,626,558	£70,973,179	£72,048,059
30%	70%	£73,237,727	£71,253,672	£72,543,527	£73,237,727	£71,253,672	£72,543,527
35%	70%	£73,848,896	£71,534,166	£73,038,997	£73,848,896	£71,534,166	£73,038,997
40%	70%	£74,460,065	£71,814,659	£73,534,466	£74,460,065	£71,814,659	£73,534,466
45%	70%	£75,071,234	£72,095,152	£74,029,935	£75,071,234	£72,095,152	£74,029,935
50%	70%	£75,682,403	£72,375,645	£74,525,404	£75,682,403	£72,375,645	£74,525,404
100%	70%	£81,794,085	£75,180,576	£79,480,094	£81,794,085	£75,180,576	£79,480,094
10%	80%	£70,844,807	£70,091,776	£70,580,351	£70,844,807	£70,091,776	£70,580,351
15%	80%	£71,481,854	£70,348,110	£71,085,169	£71,481,854	£70,348,110	£71,085,169
20%	80%	£72,118,901	£70,607,242	£71,589,988	£72,118,901	£70,607,242	£71,589,988
25%	80%	£72,756,948	£70,866,374	£72,094,807	£72,756,948	£70,866,374	£72,094,807
30%	80%	£73,394,995	£71,125,506	£72,599,626	£73,394,995	£71,125,506	£72,599,626
35%	80%	£74,033,042	£71,384,638	£73,104,445	£74,033,042	£71,384,638	£73,104,445
40%	80%	£74,671,089	£71,643,770	£73,609,264	£74,671,089	£71,643,770	£73,609,264
45%	80%	£75,309,136	£71,902,902	£74,114,083	£75,309,136	£71,902,902	£74,114,083
50%	80%	£75,947,183	£72,162,034	£74,618,902	£75,947,183	£72,162,034	£74,618,902
10%	60%	£70,741,295	£70,175,846	£70,542,952	£70,741,295	£70,175,846	£70,542,952
15%	60%	£71,326,585	£70,476,276	£71,029,072	£71,326,585	£70,476,276	£71,029,072
20%	60%	£71,911,875	£70,776,711	£71,515,191	£71,911,875	£70,776,711	£71,515,191
25%	60%	£72,497,165	£71,077,145	£72,001,310	£72,497,165	£71,077,145	£72,001,310
30%	60%	£73,082,455	£71,381,840	£72,487,429	£73,082,455	£71,381,840	£72,487,429
35%	60%	£73,667,744	£71,683,694	£72,973,548	£73,667,744	£71,683,694	£72,973,548
40%	60%	£74,253,033	£71,985,548	£73,459,667	£74,253,033	£71,985,548	£73,459,667
50%	60%	£74,838,322	£72,287,402	£73,945,786	£74,838,322	£72,287,402	£73,945,786

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£53,996,137	£53,996,137	£53,996,137	£53,996,137	£53,996,137	£53,996,137
10%	70%	£55,207,335	£54,548,095	£54,975,937	£55,207,335	£54,548,095	£54,975,937
15%	70%	£55,818,533	£54,828,478	£55,471,405	£55,818,533	£54,828,478	£55,471,405
20%	70%	£56,429,731	£55,108,861	£55,965,873	£56,429,731	£55,108,861	£55,965,873
25%	70%	£57,040,929	£55,389,244	£56,460,341	£57,040,929	£55,389,244	£56,460,341
30%	70%	£57,652,127	£55,669,627	£56,954,809	£57,652,127	£55,669,627	£56,954,809
35%	70%	£58,263,325	£55,949,010	£57,449,277	£58,263,325	£55,949,010	£57,449,277
40%	70%	£58,874,523	£56,228,393	£57,943,745	£58,874,523	£56,228,393	£57,943,745
45%	70%	£59,485,721	£56,507,776	£58,438,213	£59,485,721	£56,507,776	£58,438,213
50%	70%	£60,096,919	£56,787,159	£58,932,681	£60,096,919	£56,787,159	£58,932,681
100%	70%	£66,208,370	£59,594,861	£63,894,379	£66,208,370	£59,594,861	£63,894,379
10%	80%	£55,259,091	£54,506,060	£54,994,635	£55,259,091	£54,506,060	£54,994,635
15%	80%	£55,896,139	£54,762,394	£55,499,454	£55,896,139	£54,762,394	£55,499,454
20%	80%	£56,533,187	£55,021,527	£56,004,273	£56,533,187	£55,021,527	£56,004,273
25%	80%	£57,170,235	£55,281,660	£56,515,092	£57,170,235	£55,281,660	£56,515,092
30%	80%	£57,807,283	£55,541,793	£57,025,911	£57,807,283	£55,541,793	£57,025,911
35%	80%	£58,444,331	£55,801,926	£57,536,730	£58,444,331	£55,801,926	£57,536,730
40%	80%	£59,081,379	£56,062,059	£58,047,549	£59,081,379	£56,062,059	£58,047,549
45%	80%	£59,718,427	£56,322,192	£58,558,368	£59,718,427	£56,322,192	£58,558,368
50%	80%	£60,355,475	£56,582,325	£59,069,187	£60,355,475	£56,582,325	£59,069,187
10%	60%	£55,155,579	£54,590,130	£54,957,237	£55,155,579	£54,590,130	£54,957,237
15%	60%	£55,740,870	£54,890,561	£55,443,356	£55,740,870	£54,890,561	£55,443,356
20%	60%	£56,326,161	£55,191,992	£55,929,475	£56,326,161	£55,191,992	£55,929,475
25%	60%	£56,911,451	£55,493,423	£56,415,594	£56,911,451	£55,493,423	£56,415,594
30%	60%	£57,496,741	£55,794,854	£56,901,713	£57,496,741	£55,794,854	£56,901,713
35%	60%	£58,082,031	£56,097,285	£57,387,832	£58,082,031	£56,097,285	£57,387,832
40%	60%	£58,667,322	£56,399,716	£57,873,951	£58,667,322	£56,399,716	£57,873,951
50%	60%	£59,252,612	£56,702,147	£58,360,070	£59,252,612	£56,702,147	£58,360,070

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,318,341	£24,318,341	£24,318,341	£24,318,341	£24,318,341	£24,318,341
10%	70%	£25,529,539	£24,870,299	£24,870,299	£25,529,539	£24,870,299	£24,870,299
15%	70%	£26,140,737	£25,146,862	£25,383,808	£26,140,737	£25,146,862	£25,383,808
20%	70%	£26,751,935	£25,423,425	£25,879,317	£26,751,935	£25,423,425	£25,879,317
25%	70%	£27,363,133	£25,699,988	£26,374,826	£27,363,133	£25,699,988	£26,374,826
30%	70%	£27,974,331	£				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418	-£8,085,418
10%	70%	-£9,296,817	-£9,637,377	-£9,085,218	-£9,286,617	-£9,637,377	-£9,085,218
15%	70%	-£9,907,786	-£9,815,759	-£9,560,687	-£9,907,786	-£9,815,759	-£9,560,687
20%	70%	-£10,518,955	-£9,196,253	-£10,056,157	-£10,518,955	-£9,196,253	-£10,056,157
25%	70%	-£11,130,123	-£9,476,745	-£10,551,625	-£11,130,123	-£9,476,745	-£10,551,625
30%	70%	-£11,741,292	-£9,757,239	-£11,047,094	-£11,741,292	-£9,757,239	-£11,047,094
35%	70%	-£12,352,461	-£10,037,732	-£11,542,563	-£12,352,461	-£10,037,732	-£11,542,563
40%	70%	-£12,963,630	-£10,318,226	-£12,038,032	-£12,963,630	-£10,318,226	-£12,038,032
45%	70%	-£13,574,798	-£10,598,718	-£12,533,502	-£13,574,798	-£10,598,718	-£12,533,502
50%	70%	-£14,185,966	-£10,879,212	-£13,028,970	-£14,185,966	-£10,879,212	-£13,028,970
100%	70%	-£20,297,652	-£13,684,143	-£17,983,660	-£20,297,652	-£13,684,143	-£17,983,660
10%	80%	-£9,348,373	-£8,595,342	-£9,083,917	-£9,348,373	-£8,595,342	-£9,083,917
15%	80%	-£9,965,421	-£8,851,676	-£9,588,736	-£9,965,421	-£8,851,676	-£9,588,736
20%	80%	-£10,622,467	-£9,110,808	-£10,093,555	-£10,622,467	-£9,110,808	-£10,093,555
40%	80%	-£13,170,854	-£10,147,335	-£12,112,830	-£13,170,854	-£10,147,335	-£12,112,830
45%	80%	-£13,807,701	-£10,406,467	-£12,617,649	-£13,807,701	-£10,406,467	-£12,617,649
50%	80%	-£14,444,748	-£10,665,599	-£13,122,467	-£14,444,748	-£10,665,599	-£13,122,467
10%	60%	-£9,244,861	-£8,679,412	-£9,046,519	-£9,244,861	-£8,679,412	-£9,046,519
15%	60%	-£9,830,151	-£8,979,843	-£9,532,628	-£9,830,151	-£8,979,843	-£9,532,628
20%	60%	-£10,415,442	-£9,281,698	-£10,018,757	-£10,415,442	-£9,281,698	-£10,018,757
25%	60%	-£11,000,732	-£9,583,551	-£10,504,877	-£11,000,732	-£9,583,551	-£10,504,877
30%	60%	-£11,586,023	-£9,885,406	-£10,990,996	-£11,586,023	-£9,885,406	-£10,990,996
35%	60%	-£12,171,313	-£10,187,260	-£11,477,115	-£12,171,313	-£10,187,260	-£11,477,115
40%	60%	-£12,756,604	-£10,489,115	-£11,963,235	-£12,756,604	-£10,489,115	-£11,963,235
50%	60%	-£13,342,154	-£11,092,824	-£12,935,474	-£13,342,154	-£11,092,824	-£12,935,474

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471	-£4,362,471
10%	70%	-£5,373,669	-£4,914,428	-£5,342,271	-£5,373,669	-£4,914,428	-£5,342,271
15%	70%	-£5,184,838	-£5,192,812	-£5,837,739	-£5,184,838	-£5,192,812	-£5,837,739
20%	70%	-£6,796,007	-£5,473,305	-£6,333,209	-£6,796,007	-£5,473,305	-£6,333,209
25%	70%	-£7,407,175	-£5,753,798	-£6,828,678	-£7,407,175	-£5,753,798	-£6,828,678
30%	70%	-£8,018,344	-£6,034,291	-£7,324,146	-£8,018,344	-£6,034,291	-£7,324,146
35%	70%	-£8,629,513	-£6,314,784	-£7,819,616	-£8,629,513	-£6,314,784	-£7,819,616
40%	70%	-£9,240,681	-£6,595,278	-£8,315,084	-£9,240,681	-£6,595,278	-£8,315,084
45%	70%	-£9,851,850	-£6,875,770	-£8,810,554	-£9,851,850	-£6,875,770	-£8,810,554
50%	70%	-£10,463,018	-£7,156,264	-£9,306,023	-£10,463,018	-£7,156,264	-£9,306,023
100%	70%	-£16,574,704	-£9,961,195	-£14,260,713	-£16,574,704	-£9,961,195	-£14,260,713
10%	80%	-£5,625,425	-£4,872,394	-£5,360,969	-£5,625,425	-£4,872,394	-£5,360,969
15%	80%	-£6,262,473	-£5,128,728	-£5,855,788	-£6,262,473	-£5,128,728	-£5,855,788
20%	80%	-£6,899,519	-£5,387,861	-£6,350,607	-£6,899,519	-£5,387,861	-£6,350,607
40%	80%	-£9,447,706	-£6,424,388	-£8,389,882	-£9,447,706	-£6,424,388	-£8,389,882
45%	80%	-£10,084,754	-£6,683,520	-£8,894,701	-£10,084,754	-£6,683,520	-£8,894,701
50%	80%	-£10,721,800	-£6,942,652	-£9,399,519	-£10,721,800	-£6,942,652	-£9,399,519
10%	60%	-£5,521,913	-£4,956,464	-£5,323,571	-£5,521,913	-£4,956,464	-£5,323,571
15%	60%	-£6,107,204	-£5,256,895	-£5,809,690	-£6,107,204	-£5,256,895	-£5,809,690
20%	60%	-£6,692,494	-£5,558,750	-£6,295,810	-£6,692,494	-£5,558,750	-£6,295,810
25%	60%	-£7,277,785	-£5,860,604	-£6,781,929	-£7,277,785	-£5,860,604	-£6,781,929
30%	60%	-£7,863,075	-£6,162,459	-£7,268,048	-£7,863,075	-£6,162,459	-£7,268,048
35%	60%	-£8,448,365	-£6,464,312	-£7,754,167	-£8,448,365	-£6,464,312	-£7,754,167
40%	60%	-£9,033,656	-£6,766,167	-£8,240,286	-£9,033,656	-£6,766,167	-£8,240,286
50%	60%	-£10,204,237	-£7,369,876	-£9,212,526	-£10,204,237	-£7,369,876	-£9,212,526

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101	-£2,719,101
10%	70%	-£3,930,300	-£3,271,060	-£3,698,901	-£3,930,300	-£3,271,060	-£3,698,901
15%	70%	-£4,541,469	-£3,549,442	-£4,194,370	-£4,541,469	-£3,549,442	-£4,194,370
20%	70%	-£5,152,638	-£3,829,836	-£4,689,840	-£5,152,638	-£3,829,836	-£4,689,840
25%	70%	-£5,763,806	-£4,110,428	-£5,185,308	-£5,763,806	-£4,110,428	-£5,185,308
30%	70%	-£6,374,975	-£4,390,922	-£5,680,777	-£6,374,975	-£4,390,922	-£5,680,777
35%	70%	-£6,986,144	-£4,671,415	-£6,176,246	-£6,986,144	-£4,671,415	-£6,176,246
40%	70%	-£7,597,312	-£4,951,909	-£6,671,715	-£7,597,312	-£4,951,909	-£6,671,715
45%	70%	-£8,208,481	-£5,232,401	-£7,167,185	-£8,208,481	-£5,232,401	-£7,167,185
50%	70%	-£8,819,649	-£5,512,894	-£7,662,653	-£8,819,649	-£5,512,894	-£7,662,653
100%	70%	-£14,931,335	-£8,317,826	-£12,617,343	-£14,931,335	-£8,317,826	-£12,617,343
10%	80%	-£3,982,056	-£3,229,025	-£3,717,600	-£3,982,056	-£3,229,025	-£3,717,600
15%	80%	-£4,619,104	-£3,485,359	-£4,222,419	-£4,619,104	-£3,485,359	-£4,222,419
20%	80%	-£5,256,152	-£3,744,951	-£4,717,238	-£5,256,152	-£3,744,951	-£4,717,238
40%	80%	-£7,804,337	-£4,781,018	-£7,284,337	-£7,804,337	-£4,781,018	-£7,284,337
45%	80%	-£8,441,384	-£5,040,150	-£7,751,332	-£8,441,384	-£5,040,150	-£7,751,332
50%	80%	-£9,078,431	-£5,299,282	-£8,218,327	-£9,078,431	-£5,299,282	-£8,218,327
10%	60%	-£3,878,544	-£3,313,095	-£3,680,202	-£3,878,544	-£3,313,095	-£3,680,202
15%	60%	-£4,463,834	-£3,513,526	-£4,166,321	-£4,463,834	-£3,513,526	-£4,166,321
20%	60%	-£5,049,124	-£3,815,381	-£4,652,440	-£5,049,124	-£3,815,381	-£4,652,440
25%	60%	-£5,634,415	-£4,217,234	-£5,138,560	-£5,634,415	-£4,217,234	-£5,138,560
30%	60%	-£6,219,706	-£4,519,089	-£5,624,679	-£6,219,706	-£4,519,089	-£5,624,679
35%	60%	-£6,804,996	-£4,820,943	-£6,110,798	-£6,804,996	-£4,820,943	-£6,110,798
40%	60%	-£7,390,287	-£5,122,798	-£6,596,918	-£7,390,287	-£5,122,798	-£6,596,918
50%	60%	-£8,560,867	-£5,726,507	-£7,569,157	-£8,560,867	-£5,726,507	-£7,569,157

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372	-£8,320,372
10%	70%	-£9,531,571	-£8,872,331	-£9,300,172	-£9,531,571	-£8,872,331	-£9,300,172
15%	70%	-£10,142,740	-£9,150,713	-£9,795,641	-£10,142,740	-£9,150,713	-£9,795,641
20%	70%	-£10,753,909	-£9,431,207	-£10,291,110	-£10,753,909	-£9,431,207	-£10,291,110
25%	70%	-£11,365,077	-£9,711,699	-£10,786,579	-£11,365,077	-£9,711,699	-£10,786,579
30%	70%	-£11,976,245	-£9,992,192	-£11,282,048	-£11,976,245	-£9,992,192	-£11,282,048
35%	70%	-£12,587,414	-£10,272,686	-£11,777,517	-£12,587,414	-£10,272,686	-£11,777,517
40%	70%	-£13,198,582	-£10,553,179	-£12,272,986	-£13,198,582	-£10,553,179	-£12,272,986
45%	70%	-£13,809,751	-£10,833,672	-£12,768,455	-£13,809,751	-£10,833,672	-£12,768,455
50%	70%	-£14,420,919	-£11,114,165	-£13,263,924	-£14,420,919	-£11,114,165	-£13,263,924
100%	70%	-£20,532,606	-£13,919,096	-£18,218,614	-£20,532,606	-£13,919,096	-£18,218,614
10%	80%	-£9,583,327	-£8,830,296	-£9,318,871	-£9,583,327	-£8,830,296	-£9,318,871
15%	80%	-£10,220,374	-£9,086,630	-£9,823,690	-£10,220,374	-£9,086,630	-£9,823,690
20%	80%	-£10,857,421	-£9,345,762	-£10,329,509	-£10,857,421	-£9,345,762	-£10,329,509
40%	80%	-£13,405,608	-£10,392,289	-£12,347,783	-£13,405,608	-£10,392,289	-£12,347,783
45%	80%	-£14,042,655	-£10,641,421	-£12,852,602	-£14,042,655	-£10,641,421	-£12,852,602
50%	80%	-£14,679,701	-£10,900,553	-£13,357,420	-£14,679,701	-£10,900,553	-£13,357,420
10%	60%	-£9,479,815	-£8,914,366	-£9,281,472	-£9,479,815	-£8,914,366	-£9,281,472
15%	60%	-£10,065,105	-£9,214,796	-£9,767,592	-£10,065,105	-£9,214,796	-£9,767,592
20%	60%	-£10,650,396	-£9,516,851	-£10,253,711	-£10,650,396	-£9,516,851	-£10,253,711
25%	60%	-£11,235,686	-£9,818,905	-£10,739,830	-£11,235,686	-£9,818,905	-£10,739,830
30%	60%	-£11,820,976	-£10,120,360	-£11,225,950	-£11,820,976	-£10,120,360	-£11,225,950
35%	60%	-£12,406,267	-£10,422,214	-£11,712,069	-£12,406,267	-£10,422,214	-£11,712,069
40%	60%	-£12,991,557	-£10,724,069	-£12,198,189	-£12,991,557	-£10,724,069	-£12,198,189
50%	60%	-£14,162,138	-£11,327,777	-£13,170,428	-£14,162,138	-£11,327,777	-£13,170,428

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402	-£1,049,402
10%	70%	-£2,260,801	-£1,601,361	-£2,029,202	-£2,260,601	-£1,801,361	-£2,029,202
15%	70%	-£2,871,170	-£1,879,743	-£2,534,671	-£2,871,170	-£1,879,743	-£2,534,671
20%	70%	-£3,482,939	-£2,160,237	-£3,020,140	-£3,482,939	-£2,160,237	-£3,020,140
25%	70%	-£4,094,107	-£2,440,729	-£3,515,609	-£4,094,107	-£2,440,729	-£3,515,609
30%	70%	-£4,705,276	-£2,721,223	-£4,011,078	-£4,705,276	-£2,721,223	-£4,011,078
35%	70%	-£5,316,445	-£3,001,716	-£4,506,547	-£5,316,445	-£3,001,716	-£4,506,547
40%	70%	-£5,927,613	-£3,282,210	-£5,002,016	-£5,927,613	-£3,282,210	-£5,002,016
45%	70%	-£6,538,781	-£3,562,702	-£5,497,486	-£6,538,781	-£3,562,702	-£5,497,486
50%	70%	-£7,149,949	-£3,843,195	-£5,992,954	-£7,149,949	-£3,843,195	-£5,992,954
100%	70%	-£13,261,836	-£6,648,127	-£10,947,644	-£13,261,836	-£6,648,127	-£10,947,644
10%	80%	-£2,312,357	-£1,559,326	-£2,047,901	-£2,312,357	-£1,559,326	-£2,047,901
15%	80%	-£2,948,404	-£1,815,960	-£2,552,720	-£2,948,404	-£1,815,960	-£2,552,720
20%	80%	-£3,584,451	-£2,074,792	-£3,057,539	-£3,584,451	-£2,074,792	-£3,057,539
25%	80%	-£4,220,498	-£2,333,624	-£3,562,358	-£4,220,498	-£2,333,624	-£3,562,358
30%	80%	-£4,856,545	-£2,592,456	-£4,067,177	-£4,856,545	-£2,592,456	-£4,067,177
35%	80%	-£5,492,592	-£2,851,288	-£4,572,000	-£5,492,592	-£2,851,288	-£4,572,000
40%	80%	-£6,128,639	-£3,110,120	-£5,076,814	-£6,128,639	-£3,110,120	-£5,076,814
45%	80%	-£6,764,686	-£3,368,952	-£5,581,632	-£6,764,686	-£3,368,952	-£5,581,632
50%	80%	-£7,400,733	-£3,627,784	-£6,086,450	-£7,400,733	-£3,627,784	-£6,086,450
10%	60%	-£2,208,845	-£1,643,396	-£2,010,503	-£2,208,845	-£1,643,396	-£2,010,503
15%	60%	-£2,794,135	-£1,943,827	-£2,496,622	-£2,794,135	-£1,943,827	-£2,496,622
20%	60%	-£3,379,426	-£2,245,681	-£2,982,741	-£3,379,426	-£2,245,681	-£2,982,741
25%	60%	-£3,964,716	-£2,547,535	-£3,468,860	-£3,964,716	-£2,547,535	-£3,468,860
30%	60%	-£4,550,007	-£2,849,390	-£3,954,980	-£4,550,007	-£2,849,390	-£3,954,980
35%	60%	-£5,135,297	-£3,151,244	-£4,441,099	-£5,135,297	-£3,151,244	-£4,441,099
40%	60%	-£5,720,587	-£3,453,099	-£4,927,219	-£5,720,587	-£3,453,099	-£4,927,219
50%	60%	-£6,305,878	-£3,754,953	-£5,413,338	-£6,305,878	-£3,754,953	-£5,413,338

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£549,254	-£549,254	-£549,254	-£549,254	-£549,254	-£549,254
10%	70%	-£1,760,453	-£1,101,213	-£1,529,054	-£1,760,453	-£1,101,213	-£1,529,054
15%	70%	-£2,371,652	-£1,379,596	-£2,024,523	-£2,371,652	-£1,379,596	-£2,024,523
20%	70%	-£2,982,851	-£1,658,080	-£2,519,993	-£2,982,851	-£1,658,080	-£2,519,993
25%	70%	-£3,594,050	-£1,936,564	-£3,015,463	-£3,594,050	-£1,936,564	-£3,015,463
30%	70%	-£4,205,249	-£2,215,048	-£3,510,933	-£4,205,249	-£2,215,048	-£3,510,933
35%	70%	-£4,816,448	-£2,493,532	-£4,006,403	-£4,816,448	-£2,493,532	-£4,006,403
40%	70%	-£5,427,647	-£2,772,016	-£4,501,873	-£5,427,647	-£2,772,016	-£4,501,873
45%	70%	-£6,038,846	-£3,050,500	-£4,997,343	-£6,038,846	-£3,050,500	-£4,997,343
50%	70%	-£6,650,045	-£3,328,984	-£5,492,813	-£6,650,045	-£3,328,984	-£5,492,813
100%	70%	-£12,761,488	-£6,147,979	-£10,447,496	-£12,761,488	-£6,147,979	-£10,447,496
10%	80%	-£1,812,209	-£1,059,178	-£1,547,753	-£1,812,209	-£1,059,178	-£1,547,753
15%	80%	-£2,448,257	-£1,315,512	-£2,052,572	-£2,448,257	-£1,315,512	-£2,052,572
20%	80%	-£3,084,305	-£1,571,846	-£2,557,391	-£3,084,305	-£1,571,846	-£2,557,391
25%	80%	-£3,720,353	-£1,828,180	-£3,062,210	-£3,720,353	-£1,828,180	-£3,062,210
30%	80%	-£4,356,401	-£2,084,514	-£3,567,029	-£4,356,401	-£2,084,514	-£3,567,029
35%	80%	-£4,992,449	-£2,340,848	-£4,071,848	-£4,992,449	-£2,340,848	-£4,071,848
40%	80%	-£5,628,497	-£2,597,182	-£4,576,667	-£5,628,497	-£2,597,182	-£4,576,667
45%	80%	-£6,264,545	-£2,853,516	-£5,081,486	-£6,264,545	-£2,853,516	-£5,081,486
50%	80%	-£6,900,593	-£3,109,850	-£5,586,305	-£6,900,593	-£3,109,850	-£5,586,305
10%	60%	-£1,708,697	-£1,143,248	-£1,510,355	-£1,708,697	-£1,143,248	-£1,510,355
15%	60%	-£2,293,987	-£1,443,679	-£2,293,987	-£2,293,987	-£1,443,679	-£2,293,987
20%	60%	-£2,879,277	-£1,744,110	-£2,879,277	-£2,879,277	-£1,744,110	-£2,879,277
25%	60%	-£3,464,567	-£2,044,541	-£3,464,567	-£3,464,567	-£2,044,541	-£3,464,567
30%	60%	-£4,049,857	-£2,344,972	-£4,049,857	-£4,049,857	-£2,344,972	-£4,049,857
35%	60%	-£4,635,147	-£2,645,403	-£4,635,147	-£4,635,147	-£2,645,403	-£4,635,147
40%	60%	-£5,220,437	-£2,945,834	-£5,220,437	-£5,220,437	-£2,945,834	-£5,220,437
50%	60%	-£5,805,727	-£3,246,265	-£5,805,727	-£5,805,727	-£3,246,265	-£5,805,727

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,606,512	£3,606,512	£3,606,512	£3,606,512	£3,606,512	£3,606,512
10%	70%	£2,159,399	£2,790,581	£2,379,627	£2,159,399	£2,790,581	£2,379,627
15%	70%	£1,435,843	£2,382,615	£1,766,184	£1,435,843	£2,382,615	£1,766,184
20%	70%	£712,288	£1,974,650	£1,152,741	£712,288	£1,974,650	£1,152,741
25%	70%	£-11,453	£1,566,684	£539,299	£-11,453	£1,566,684	£539,299
30%	70%	£-746,842	£1,158,718	£-75,356	£-746,842	£1,158,718	£-75,356
35%	70%	£-1,482,232	£750,752	£-898,832	£-1,482,232	£750,752	£-898,832
40%	70%	£-2,217,623	£342,787	£-1,322,308	£-2,217,623	£342,787	£-1,322,308
45%	70%	£-2,953,012	£-66,245	£-1,945,783	£-2,953,012	£-66,245	£-1,945,783
50%	70%	£-3,688,402	£-480,883	£-2,569,259	£-3,688,402	£-480,883	£-2,569,259
100%	70%	£-11,042,300	£-4,627,262	£-8,804,014	£-11,042,300	£-4,627,262	£-8,804,014
10%	80%	£2,101,740	£2,823,090	£2,353,429	£2,101,740	£2,823,090	£2,353,429
15%	80%	£1,349,356	£2,431,379	£1,726,887	£1,349,356	£2,431,379	£1,726,887
20%	80%	£596,970	£2,039,668	£1,100,345	£596,970	£2,039,668	£1,100,345
25%	80%	£-157,957	£1,647,958	£473,803	£-157,957	£1,647,958	£473,803
30%	80%	£-922,649	£1,256,247	£-155,236	£-922,649	£1,256,247	£-155,236
35%	80%	£-1,687,340	£864,537	£-792,025	£-1,687,340	£864,537	£-792,025
40%	80%	£-2,452,030	£472,626	£-1,428,813	£-2,452,030	£472,626	£-1,428,813
45%	80%	£-3,216,721	£81,115	£-2,065,603	£-3,216,721	£81,115	£-2,065,603
50%	80%	£-3,981,412	£-315,675	£-2,702,391	£-3,981,412	£-315,675	£-2,702,391
10%	60%	£2,217,058	£2,758,070	£2,405,825	£2,217,058	£2,758,070	£2,405,825
15%	60%	£1,522,332	£2,333,850	£1,805,481	£1,522,332	£2,333,850	£1,805,481
20%	60%	£827,605	£1,909,630	£1,205,137	£827,605	£1,909,630	£1,205,137
25%	60%	£132,879	£1,485,410	£604,793	£132,879	£1,485,410	£604,793
30%	60%	£-571,037	£1,061,188	£4,450	£-571,037	£1,061,188	£4,450
35%	60%	£-1,277,125	£636,968	£-605,639	£-1,277,125	£636,968	£-605,639
40%	60%	£-1,983,214	£212,748	£-1,215,802	£-1,983,214	£212,748	£-1,215,802
45%	60%	£-2,689,304	£-214,931	£-1,825,964	£-2,689,304	£-214,931	£-1,825,964
50%	60%	£-3,395,392	£-646,090	£-2,436,127	£-3,395,392	£-646,090	£-2,436,127

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£66,656,375	£66,656,375	£66,656,375	£66,656,375	£66,656,375	£66,656,375
10%	70%	£68,103,487	£67,472,306	£67,883,260	£68,103,487	£67,472,306	£67,883,260
15%	70%	£68,827,043	£67,880,271	£68,496,703	£68,827,043	£67,880,271	£68,496,703
20%	70%	£69,550,598	£68,288,237	£69,160,146	£69,550,598	£68,288,237	£69,160,146
25%	70%	£70,274,339	£68,696,202	£69,723,588	£70,274,339	£68,696,202	£69,723,588
30%	70%	£71,008,729	£69,104,169	£70,338,243	£71,008,729	£69,104,169	£70,338,243
35%	70%	£71,745,119	£69,512,134	£70,961,719	£71,745,119	£69,512,134	£70,961,719
40%	70%	£72,480,509	£69,920,100	£71,585,194	£72,480,509	£69,920,100	£71,585,194
45%	70%	£73,215,899	£70,328,066	£72,209,670	£73,215,899	£70,328,066	£72,209,670
50%	70%	£73,951,288	£70,733,770	£72,832,145	£73,951,288	£70,733,770	£72,832,145
100%	70%	£81,305,187	£74,890,148	£79,066,901	£81,305,187	£74,890,148	£79,066,901
10%	80%	£68,161,146	£67,439,796	£67,909,458	£68,161,146	£67,439,796	£67,909,458
15%	80%	£68,913,531	£67,831,507	£68,535,999	£68,913,531	£67,831,507	£68,535,999
20%	80%	£69,665,917	£68,223,218	£69,165,317	£69,665,917	£68,223,218	£69,165,317
25%	80%	£70,418,317	£68,615,030	£69,797,640	£70,418,317	£68,615,030	£69,797,640
30%	80%	£71,170,717	£69,006,843	£70,429,963	£71,170,717	£69,006,843	£70,429,963
35%	80%	£71,923,117	£69,398,656	£71,062,286	£71,923,117	£69,398,656	£71,062,286
40%	80%	£72,675,517	£69,790,469	£71,694,609	£72,675,517	£69,790,469	£71,694,609
45%	80%	£73,427,917	£70,182,282	£72,326,932	£73,427,917	£70,182,282	£72,326,932
50%	80%	£74,180,317	£70,574,095	£72,959,255	£74,180,317	£70,574,095	£72,959,255
10%	60%	£68,045,828	£67,504,816	£67,857,062	£68,045,828	£67,504,816	£67,857,062
15%	60%	£68,740,555	£67,929,036	£68,457,405	£68,740,555	£67,929,036	£68,457,405
20%	60%	£69,435,281	£68,353,257	£69,057,748	£69,435,281	£68,353,257	£69,057,748
25%	60%	£70,130,008	£68,777,477	£69,658,093	£70,130,008	£68,777,477	£69,658,093
30%	60%	£70,833,923	£69,201,698	£70,258,437	£70,833,923	£69,201,698	£70,258,437
35%	60%	£71,540,012	£69,625,918	£70,868,526	£71,540,012	£69,625,918	£70,868,526
40%	60%	£72,246,100	£70,050,138	£71,478,689	£72,246,100	£70,050,138	£71,478,689
50%	60%	£72,952,188	£70,469,977	£72,089,813	£72,952,188	£70,469,977	£72,089,813

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£51,070,660	£51,070,660	£51,070,660	£51,070,660	£51,070,660	£51,070,660
10%	70%	£52,517,772	£51,886,591	£52,297,544	£52,517,772	£51,886,591	£52,297,544
15%	70%	£53,241,328	£52,294,556	£52,910,987	£53,241,328	£52,294,556	£52,910,987
20%	70%	£53,964,884	£52,702,521	£53,524,430	£53,964,884	£52,702,521	£53,524,430
25%	70%	£54,688,440	£53,110,487	£54,137,872	£54,688,440	£53,110,487	£54,137,872
30%	70%	£55,424,014	£53,518,454	£54,752,328	£55,424,014	£53,518,454	£54,752,328
35%	70%	£56,159,403	£53,926,419	£55,376,003	£56,159,403	£53,926,419	£55,376,003
40%	70%	£56,894,794	£54,334,385	£55,999,479	£56,894,794	£54,334,385	£55,999,479
45%	70%	£57,630,184	£54,742,351	£56,622,955	£57,630,184	£54,742,351	£56,622,955
50%	70%	£58,365,575	£55,150,316	£57,246,430	£58,365,575	£55,150,316	£57,246,430
100%	70%	£65,719,472	£59,304,433	£63,481,186	£65,719,472	£59,304,433	£63,481,186
10%	80%	£52,575,431	£51,854,081	£52,323,743	£52,575,431	£51,854,081	£52,323,743
15%	80%	£53,327,816	£52,245,792	£52,950,294	£53,327,816	£52,245,792	£52,950,294
20%	80%	£54,080,201	£52,637,503	£53,576,826	£54,080,201	£52,637,503	£53,576,826
25%	80%	£54,832,586	£53,029,214	£54,203,358	£54,832,586	£53,029,214	£54,203,358
30%	80%	£55,584,971	£53,420,925	£54,829,890	£55,584,971	£53,420,925	£54,829,890
35%	80%	£56,337,356	£53,812,636	£55,456,422	£56,337,356	£53,812,636	£55,456,422
40%	80%	£57,089,741	£54,204,347	£56,082,954	£57,089,741	£54,204,347	£56,082,954
45%	80%	£57,842,126	£54,596,058	£56,709,486	£57,842,126	£54,596,058	£56,709,486
50%	80%	£58,594,511	£54,987,769	£57,336,018	£58,594,511	£54,987,769	£57,336,018
10%	60%	£53,154,839	£52,343,321	£52,271,346	£53,154,839	£52,343,321	£52,271,346
15%	60%	£53,849,566	£52,767,541	£52,871,690	£53,849,566	£52,767,541	£52,871,690
20%	60%	£54,544,293	£53,181,762	£53,472,034	£54,544,293	£53,181,762	£53,472,034
25%	60%	£55,239,020	£53,595,983	£54,072,378	£55,239,020	£53,595,983	£54,072,378
30%	60%	£55,933,747	£54,010,204	£54,672,722	£55,933,747	£54,010,204	£54,672,722
35%	60%	£56,628,474	£54,424,425	£55,273,066	£56,628,474	£54,424,425	£55,273,066
40%	60%	£57,323,201	£54,838,646	£55,873,410	£57,323,201	£54,838,646	£55,873,410
50%	60%	£58,017,928	£55,252,867	£56,473,754	£58,017,928	£55,252,867	£56,473,754

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£21,392,864	£21,392,864	£21,392,864	£21,392,864	£21,392,864	£21,392,864
10%	70%	£22,839,976	£22,208,795	£22,619,748	£22,839,976	£22,208,795	£22,619,748
15%	70%	£23,563,532	£22,616,760	£23,343,191	£23,563,532	£22,616,760	£23,343,191
20%	70%	£24,287,088	£23,024,726	£24,066,634	£24,287,088	£23,024,726	£24,066,634
25%	70%	£25,010,644	£23,432,691	£24,790,077	£25,010,644	£23,432,691	£24,790,077
30%	70%	£25,734,200	£23,840,656	£25,513,520	£25,734,200	£23,840,656	£25,513,520
35%	70%	£26,457,756	£24,248,621	£26,236,963	£26,457,756	£24,248,621	£26,236,963
40%	70%	£27,181,312	£24,656,586	£26,960,406	£27,181,312	£24,656,586	£26,960,406
45%	70%	£27,904,868	£25,064,551	£27,683,849	£27,904,868	£25,064,551	£27,683,849
50%	70%	£28,628,424	£25,472,516	£28,407,292	£28,628,424	£25,472,516	£28,407,292
100%	70%	£36,041,676	£29,626,637	£33,803,390	£36,041,676	£29,626,637	£33,803,390
10%	80%	£22,897,635	£22,176,285	£22,645,947	£22,897,635	£22,176,285	£22,645,947
15%	80%	£23,650,020	£22,584,250	£23,272,488	£		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,199,941	-£5,199,941	-£5,199,941	-£5,199,941	-£5,199,941	-£5,199,941
10%	70%	-£6,975,972	-£6,975,972	-£6,975,972	-£6,975,972	-£6,975,972	-£6,975,972
15%	70%	-£7,330,610	-£6,383,838	-£7,000,269	-£7,330,610	-£6,383,838	-£7,000,269
20%	70%	-£8,054,165	-£6,791,803	-£7,613,712	-£8,054,165	-£6,791,803	-£7,613,712
25%	70%	-£8,777,906	-£7,199,769	-£8,227,154	-£8,777,906	-£7,199,769	-£8,227,154
30%	70%	-£9,513,295	-£7,607,735	-£8,841,809	-£9,513,295	-£7,607,735	-£8,841,809
35%	70%	-£10,248,685	-£8,015,701	-£9,455,295	-£10,248,685	-£8,015,701	-£9,455,295
40%	70%	-£10,984,076	-£8,423,666	-£10,068,761	-£10,984,076	-£8,423,666	-£10,068,761
45%	70%	-£11,719,466	-£8,832,638	-£10,712,236	-£11,719,466	-£8,832,638	-£10,712,236
50%	70%	-£12,454,856	-£9,247,336	-£11,335,712	-£12,454,856	-£9,247,336	-£11,335,712
100%	70%	-£19,808,753	-£13,393,715	-£17,570,467	-£19,808,753	-£13,393,715	-£17,570,467
10%	80%	-£6,664,713	-£5,943,363	-£6,413,024	-£6,664,713	-£5,943,363	-£6,413,024
15%	80%	-£7,417,097	-£6,355,074	-£7,039,566	-£7,417,097	-£6,355,074	-£7,039,566
20%	80%	-£8,169,483	-£6,726,785	-£7,666,108	-£8,169,483	-£6,726,785	-£7,666,108
40%	80%	-£11,218,483	-£8,293,627	-£10,195,266	-£11,218,483	-£8,293,627	-£10,195,266
45%	80%	-£11,983,174	-£8,685,338	-£10,832,056	-£11,983,174	-£8,685,338	-£10,832,056
50%	80%	-£12,747,865	-£9,082,128	-£11,468,844	-£12,747,865	-£9,082,128	-£11,468,844
10%	60%	-£6,549,395	-£6,008,383	-£6,360,628	-£6,549,395	-£6,008,383	-£6,360,628
15%	60%	-£7,244,121	-£6,432,803	-£6,969,972	-£7,244,121	-£6,432,803	-£6,969,972
20%	60%	-£7,938,848	-£6,856,823	-£7,561,316	-£7,938,848	-£6,856,823	-£7,561,316
25%	60%	-£8,633,574	-£7,281,043	-£8,161,660	-£8,633,574	-£7,281,043	-£8,161,660
30%	60%	-£9,337,490	-£7,705,265	-£8,762,003	-£9,337,490	-£7,705,265	-£8,762,003
35%	60%	-£10,043,578	-£8,129,485	-£9,372,092	-£10,043,578	-£8,129,485	-£9,372,092
40%	60%	-£10,749,667	-£8,553,705	-£9,982,255	-£10,749,667	-£8,553,705	-£9,982,255
50%	60%	-£12,161,846	-£9,412,543	-£11,202,580	-£12,161,846	-£9,412,543	-£11,202,580

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994	-£1,436,994
10%	70%	-£2,884,106	-£2,252,925	-£2,663,879	-£2,884,106	-£2,252,925	-£2,663,879
15%	70%	-£3,607,662	-£2,660,890	-£3,277,321	-£3,607,662	-£2,660,890	-£3,277,321
20%	70%	-£4,331,217	-£3,068,856	-£3,890,764	-£4,331,217	-£3,068,856	-£3,890,764
25%	70%	-£5,054,958	-£3,476,821	-£4,504,206	-£5,054,958	-£3,476,821	-£4,504,206
30%	70%	-£5,790,348	-£3,884,788	-£5,118,662	-£5,790,348	-£3,884,788	-£5,118,662
35%	70%	-£6,525,737	-£4,292,753	-£5,742,337	-£6,525,737	-£4,292,753	-£5,742,337
40%	70%	-£7,244,121	-£4,700,719	-£6,365,813	-£7,244,121	-£4,700,719	-£6,365,813
45%	70%	-£7,965,518	-£5,109,750	-£6,989,289	-£7,965,518	-£5,109,750	-£6,989,289
50%	70%	-£8,731,907	-£5,524,389	-£7,612,764	-£8,731,907	-£5,524,389	-£7,612,764
100%	70%	-£16,085,806	-£9,670,767	-£13,847,520	-£16,085,806	-£9,670,767	-£13,847,520
10%	80%	-£2,941,765	-£2,220,415	-£2,690,077	-£2,941,765	-£2,220,415	-£2,690,077
15%	80%	-£3,984,150	-£2,614,126	-£3,316,618	-£3,984,150	-£2,614,126	-£3,316,618
20%	80%	-£4,446,535	-£3,003,837	-£3,943,160	-£4,446,535	-£3,003,837	-£3,943,160
40%	80%	-£7,495,536	-£4,570,679	-£6,472,318	-£7,495,536	-£4,570,679	-£6,472,318
45%	80%	-£8,260,226	-£4,962,390	-£7,109,108	-£8,260,226	-£4,962,390	-£7,109,108
50%	80%	-£9,024,917	-£5,359,180	-£7,745,897	-£9,024,917	-£5,359,180	-£7,745,897
10%	60%	-£2,936,447	-£2,285,435	-£2,637,681	-£2,936,447	-£2,285,435	-£2,637,681
15%	60%	-£3,621,173	-£2,709,655	-£3,238,024	-£3,621,173	-£2,709,655	-£3,238,024
20%	60%	-£4,215,900	-£3,133,875	-£3,838,368	-£4,215,900	-£3,133,875	-£3,838,368
25%	60%	-£4,910,627	-£3,558,096	-£4,438,712	-£4,910,627	-£3,558,096	-£4,438,712
30%	60%	-£5,614,542	-£3,982,317	-£5,039,055	-£5,614,542	-£3,982,317	-£5,039,055
35%	60%	-£6,320,631	-£4,406,537	-£5,649,145	-£6,320,631	-£4,406,537	-£5,649,145
40%	60%	-£7,026,719	-£4,830,757	-£6,259,307	-£7,026,719	-£4,830,757	-£6,259,307
50%	60%	-£8,438,897	-£5,689,596	-£7,479,632	-£8,438,897	-£5,689,596	-£7,479,632

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£206,376	£206,376	£206,376	£206,376	£206,376	£206,376
10%	70%	-£1,240,737	-£609,555	-£1,020,509	-£1,240,737	-£609,555	-£1,020,509
15%	70%	-£1,964,293	-£1,017,321	-£1,633,952	-£1,964,293	-£1,017,321	-£1,633,952
20%	70%	-£2,687,848	-£1,425,486	-£2,247,395	-£2,687,848	-£1,425,486	-£2,247,395
25%	70%	-£3,411,589	-£1,833,452	-£2,860,837	-£3,411,589	-£1,833,452	-£2,860,837
30%	70%	-£4,146,978	-£2,241,418	-£3,475,492	-£4,146,978	-£2,241,418	-£3,475,492
35%	70%	-£4,882,368	-£2,649,384	-£4,090,968	-£4,882,368	-£2,649,384	-£4,090,968
40%	70%	-£5,617,759	-£3,057,349	-£4,722,444	-£5,617,759	-£3,057,349	-£4,722,444
45%	70%	-£6,353,148	-£3,465,315	-£5,345,919	-£6,353,148	-£3,465,315	-£5,345,919
50%	70%	-£7,088,538	-£3,881,019	-£5,969,395	-£7,088,538	-£3,881,019	-£5,969,395
100%	70%	-£14,442,436	-£8,027,398	-£12,204,150	-£14,442,436	-£8,027,398	-£12,204,150
10%	80%	-£1,298,396	-£577,046	-£1,046,707	-£1,298,396	-£577,046	-£1,046,707
15%	80%	-£2,050,780	-£968,757	-£1,673,249	-£2,050,780	-£968,757	-£1,673,249
20%	80%	-£2,803,166	-£1,360,468	-£2,292,921	-£2,803,166	-£1,360,468	-£2,292,921
40%	80%	-£5,852,166	-£2,927,310	-£4,828,948	-£5,852,166	-£2,927,310	-£4,828,948
45%	80%	-£6,616,657	-£3,319,021	-£5,465,739	-£6,616,657	-£3,319,021	-£5,465,739
50%	80%	-£7,381,548	-£3,715,811	-£6,102,527	-£7,381,548	-£3,715,811	-£6,102,527
10%	60%	-£1,183,078	-£642,066	-£994,311	-£1,183,078	-£642,066	-£994,311
15%	60%	-£1,877,804	-£1,066,286	-£1,594,655	-£1,877,804	-£1,066,286	-£1,594,655
20%	60%	-£2,572,531	-£1,490,598	-£2,194,999	-£2,572,531	-£1,490,598	-£2,194,999
25%	60%	-£3,267,257	-£1,914,726	-£2,795,343	-£3,267,257	-£1,914,726	-£2,795,343
30%	60%	-£3,971,173	-£2,338,948	-£3,395,686	-£3,971,173	-£2,338,948	-£3,395,686
35%	60%	-£4,677,261	-£2,763,168	-£4,005,775	-£4,677,261	-£2,763,168	-£4,005,775
40%	60%	-£5,383,350	-£3,187,388	-£4,615,938	-£5,383,350	-£3,187,388	-£4,615,938
50%	60%	-£6,785,528	-£4,046,226	-£5,636,263	-£6,785,528	-£4,046,226	-£5,636,263

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895	-£5,394,895
10%	70%	-£6,842,007	-£6,210,826	-£6,621,780	-£6,842,007	-£6,210,826	-£6,621,780
15%	70%	-£7,565,563	-£6,618,792	-£7,235,223	-£7,565,563	-£6,618,792	-£7,235,223
20%	70%	-£8,289,119	-£7,026,757	-£7,848,666	-£8,289,119	-£7,026,757	-£7,848,666
25%	70%	-£9,012,675	-£7,434,723	-£8,462,108	-£9,012,675	-£7,434,723	-£8,462,108
30%	70%	-£9,748,249	-£7,842,689	-£9,076,763	-£9,748,249	-£7,842,689	-£9,076,763
35%	70%	-£10,483,839	-£8,250,655	-£9,700,239	-£10,483,839	-£8,250,655	-£9,700,239
40%	70%	-£11,219,029	-£8,658,620	-£10,323,714	-£11,219,029	-£8,658,620	-£10,323,714
45%	70%	-£11,954,418	-£9,067,585	-£10,947,190	-£11,954,418	-£9,067,585	-£10,947,190
50%	70%	-£12,689,809	-£9,482,290	-£11,570,666	-£12,689,809	-£9,482,290	-£11,570,666
100%	70%	-£20,043,707	-£13,628,669	-£17,905,421	-£20,043,707	-£13,628,669	-£17,905,421
10%	80%	-£6,899,666	-£6,178,317	-£6,647,978	-£6,899,666	-£6,178,317	-£6,647,978
15%	80%	-£7,652,051	-£6,570,027	-£7,274,519	-£7,652,051	-£6,570,027	-£7,274,519
20%	80%	-£8,404,437	-£6,961,738	-£7,901,062	-£8,404,437	-£6,961,738	-£7,901,062
40%	80%	-£11,453,437	-£9,528,881	-£10,430,220	-£11,453,437	-£9,528,881	-£10,430,220
45%	80%	-£12,218,128	-£9,920,291	-£11,067,009	-£12,218,128	-£9,920,291	-£11,067,009
50%	80%	-£12,982,818	-£10,317,082	-£11,703,798	-£12,982,818	-£10,317,082	-£11,703,798
10%	60%	-£6,784,348	-£6,243,336	-£6,595,582	-£6,784,348	-£6,243,336	-£6,595,582
15%	60%	-£7,479,075	-£6,667,557	-£7,195,925	-£7,479,075	-£6,667,557	-£7,195,925
20%	60%	-£8,173,801	-£7,091,777	-£7,796,270	-£8,173,801	-£7,091,777	-£7,796,270
25%	60%	-£8,868,528	-£7,515,997	-£8,396,613	-£8,868,528	-£7,515,997	-£8,396,613
30%	60%	-£9,572,444	-£7,940,218	-£9,006,957	-£9,572,444	-£7,940,218	-£9,006,957
35%	60%	-£10,278,532	-£8,364,438	-£9,607,046	-£10,278,532	-£8,364,438	-£9,607,046
40%	60%	-£10,984,621	-£8,788,659	-£10,217,209	-£10,984,621	-£8,788,659	-£10,217,209
50%	60%	-£12,396,799	-£9,647,497	-£11,437,533	-£12,396,799	-£9,647,497	-£11,437,533

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,876,075	£1,876,075	£1,876,075	£1,876,075	£1,876,075	£1,876,075
10%	70%	£428,983	£1,060,144	£649,160	£428,983	£1,060,144	£649,160
15%	70%	£294,594	£652,178	£357,747	£294,594	£652,178	£357,747
20%	70%	£-1,018,149	£244,213	£-577,696	£-1,018,149	£244,213	£-577,696
25%	70%	£-1,741,890	£-163,753	£-1,191,138	£-1,741,890	£-163,753	£-1,191,138
30%	70%	£-2,477,279	£-571,719	£-1,805,793	£-2,477,279	£-571,719	£-1,805,793
35%	70%	£-3,212,669	£-979,685	£-2,429,269	£-3,212,669	£-979,685	£-2,429,269
40%	70%	£-3,948,059	£-1,387,650	£-3,062,744	£-3,948,059	£-1,387,650	£-3,062,744
45%	70%	£-4,683,449	£-1,796,681	£-3,676,220	£-4,683,449	£-1,796,681	£-3,676,220
50%	70%	£-5,418,839	£-2,211,320	£-4,299,696	£-5,418,839	£-2,211,320	£-4,299,696
100%	70%	£-12,772,737	£-6,357,699	£-10,534,451	£-12,772,737	£-6,357,699	£-10,534,451
10%	80%	£371,303	£1,092,653	£622,992	£371,303	£1,092,653	£622,992
15%	80%	£391,081	£700,942	£3,550	£391,081	£700,942	£3,550
20%	80%	£-1,133,467	£309,232	£-830,092	£-1,133,467	£309,232	£-830,092
40%	80%	£-4,182,467	£-1,257,611	£-3,159,250	£-4,182,467	£-1,257,611	£-3,159,250
45%	80%	£-4,947,158	£-1,649,322	£-3,796,040	£-4,947,158	£-1,649,322	£-3,796,040
50%	80%	£-5,711,849	£-2,046,112	£-4,432,828	£-5,711,849	£-2,046,112	£-4,432,828
10%	60%	£496,622	£1,027,633	£675,388	£496,622	£1,027,633	£675,388
15%	60%	£208,105	£803,413	£76,041	£208,105	£803,413	£76,041
20%	60%	£-902,832	£179,193	£-525,300	£-902,832	£179,193	£-525,300
25%	60%	£-1,597,558	£-245,027	£-1,125,643	£-1,597,558	£-245,027	£-1,125,643
30%	60%	£-2,301,474	£-669,248	£-1,725,987	£-2,301,474	£-669,248	£-1,725,987
35%	60%	£-3,007,562	£-1,093,469	£-2,336,076	£-3,007,562	£-1,093,469	£-2,336,076
40%	60%	£-3,713,651	£-1,517,689	£-2,946,239	£-3,713,651	£-1,517,689	£-2,946,239
50%	60%	£-5,125,829	£-2,376,527	£-4,166,563	£-5,125,829	£-2,376,527	£-4,166,563

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,376,223	£2,376,223	£2,376,223	£2,376,223	£2,376,223	£2,376,223
10%	70%	£929,110	£1,560,292	£1,149,338	£929,110	£1,560,292	£1,149,338
15%	70%	£236,554	£1,152,326	£335,895	£236,554	£1,152,326	£335,895
20%	70%	£-518,001	£744,361	£-77,548	£-518,001	£744,361	£-77,548
25%	70%	£-1,241,742	£336,395	£-690,990	£-1,241,742	£336,395	£-690,990
30%	70%	£-1,977,131	£-71,571	£-1,305,645	£-1,977,131	£-71,571	£-1,305,645
35%	70%	£-2,712,521	£-479,537	£-1,929,121	£-2,712,521	£-479,537	£-1,929,121
40%	70%	£-3,447,912	£-887,502	£-2,552,597	£-3,447,912	£-887,502	£-2,552,597
45%	70%	£-4,183,301	£-1,296,534	£-3,176,072	£-4,183,301	£-1,296,534	£-3,176,072
50%	70%	£-4,918,691	£-1,711,172	£-3,799,548	£-4,918,691	£-1,711,172	£-3,799,548
100%	70%	£-12,272,589	£-5,857,551	£-10,034,303	£-12,272,589	£-5,857,551	£-10,034,303
10%	80%	£871,451	£1,592,801	£1,123,140	£871,451	£1,592,801	£1,123,140
15%	80%	£119,067	£1,201,090	£496,598	£119,067	£1,201,090	£496,598
20%	80%	£-633,319	£809,379	£129,944	£-633,319	£809,379	£129,944
40%	80%	£-3,882,319	£-757,463	£-2,659,102	£-3,882,319	£-757,463	£-2,659,102
45%	80%	£-4,447,010	£-1,149,174	£-3,295,892	£-4,447,010	£-1,149,174	£-3,295,892
50%	80%	£-5,211,701	£-1,545,964	£-3,932,680	£-5,211,701	£-1,545,964	£-3,932,680
10%	60%	£986,769	£1,527,781	£1,175,536	£986,769	£1,527,781	£1,175,536
15%	60%	£292,043	£1,103,561	£576,192	£292,043	£1,103,561	£576,192
20%	60%	£-402,684	£679,341	£-25,152	£-402,684	£679,341	£-25,152
25%	60%	£-1,097,410	£255,121	£-625,496	£-1,097,410	£255,121	£-625,496
30%	60%	£-1,801,326	£-169,101	£-1,225,839	£-1,801,326	£-169,101	£-1,225,839
35%	60%	£-2,507,414	£-593,321	£-1,835,928	£-2,507,414	£-593,321	£-1,835,928
40%	60%	£-3,213,503	£-1,017,541	£-2,446,091	£-3,213,503	£-1,017,541	£-2,446,091
50%	60%	£-4,625,681	£-1,876,379	£-3,666,416	£-4,625,681	£-1,876,379	£-3,666,416

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,928,736	£1,928,736	£1,928,736	£1,928,736	£1,928,736	£1,928,736
10%	70%	£666,830	£1,254,123	£833,506	£605,830	£1,254,123	£833,506
15%	70%	£56,531	£916,817	£285,891	£56,531	£916,817	£285,891
20%	70%	£728,803	£579,511	£266,004	£728,803	£579,511	£266,004
25%	70%	£1,401,073	£242,204	£822,575	£1,401,073	£242,204	£822,575
30%	70%	£2,073,344	£96,657	£1,379,146	£2,073,344	£96,657	£1,379,146
35%	70%	£2,745,614	£439,490	£1,935,718	£2,745,614	£439,490	£1,935,718
40%	70%	£3,417,885	£782,303	£2,492,288	£3,417,885	£782,303	£2,492,288
45%	70%	£4,090,156	£1,125,126	£3,048,859	£4,090,156	£1,125,126	£3,048,859
50%	70%	£4,762,426	£1,467,949	£3,605,431	£4,762,426	£1,467,949	£3,605,431
100%	70%	£11,485,132	£4,896,177	£9,171,142	£11,485,132	£4,896,177	£9,171,142
10%	80%	£554,547	£1,295,453	£814,747	£554,547	£1,295,453	£814,747
15%	80%	£134,715	£978,811	£257,753	£134,715	£978,811	£257,753
20%	80%	£833,047	£662,169	£304,135	£833,047	£662,169	£304,135
25%	80%	£1,531,380	£345,527	£870,239	£1,531,380	£345,527	£870,239
30%	80%	£2,229,712	£28,886	£1,436,343	£2,229,712	£28,886	£1,436,343
35%	80%	£2,928,044	£292,462	£2,002,447	£2,928,044	£292,462	£2,002,447
40%	80%	£3,626,376	£814,292	£2,568,551	£3,626,376	£814,292	£2,568,551
45%	80%	£4,324,708	£936,102	£3,134,655	£4,324,708	£936,102	£3,134,655
50%	80%	£5,023,040	£1,257,922	£3,700,759	£5,023,040	£1,257,922	£3,700,759
10%	60%	£657,115	£1,212,794	£852,265	£657,115	£1,212,794	£852,265
15%	60%	£21,304	£854,823	£314,030	£21,304	£854,823	£314,030
20%	60%	£264,557	£496,852	£227,873	£264,557	£496,852	£227,873
25%	60%	£1,270,766	£138,881	£774,911	£1,270,766	£138,881	£774,911
30%	60%	£1,916,976	£222,673	£1,321,949	£1,916,976	£222,673	£1,321,949
35%	60%	£2,563,185	£586,499	£1,868,987	£2,563,185	£586,499	£1,868,987
40%	60%	£3,209,394	£950,324	£2,416,026	£3,209,394	£950,324	£2,416,026
45%	60%	£3,855,603	£1,314,149	£2,963,064	£3,855,603	£1,314,149	£2,963,064
50%	60%	£4,501,813	£1,677,974	£3,510,102	£4,501,813	£1,677,974	£3,510,102

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£68,334,151	£68,334,151	£68,334,151	£68,334,151	£68,334,151	£68,334,151
10%	70%	£69,657,056	£69,008,764	£69,429,381	£69,657,056	£69,008,764	£69,429,381
15%	70%	£70,319,418	£69,346,069	£69,976,996	£70,319,418	£69,346,069	£69,976,996
20%	70%	£70,991,689	£69,683,376	£70,529,601	£70,991,689	£69,683,376	£70,529,601
25%	70%	£71,663,959	£70,020,682	£71,085,462	£71,663,959	£70,020,682	£71,085,462
30%	70%	£72,336,230	£70,359,544	£71,642,032	£72,336,230	£70,359,544	£71,642,032
35%	70%	£73,008,500	£70,702,367	£72,198,604	£73,008,500	£70,702,367	£72,198,604
40%	70%	£73,680,772	£71,045,189	£72,755,175	£73,680,772	£71,045,189	£72,755,175
45%	70%	£74,353,043	£71,388,012	£73,311,746	£74,353,043	£71,388,012	£73,311,746
50%	70%	£75,025,313	£71,730,835	£73,868,317	£75,025,313	£71,730,835	£73,868,317
100%	70%	£81,748,019	£75,159,064	£79,434,028	£81,748,019	£75,159,064	£79,434,028
10%	80%	£69,708,340	£68,967,434	£69,448,140	£69,708,340	£68,967,434	£69,448,140
15%	80%	£70,397,602	£69,284,075	£70,005,133	£70,397,602	£69,284,075	£70,005,133
20%	80%	£71,095,934	£69,600,718	£70,567,022	£71,095,934	£69,600,718	£70,567,022
25%	80%	£71,794,266	£70,917,361	£71,128,911	£71,794,266	£70,917,361	£71,128,911
30%	80%	£72,492,598	£71,234,004	£71,690,800	£72,492,598	£71,234,004	£71,690,800
35%	80%	£73,190,930	£71,550,647	£72,252,689	£73,190,930	£71,550,647	£72,252,689
40%	80%	£73,889,262	£71,867,290	£72,814,578	£73,889,262	£71,867,290	£72,814,578
45%	80%	£74,587,594	£72,183,933	£73,376,467	£74,587,594	£72,183,933	£73,376,467
50%	80%	£75,285,926	£72,500,576	£73,938,356	£75,285,926	£72,500,576	£73,938,356
10%	60%	£69,605,772	£69,050,093	£69,410,622	£69,605,772	£69,050,093	£69,410,622
15%	60%	£70,241,583	£69,408,063	£69,948,857	£70,241,583	£69,408,063	£69,948,857
20%	60%	£70,877,394	£69,766,035	£70,487,088	£70,877,394	£69,766,035	£70,487,088
25%	60%	£71,513,205	£70,124,006	£71,025,317	£71,513,205	£70,124,006	£71,025,317
30%	60%	£72,149,016	£70,482,037	£71,563,548	£72,149,016	£70,482,037	£71,563,548
35%	60%	£72,784,827	£70,840,068	£72,101,779	£72,784,827	£70,840,068	£72,101,779
40%	60%	£73,420,638	£71,198,099	£72,640,010	£73,420,638	£71,198,099	£72,640,010
50%	60%	£74,056,449	£71,556,130	£73,178,241	£74,056,449	£71,556,130	£73,178,241

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£52,748,435	£52,748,435	£52,748,435	£52,748,435	£52,748,435	£52,748,435
10%	70%	£54,071,341	£53,423,048	£53,843,665	£54,071,341	£53,423,048	£53,843,665
15%	70%	£54,735,703	£53,760,354	£54,391,280	£54,735,703	£53,760,354	£54,391,280
20%	70%	£55,400,065	£54,097,660	£54,938,895	£55,400,065	£54,097,660	£54,938,895
25%	70%	£56,064,427	£54,434,967	£55,486,510	£56,064,427	£54,434,967	£55,486,510
30%	70%	£56,728,789	£54,772,273	£56,034,125	£56,728,789	£54,772,273	£56,034,125
35%	70%	£57,393,151	£55,109,580	£56,581,740	£57,393,151	£55,109,580	£56,581,740
40%	70%	£58,057,513	£55,446,886	£57,129,355	£58,057,513	£55,446,886	£57,129,355
45%	70%	£58,721,875	£55,784,193	£57,676,970	£58,721,875	£55,784,193	£57,676,970
50%	70%	£59,386,237	£56,121,500	£58,224,585	£59,386,237	£56,121,500	£58,224,585
10%	60%	£54,020,057	£53,464,377	£53,824,907	£54,020,057	£53,464,377	£53,824,907
15%	60%	£54,655,868	£53,822,348	£54,373,142	£54,655,868	£53,822,348	£54,373,142
20%	60%	£55,301,679	£54,180,319	£54,921,377	£55,301,679	£54,180,319	£54,921,377
25%	60%	£55,947,490	£54,538,290	£55,470,612	£55,947,490	£54,538,290	£55,470,612
30%	60%	£56,593,301	£54,896,261	£56,018,847	£56,593,301	£54,896,261	£56,018,847
35%	60%	£57,239,112	£55,254,232	£56,567,082	£57,239,112	£55,254,232	£56,567,082
40%	60%	£57,884,923	£55,612,203	£57,115,317	£57,884,923	£55,612,203	£57,115,317
45%	60%	£58,530,734	£55,970,174	£57,663,552	£58,530,734	£55,970,174	£57,663,552
50%	60%	£59,176,545	£56,328,145	£58,211,787	£59,176,545	£56,328,145	£58,211,787

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£23,070,639	£23,070,639	£23,070,639	£23,070,639	£23,070,639	£23,070,639
10%	70%	£24,393,545	£23,745,252	£24,165,869	£24,393,545	£23,745,252	£24,165,869
15%	70%	£25,055,907	£23,402,558	£24,713,484	£25,055,907	£23,402,558	£24,713,484
20%	70%	£25,718,269	£23,059,864	£25,261,099	£25,718,269	£23,059,864	£25,261,099
25%	70%	£26,380,631	£22,717,170	£25,808,714	£26,380,631	£22,717,170	£25,808,714
30%	70%	£27,042,993	£22,374,476	£26,356,329	£27,042,993	£22,374,476	£26,356,329
35%	70%	£27,705,355	£22,031,782	£26,903,944	£27,705,355	£22,031,782	£26,903,944
40%	70%	£28,367,717	£21,689,088	£27,451,559	£28,367,717	£21,689,088	£27,451,559
45%	70%	£29,030,079	£21,346,394	£28,000,174	£29,030,079	£21,346,394	£28,000,174
50%	70%	£29,692,441	£21,003,700	£28,548,789	£29,692,441	£21,003,700	£28,548,789
100%	70%	£36,484,508	£29,895,552	£34,170,517	£36,484,508	£29,895,552	£34,170,517
10%	80%	£24,444,829	£23,703,922	£24,184,628	£24,444,829	£23,703,922	£24,184,628
15%	80%	£25,134,091	£23,400,564	£24,741,622	£25,134,091	£23,400,564	£24,741,622
20%	80%	£25,823,353	£23,097,206	£25,298,616	£25,823,353	£23,097,206	£25,298,616
25%	80%	£26,512,615	£22,793,848	£25,855,610	£26,512,615	£22,793,848	£25,855,610
30%	80%	£27,201,877	£22,490,490	£26,412,604	£27,201,877	£22,490,490	£26,412,604
35%	80%	£27,891,139	£22,187,132	£26,969,598	£27,891,139	£22,187,132	£26,969,598
40%	80%	£28,580,401	£21,883,774	£27,526,592	£28,580,401	£21,883,774	£27,526,592
45%	80%	£29,269,663	£21,580,416	£28,083,586	£29,269,663	£21,580,416	£28,083,586
50%	80%	£29,958,925	£21,277,058	£28,640,580	£29,958,925	£21,277,058	£28,640,580
10%	60%	£24,342,261	£23,786,581	£24,147,111	£24,342,261	£23,786,581	£24,147,111
15%	60%	£24,978,072	£23,444,552	£24,695,105	£24,978,072	£23,444,552	£24,695,105
20%	60%	£25,613,883	£23,102,523	£25,243,099	£		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717	-£6,837,717
10%	70%	-£9,160,623	-£7,512,330	-£7,932,947	-£8,160,623	-£7,512,330	-£7,932,947
15%	70%	-£8,822,984	-£7,849,636	-£8,480,562	-£8,822,984	-£7,849,636	-£8,480,562
20%	70%	-£9,495,256	-£8,186,942	-£9,032,457	-£9,495,256	-£8,186,942	-£9,032,457
25%	70%	-£10,167,526	-£8,524,249	-£9,580,028	-£10,167,526	-£8,524,249	-£9,580,028
30%	70%	-£10,839,797	-£8,861,110	-£10,145,999	-£10,839,797	-£8,861,110	-£10,145,999
35%	70%	-£11,512,067	-£9,205,933	-£10,702,171	-£11,512,067	-£9,205,933	-£10,702,171
40%	70%	-£12,184,338	-£9,548,756	-£11,258,741	-£12,184,338	-£9,548,756	-£11,258,741
45%	70%	-£12,856,609	-£9,891,579	-£11,815,312	-£12,856,609	-£9,891,579	-£11,815,312
50%	70%	-£13,528,879	-£10,234,402	-£12,371,884	-£13,528,879	-£10,234,402	-£12,371,884
100%	70%	-£20,251,585	-£13,662,630	-£17,937,595	-£20,251,585	-£13,662,630	-£17,937,595
10%	80%	-£8,211,906	-£7,471,000	-£7,951,706	-£8,211,906	-£7,471,000	-£7,951,706
15%	80%	-£8,901,168	-£7,787,642	-£8,308,700	-£8,901,168	-£7,787,642	-£8,308,700
20%	80%	-£9,590,500	-£8,104,284	-£8,670,588	-£9,590,500	-£8,104,284	-£8,670,588
40%	80%	-£12,362,829	-£9,380,735	-£11,335,004	-£12,362,829	-£9,380,735	-£11,335,004
45%	80%	-£13,091,161	-£9,702,555	-£11,901,108	-£13,091,161	-£9,702,555	-£11,901,108
50%	80%	-£13,789,493	-£10,024,375	-£12,467,212	-£13,789,493	-£10,024,375	-£12,467,212
10%	60%	-£9,109,338	-£7,553,659	-£7,914,188	-£9,109,338	-£7,553,659	-£7,914,188
15%	60%	-£9,745,149	-£7,911,630	-£8,452,423	-£9,745,149	-£7,911,630	-£8,452,423
20%	60%	-£9,391,010	-£8,269,601	-£8,994,326	-£9,391,010	-£8,269,601	-£8,994,326
25%	60%	-£10,037,219	-£8,627,572	-£9,541,364	-£10,037,219	-£8,627,572	-£9,541,364
30%	60%	-£10,683,429	-£8,989,126	-£10,088,402	-£10,683,429	-£8,989,126	-£10,088,402
35%	60%	-£11,329,638	-£9,352,952	-£10,635,440	-£11,329,638	-£9,352,952	-£10,635,440
40%	60%	-£11,975,847	-£9,716,777	-£11,182,479	-£11,975,847	-£9,716,777	-£11,182,479
50%	60%	-£13,268,266	-£10,444,427	-£12,276,855	-£13,268,266	-£10,444,427	-£12,276,855

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769	-£3,114,769
10%	70%	-£4,437,675	-£3,789,362	-£4,209,999	-£4,437,675	-£3,789,362	-£4,209,999
15%	70%	-£5,100,037	-£4,126,688	-£4,872,614	-£5,100,037	-£4,126,688	-£4,872,614
20%	70%	-£5,772,308	-£4,463,994	-£5,309,510	-£5,772,308	-£4,463,994	-£5,309,510
25%	70%	-£6,444,578	-£4,801,301	-£5,866,080	-£6,444,578	-£4,801,301	-£5,866,080
30%	70%	-£7,116,849	-£5,140,163	-£6,422,651	-£7,116,849	-£5,140,163	-£6,422,651
35%	70%	-£7,789,119	-£5,482,985	-£6,979,223	-£7,789,119	-£5,482,985	-£6,979,223
40%	70%	-£8,461,390	-£5,825,808	-£7,535,794	-£8,461,390	-£5,825,808	-£7,535,794
45%	70%	-£9,133,661	-£6,168,631	-£8,092,364	-£9,133,661	-£6,168,631	-£8,092,364
50%	70%	-£9,805,932	-£6,511,454	-£8,648,936	-£9,805,932	-£6,511,454	-£8,648,936
100%	70%	-£16,528,638	-£9,939,682	-£14,214,647	-£16,528,638	-£9,939,682	-£14,214,647
10%	80%	-£4,488,959	-£3,748,052	-£4,228,758	-£4,488,959	-£3,748,052	-£4,228,758
15%	80%	-£5,178,221	-£4,084,694	-£4,785,752	-£5,178,221	-£4,084,694	-£4,785,752
20%	80%	-£5,876,553	-£4,381,336	-£5,347,641	-£5,876,553	-£4,381,336	-£5,347,641
40%	80%	-£8,669,881	-£5,657,787	-£7,612,056	-£8,669,881	-£5,657,787	-£7,612,056
45%	80%	-£9,368,213	-£5,979,607	-£8,178,160	-£9,368,213	-£5,979,607	-£8,178,160
50%	80%	-£10,066,545	-£6,301,427	-£8,744,264	-£10,066,545	-£6,301,427	-£8,744,264
10%	60%	-£4,386,391	-£3,930,711	-£4,191,241	-£4,386,391	-£3,930,711	-£4,191,241
15%	60%	-£5,022,202	-£4,188,682	-£4,729,476	-£5,022,202	-£4,188,682	-£4,729,476
20%	60%	-£5,668,062	-£4,546,653	-£5,271,378	-£5,668,062	-£4,546,653	-£5,271,378
25%	60%	-£6,314,271	-£4,904,624	-£5,818,416	-£6,314,271	-£4,904,624	-£5,818,416
30%	60%	-£6,960,481	-£5,266,178	-£6,365,454	-£6,960,481	-£5,266,178	-£6,365,454
35%	60%	-£7,606,690	-£5,630,004	-£6,912,492	-£7,606,690	-£5,630,004	-£6,912,492
40%	60%	-£8,252,900	-£5,993,829	-£7,459,531	-£8,252,900	-£5,993,829	-£7,459,531
50%	60%	-£9,545,318	-£6,721,480	-£8,553,607	-£9,545,318	-£6,721,480	-£8,553,607

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400	-£1,471,400
10%	70%	-£2,794,306	-£2,146,013	-£2,566,630	-£2,794,306	-£2,146,013	-£2,566,630
15%	70%	-£3,456,667	-£2,483,318	-£3,114,245	-£3,456,667	-£2,483,318	-£3,114,245
20%	70%	-£4,129,030	-£2,820,625	-£3,666,140	-£4,129,030	-£2,820,625	-£3,666,140
25%	70%	-£4,801,209	-£3,157,932	-£4,222,711	-£4,801,209	-£3,157,932	-£4,222,711
30%	70%	-£5,473,480	-£3,496,793	-£4,779,282	-£5,473,480	-£3,496,793	-£4,779,282
35%	70%	-£6,145,750	-£3,839,616	-£5,335,854	-£6,145,750	-£3,839,616	-£5,335,854
40%	70%	-£6,818,021	-£4,182,439	-£5,892,424	-£6,818,021	-£4,182,439	-£5,892,424
45%	70%	-£7,490,292	-£4,525,262	-£6,448,995	-£7,490,292	-£4,525,262	-£6,448,995
50%	70%	-£8,162,562	-£4,868,085	-£7,005,567	-£8,162,562	-£4,868,085	-£7,005,567
100%	70%	-£14,885,268	-£8,296,313	-£12,571,278	-£14,885,268	-£8,296,313	-£12,571,278
10%	80%	-£2,845,589	-£2,104,683	-£2,585,389	-£2,845,589	-£2,104,683	-£2,585,389
15%	80%	-£3,534,851	-£2,421,325	-£3,142,383	-£3,534,851	-£2,421,325	-£3,142,383
20%	80%	-£4,223,113	-£2,737,967	-£3,702,377	-£4,223,113	-£2,737,967	-£3,702,377
40%	80%	-£7,026,512	-£4,014,418	-£6,968,681	-£7,026,512	-£4,014,418	-£6,968,681
45%	80%	-£7,724,844	-£4,336,238	-£7,534,791	-£7,724,844	-£4,336,238	-£7,534,791
50%	80%	-£8,423,176	-£4,658,058	-£8,100,895	-£8,423,176	-£4,658,058	-£8,100,895
10%	60%	-£2,743,021	-£2,187,342	-£2,547,871	-£2,743,021	-£2,187,342	-£2,547,871
15%	60%	-£3,378,832	-£2,545,313	-£3,086,106	-£3,378,832	-£2,545,313	-£3,086,106
20%	60%	-£4,024,693	-£2,903,284	-£3,633,009	-£4,024,693	-£2,903,284	-£3,633,009
25%	60%	-£4,670,902	-£3,261,255	-£4,175,047	-£4,670,902	-£3,261,255	-£4,175,047
30%	60%	-£5,317,112	-£3,622,809	-£4,722,085	-£5,317,112	-£3,622,809	-£4,722,085
35%	60%	-£5,963,321	-£3,986,635	-£5,269,123	-£5,963,321	-£3,986,635	-£5,269,123
40%	60%	-£6,609,530	-£4,350,460	-£5,816,162	-£6,609,530	-£4,350,460	-£5,816,162
50%	60%	-£7,901,949	-£5,078,110	-£6,910,238	-£7,901,949	-£5,078,110	-£6,910,238

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671	-£7,072,671
10%	70%	-£8,395,577	-£7,747,284	-£8,167,901	-£8,395,577	-£7,747,284	-£8,167,901
15%	70%	-£9,057,938	-£8,094,589	-£8,715,516	-£9,057,938	-£8,094,589	-£8,715,516
20%	70%	-£9,720,299	-£8,421,896	-£9,267,411	-£9,720,299	-£8,421,896	-£9,267,411
25%	70%	-£10,402,479	-£8,759,202	-£9,823,982	-£10,402,479	-£8,759,202	-£9,823,982
30%	70%	-£11,074,750	-£9,098,064	-£10,380,553	-£11,074,750	-£9,098,064	-£10,380,553
35%	70%	-£11,747,021	-£9,440,887	-£10,937,124	-£11,747,021	-£9,440,887	-£10,937,124
40%	70%	-£12,419,292	-£9,783,710	-£11,493,695	-£12,419,292	-£9,783,710	-£11,493,695
45%	70%	-£13,091,563	-£10,126,532	-£12,050,266	-£13,091,563	-£10,126,532	-£12,050,266
50%	70%	-£13,763,833	-£10,469,355	-£12,606,838	-£13,763,833	-£10,469,355	-£12,606,838
100%	70%	-£20,486,539	-£13,897,584	-£18,172,548	-£20,486,539	-£13,897,584	-£18,172,548
10%	80%	-£8,446,860	-£7,705,954	-£8,186,660	-£8,446,860	-£7,705,954	-£8,186,660
15%	80%	-£9,136,122	-£8,022,595	-£8,743,654	-£9,136,122	-£8,022,595	-£8,743,654
20%	80%	-£9,834,454	-£8,339,238	-£9,305,542	-£9,834,454	-£8,339,238	-£9,305,542
40%	80%	-£12,627,782	-£9,615,889	-£11,569,957	-£12,627,782	-£9,615,889	-£11,569,957
45%	80%	-£13,326,115	-£9,937,508	-£12,136,062	-£13,326,115	-£9,937,508	-£12,136,062
50%	80%	-£14,024,447	-£10,259,328	-£12,702,165	-£14,024,447	-£10,259,328	-£12,702,165
10%	60%	-£8,344,292	-£7,788,613	-£8,149,142	-£8,344,292	-£7,788,613	-£8,149,142
15%	60%	-£8,980,103	-£8,146,583	-£8,600,103	-£8,980,103	-£8,146,583	-£8,600,377
20%	60%	-£9,625,963	-£8,504,955	-£9,229,280	-£9,625,963	-£8,504,955	-£9,229,280
25%	60%	-£10,272,173	-£8,862,525	-£9,776,318	-£10,272,173	-£8,862,525	-£9,776,318
30%	60%	-£10,918,383	-£9,224,080	-£10,323,356	-£10,918,383	-£9,224,080	-£10,323,356
35%	60%	-£11,564,592	-£9,587,905	-£10,870,394	-£11,564,592	-£9,587,905	-£10,870,394
40%	60%	-£12,210,801	-£9,951,731	-£11,417,433	-£12,210,801	-£9,951,731	-£11,417,433
50%	60%	-£13,505,219	-£10,679,381	-£12,511,509	-£13,505,219	-£10,679,381	-£12,511,509

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£198,299	£198,299	£198,299	£198,299	£198,299	£198,299
10%	70%	-£1,124,607	-£476,314	-£996,931	-£1,124,607	-£476,314	-£996,931
15%	70%	-£1,786,968	-£313,619	-£1,444,546	-£1,786,968	-£313,619	-£1,444,546
20%	70%	-£2,459,239	-£1,150,926	-£1,996,441	-£2,459,239	-£1,150,926	-£1,996,441
25%	70%	-£3,131,510	-£1,488,232	-£2,553,012	-£3,131,510	-£1,488,232	-£2,553,012
30%	70%	-£3,803,781	-£1,827,094	-£3,109,583	-£3,803,781	-£1,827,094	-£3,109,583
35%	70%	-£4,476,051	-£2,169,917	-£3,666,154	-£4,476,051	-£2,169,917	-£3,666,154
40%	70%	-£5,148,322	-£2,512,740	-£4,222,725	-£5,148,322	-£2,512,740	-£4,222,725
45%	70%	-£5,820,593	-£2,855,563	-£4,779,296	-£5,820,593	-£2,855,563	-£4,779,296
50%	70%	-£6,492,863	-£3,198,385	-£5,335,868	-£6,492,863	-£3,198,385	-£5,335,868
100%	70%	-£13,215,569	-£6,626,614	-£10,901,579	-£13,215,569	-£6,626,614	-£10,901,579
10%	80%	-£1,175,890	-£434,984	-£915,690	-£1,175,890	-£434,984	-£915,690
15%	80%	-£1,865,152	-£751,625	-£1,472,694	-£1,865,152	-£751,625	-£1,472,694
20%	80%	-£2,554,414	-£1,088,268	-£2,034,572	-£2,554,414	-£1,088,268	-£2,034,572
25%	80%	-£3,243,676	-£1,424,911	-£2,598,967	-£3,243,676	-£1,424,911	-£2,598,967
30%	80%	-£3,932,938	-£1,761,554	-£3,163,362	-£3,932,938	-£1,761,554	-£3,163,362
35%	80%	-£4,622,200	-£2,098,197	-£3,727,757	-£4,622,200	-£2,098,197	-£3,727,757
40%	80%	-£5,311,462	-£2,434,840	-£4,292,152	-£5,311,462	-£2,434,840	-£4,292,152
45%	80%	-£6,000,724	-£2,771,483	-£4,856,547	-£6,000,724	-£2,771,483	-£4,856,547
50%	80%	-£6,690,000	-£3,108,126	-£5,420,942	-£6,690,000	-£3,108,126	-£5,420,942
10%	60%	-£1,073,322	-£517,643	-£878,172	-£1,073,322	-£517,643	-£878,172
15%	60%	-£1,708,133	-£875,613	-£1,416,407	-£1,708,133	-£875,613	-£1,416,407
20%	60%	-£2,342,944	-£1,233,585	-£1,958,310	-£2,342,944	-£1,233,585	-£1,958,310
25%	60%	-£2,977,755	-£1,591,555	-£2,500,348	-£2,977,755	-£1,591,555	-£2,500,348
30%	60%	-£3,612,566	-£1,949,526	-£3,042,386	-£3,612,566	-£1,949,526	-£3,042,386
35%	60%	-£4,247,377	-£2,307,497	-£3,584,424	-£4,247,377	-£2,307,497	-£3,584,424
40%	60%	-£4,882,188	-£2,665,468	-£4,126,462	-£4,882,188	-£2,665,468	-£4,126,462
45%	60%	-£5,517,000	-£3,023,439	-£4,668,500	-£5,517,000	-£3,023,439	-£4,668,500
50%	60%	-£6,151,811	-£3,381,410	-£5,210,538	-£6,151,811	-£3,381,410	-£5,210,538

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£698,447	£698,447	£698,447	£698,447	£698,447	£698,447
10%	70%	-£624,459	-£23,834	-£996,783	-£624,459	-£23,834	-£996,783
15%	70%	-£1,286,820	-£313,472	-£944,398	-£1,286,820	-£313,472	-£944,398
20%	70%	-£1,959,092	-£650,778	-£1,498,293	-£1,959,092	-£650,778	-£1,498,293
25%	70%	-£2,631,363	-£988,085	-£2,052,864	-£2,631,363	-£988,085	-£2,052,864
30%	70%	-£3,303,634	-£1,326,946	-£2,609,435	-£3,303,634	-£1,326,946	-£2,609,435
35%	70%	-£3,975,905	-£1,669,769	-£3,166,007	-£3,975,905	-£1,669,769	-£3,166,007
40%	70%	-£4,648,176	-£2,012,592	-£3,722,577	-£4,648,176	-£2,012,592	-£3,722,577
45%	70%	-£5,320,447	-£2,355,415	-£4,279,148	-£5,320,447	-£2,355,415	-£4,279,148
50%	70%	-£5,992,718	-£2,698,238	-£4,835,720	-£5,992,718	-£2,698,238	-£4,835,720
100%	70%	-£12,715,421	-£6,126,466	-£10,401,431	-£12,715,421	-£6,126,466	-£10,401,431
10%	80%	-£675,742	£65,164	-£415,542	-£675,742	£65,164	-£415,542
15%	80%	-£1,365,004	-£251,478	-£972,536	-£1,365,004	-£251,478	-£972,536
20%	80%	-£2,054,266	-£568,120	-£1,534,424	-£2,054,266	-£568,120	-£1,534,424
25%	80%	-£2,743,528	-£884,762	-£2,096,312	-£2,743,528	-£884,762	-£2,096,312
30%	80%	-£3,432,790	-£1,201,404	-£2,658,200	-£3,432,790	-£1,201,404	-£2,658,200
35%	80%	-£4,122,052	-£1,518,046	-£3,220,088	-£4,122,052	-£1,518,046	-£3,220,088
40%	80%	-£4,811,314	-£1,834,688	-£3,781,976	-£4,811,314	-£1,834,688	-£3,781,976
45%	80%	-£5,500,576	-£2,151,330	-£4,343,864	-£5,500,576	-£2,151,330	-£4,343,864
50%	80%	-£6,189,838	-£2,467,972	-£4,905,752	-£6,189,838	-£2,467,972	-£4,905,752
10%	60%	-£573,174	-£17,495	-£378,024	-£573,174	-£17,495	-£378,024
15%	60%	-£1,208,985	-£375,466	-£916,259	-£1,208,985	-£375,466	-£916,259
20%	60%	-£1,854,846	-£733,437	-£1,458,162	-£1,854,846	-£733,437	-£1,458,162
25%	60%	-£2,500,707	-£1,091,408	-£2,006,200	-£2,500,707	-£1,091,408	-£2,006,200
30%	60%	-£3,146,568	-£1,449,379	-£2,554,238	-£3,146,568	-£1,449,379	-£2,554,238
35%	60%	-£3,792,429	-£1,807,350	-£3,102,276	-£3,792,429	-£1,807,350	-£3,102,276
40%	60%	-£4,438,290	-£2,165,321	-£3,650,314	-£4,438,290	-£2,165,321	-£3,650,314
45%	60%	-£5,084,151	-£2,523,292	-£4,202,352	-£5,084,151	-£2,523,292	-£4,202,352
50%	60%	-£5,729,012	-£2,881,263	-£4,750,390	-£5,729,012	-£2,881,263	-£4,750,390

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£250,959	£250,959	£250,959	£250,959	£250,959	£250,959
10%	70%	-£864,180	-£338,787	-£726,725	-£864,180	-£338,787	-£726,725
15%	70%	-£1,573,802	-£635,711	-£1,217,619	-£1,573,802	-£635,711	-£1,217,619
20%	70%	-£2,183,424	-£932,636	-£1,708,513	-£2,183,424	-£932,636	-£1,708,513
25%	70%	-£2,793,047	-£1,229,561	-£2,199,408	-£2,793,047	-£1,229,561	-£2,199,408
30%	70%	-£3,402,669	-£1,526,486	-£2,690,302	-£3,402,669	-£1,526,486	-£2,690,302
35%	70%	-£4,012,291	-£1,823,411	-£3,181,196	-£4,012,291	-£1,823,411	-£3,181,196
40%	70%	-£4,621,913	-£2,120,336	-£3,672,090	-£4,621,913	-£2,120,336	-£3,672,090
45%	70%	-£5,231,535	-£2,417,261	-£4,162,984	-£5,231,535	-£2,417,261	-£4,162,984
50%	70%	-£5,841,156	-£2,714,186	-£4,653,878	-£5,841,156	-£2,714,186	-£4,653,878
100%	70%	-£11,937,377	-£5,683,435	-£9,562,821	-£11,937,377	-£5,683,435	-£9,562,821
10%	80%	-£1,009,959	-£295,222	-£739,581	-£1,009,959	-£295,222	-£739,581
15%	80%	-£1,642,469	-£570,365	-£1,235,403	-£1,642,469	-£570,365	-£1,235,403
20%	80%	-£2,274,980	-£845,507	-£1,732,225	-£2,274,980	-£845,507	-£1,732,225
25%	80%	-£2,907,491	-£1,120,650	-£2,229,047	-£2,907,491	-£1,120,650	-£2,229,047
30%	80%	-£3,540,002	-£1,395,793	-£2,725,869	-£3,540,002	-£1,395,793	-£2,725,869
35%	80%	-£4,172,513	-£1,670,936	-£3,222,690	-£4,172,513	-£1,670,936	-£3,222,690
40%	80%	-£4,805,024	-£1,946,079	-£3,719,512	-£4,805,024	-£1,946,079	-£3,719,512
45%	80%	-£5,437,535	-£2,221,222	-£4,216,335	-£5,437,535	-£2,221,222	-£4,216,335
50%	80%	-£6,070,046	-£2,496,364	-£4,713,157	-£6,070,046	-£2,496,364	-£4,713,157
10%	60%	-£918,403	-£382,350	-£714,869	-£918,403	-£382,350	-£714,869
15%	60%	-£1,505,136	-£701,057	-£1,199,836	-£1,505,136	-£701,057	-£1,199,836
20%	60%	-£2,091,869	-£1,019,764	-£1,684,802	-£2,091,869	-£1,019,764	-£1,684,802
25%	60%	-£2,678,601	-£1,338,471	-£2,169,768	-£2,678,601	-£1,338,471	-£2,169,768
30%	60%	-£3,265,335	-£1,657,179	-£2,654,735	-£3,265,335	-£1,657,179	-£2,654,735
35%	60%	-£3,852,068	-£1,975,886	-£3,139,701	-£3,852,068	-£1,975,886	-£3,139,701
40%	60%	-£4,438,801	-£2,294,592	-£3,624,668	-£4,438,801	-£2,294,592	-£3,624,668
45%	60%	-£5,025,534	-£2,613,299	-£4,109,634	-£5,025,534	-£2,613,299	-£4,109,634
50%	60%	-£5,612,267	-£2,932,006	-£4,594,600	-£5,612,267	-£2,932,006	-£4,594,600

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927	-£70,011,927
10%	70%	-£71,227,067	-£70,801,673	-£70,989,812	-£71,227,067	-£70,801,673	-£70,989,812
15%	70%	-£71,836,689	-£70,898,598	-£71,480,506	-£71,836,689	-£70,898,598	-£71,480,506
20%	70%	-£72,446,311	-£71,195,523	-£71,971,400	-£72,446,311	-£71,195,523	-£71,971,400
25%	70%	-£73,055,933	-£71,492,448	-£72,462,294	-£73,055,933	-£71,492,448	-£72,462,294
30%	70%	-£73,665,555	-£71,789,373	-£72,953,188	-£73,665,555	-£71,789,373	-£72,953,188
35%	70%	-£74,275,177	-£72,086,298	-£73,444,082	-£74,275,177	-£72,086,298	-£73,444,082
40%	70%	-£74,884,800	-£72,383,223	-£73,934,977	-£74,884,800	-£72,383,223	-£73,934,977
45%	70%	-£75,494,422	-£72,680,147	-£74,425,871	-£75,494,422	-£72,680,147	-£74,425,871
50%	70%	-£76,104,043	-£72,977,072	-£74,916,765	-£76,104,043	-£72,977,072	-£74,916,765
100%	70%	-£82,200,263	-£75,846,321	-£79,825,708	-£82,200,263	-£75,846,321	-£79,825,708
10%	80%	-£71,272,845	-£70,558,109	-£71,001,467	-£71,272,845	-£70,558,109	-£71,001,467
15%	80%	-£71,905,355	-£70,833,251	-£71,498,289	-£71,905,355	-£70,833,251	-£71,498,289
20%	80%	-£72,537,865	-£71,108,394	-£71,995,111	-£72,537,865	-£71,108,394	-£71,995,111
25%	80%	-£73,170,375	-£71,383,536	-£72,491,933	-£73,170,375	-£71,383,536	-£72,491,933
30%	80%	-£73,802,885	-£71,658,678	-£72,988,755	-£73,802,885	-£71,658,678	-£72,988,755
35%	80%	-£74,435,395	-£71,933,820	-£73,485,577	-£74,435,395	-£71,933,820	-£73,485,577
40%	80%	-£75,067,905	-£72,208,962	-£73,982,399	-£75,067,905	-£72,208,962	-£73,982,399
45%	80%	-£75,700,415	-£72,484,104	-£74,479,222	-£75,700,415	-£72,484,104	-£74,479,222
50%	80%	-£76,332,925	-£72,759,246	-£74,976,044	-£76,332,925	-£72,759,246	-£74,976,044
10%	60%	-£71,181,289	-£70,645,237	-£70,977,756	-£71,181,289	-£70,645,237	-£70,977,756
15%	60%	-£71,769,022	-£70,963,844	-£71,462,722	-£71,769,022	-£70,963,844	-£71,462,722
20%	60%	-£72,356,755	-£71,282,451	-£71,947,688	-£72,356,755	-£71,282,451	-£71,947,688
25%	60%	-£72,944,488	-£71,601,058	-£72,432,654	-£72,944,488	-£71,601,058	-£72,432,654
30%	60%	-£73,532,222	-£71,920,665	-£72,917,621	-£73,532,222	-£71,920,665	-£72,917,621
35%	60%	-£74,119,955	-£72,239,272	-£73,402,588	-£74,119,955	-£72,239,272	-£73,402,588
40%	60%	-£74,707,688	-£72,557,879	-£73,887,554	-£74,707,688	-£72,557,879	-£73,887,554
50%	60%	-£75,295,421	-£72,876,486	-£74,372,521	-£75,295,421	-£72,876,486	-£74,372,521

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212	-£54,426,212
10%	70%	-£55,641,351	-£55,015,958	-£55,403,896	-£55,641,351	-£55,015,958	-£55,403,896
15%	70%	-£56,250,973	-£55,312,883	-£55,894,791	-£56,250,973	-£55,312,883	-£55,894,791
20%	70%	-£56,860,595	-£55,609,808	-£56,385,686	-£56,860,595	-£55,609,808	-£56,385,686
25%	70%	-£57,470,217	-£55,906,733	-£56,876,579	-£57,470,217	-£55,906,733	-£56,876,579
30%	70%	-£58,079,840	-£56,203,657	-£57,367,473	-£58,079,840	-£56,203,657	-£57,367,473
35%	70%	-£58,689,462	-£56,500,582	-£57,858,367	-£58,689,462	-£56,500,582	-£57,858,367
40%	70%	-£59,299,084	-£56,797,507	-£58,349,261	-£59,299,084	-£56,797,507	-£58,349,261
45%	70%	-£59,908,706	-£57,094,432	-£58,840,155	-£59,908,706	-£57,094,432	-£58,840,155
50%	70%	-£60,518,328	-£57,391,357	-£59,331,050	-£60,518,328	-£57,391,357	-£59,331,050
100%	70%	-£66,614,548	-£60,360,606	-£64,239,992	-£66,614,548	-£60,360,606	-£64,239,992
10%	80%	-£55,687,130	-£54,972,393	-£55,415,752	-£55,687,130	-£54,972,393	-£55,415,752
15%	80%	-£56,319,640	-£55,247,636	-£55,912,674	-£56,319,640	-£55,247,636	-£55,912,674
20%	80%	-£56,952,150	-£55,522,879	-£56,409,596	-£56,952,150	-£55,522,879	-£56,409,596
25%	80%	-£57,584,660	-£55,798,122	-£56,906,518	-£57,584,660	-£55,798,122	-£56,906,518
30%	80%	-£58,217,170	-£56,073,365	-£57,403,440	-£58,217,170	-£56,073,365	-£57,403,440
35%	80%	-£58,849,680	-£56,348,608	-£57,900,362	-£58,849,680	-£56,348,608	-£57,900,362
40%	80%	-£59,482,190	-£56,623,851	-£58,397,284	-£59,482,190	-£56,623,851	-£58,397,284
45%	80%	-£60,114,700	-£56,899,093	-£58,894,206	-£60,114,700	-£56,899,093	-£58,894,206
50%	80%	-£60,747,210	-£57,174,336	-£59,391,128	-£60,747,210	-£57,174,336	-£59,391,128
10%	60%	-£55,595,574	-£55,059,521	-£55,382,041	-£55,595,574	-£55,059,521	-£55,382,041
15%	60%	-£56,182,307	-£55,378,228	-£55,877,007	-£56,182,307	-£55,378,228	-£55,877,007
20%	60%	-£56,769,040	-£55,696,935	-£56,371,973	-£56,769,040	-£55,696,935	-£56,371,973
25%	60%	-£57,355,773	-£56,015,643	-£56,866,940	-£57,355,773	-£56,015,643	-£56,866,940
30%	60%	-£57,942,506	-£56,334,350	-£57,361,906	-£57,942,506	-£56,334,350	-£57,361,906
35%	60%	-£58,529,239	-£56,653,057	-£57,856,873	-£58,529,239	-£56,653,057	-£57,856,873
40%	60%	-£59,115,972	-£56,971,763	-£58,351,839	-£59,115,972	-£56,971,763	-£58,351,839
50%	60%	-£60,702,705	-£57,290,470	-£58,846,806	-£60,702,705	-£57,290,470	-£58,846,806

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416	-£24,748,416
10%	70%	-£25,366,555	-£25,338,162	-£25,726,100	-£25,366,555	-£25,338,162	-£25,726,100
15%	70%	-£26,011,177	-£25,635,087	-£26,215,995	-£26,011,177	-£25,635,087	-£26,215,995
20%	70%	-£26,655,799	-£25,932,012	-£26,705,890	-£26,655,799	-£25,932,012	-£26,705,890
25%	70%	-£27,300,421	-£26,228,937	-£27,195,785	-£27,300,421	-£26,228,937	-£2

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494	-£8,515,494
10%	70%	-£9,730,633	-£9,105,240	-£9,433,178	-£9,730,633	-£9,105,240	-£9,493,178
15%	70%	-£10,340,255	-£9,402,165	-£9,984,072	-£10,340,255	-£9,402,165	-£9,984,072
20%	70%	-£10,949,877	-£9,699,089	-£10,474,966	-£10,949,877	-£9,699,089	-£10,474,966
25%	70%	-£11,559,500	-£9,996,014	-£10,965,861	-£11,559,500	-£9,996,014	-£10,965,861
30%	70%	-£12,169,122	-£10,292,939	-£11,456,755	-£12,169,122	-£10,292,939	-£11,456,755
35%	70%	-£12,778,744	-£10,589,864	-£11,947,649	-£12,778,744	-£10,589,864	-£11,947,649
40%	70%	-£13,388,366	-£10,886,789	-£12,438,543	-£13,388,366	-£10,886,789	-£12,438,543
45%	70%	-£13,997,988	-£11,183,714	-£12,929,437	-£13,997,988	-£11,183,714	-£12,929,437
50%	70%	-£14,607,609	-£11,480,639	-£13,420,331	-£14,607,609	-£11,480,639	-£13,420,331
100%	70%	-£20,703,830	-£14,449,888	-£18,329,274	-£20,703,830	-£14,449,888	-£18,329,274
10%	80%	-£9,776,412	-£9,061,675	-£9,505,034	-£9,776,412	-£9,061,675	-£9,505,034
15%	80%	-£10,408,922	-£9,336,918	-£10,001,856	-£10,408,922	-£9,336,918	-£10,001,856
20%	80%	-£11,041,433	-£9,611,960	-£10,498,678	-£11,041,433	-£9,611,960	-£10,498,678
40%	80%	-£13,571,477	-£10,712,532	-£12,485,965	-£13,571,477	-£10,712,532	-£12,485,965
45%	80%	-£14,203,988	-£10,987,675	-£12,982,788	-£14,203,988	-£10,987,675	-£12,982,788
50%	80%	-£14,836,499	-£11,262,817	-£13,479,610	-£14,836,499	-£11,262,817	-£13,479,610
10%	60%	-£9,848,856	-£9,148,803	-£9,481,323	-£9,848,856	-£9,148,803	-£9,481,323
15%	60%	-£10,271,589	-£9,467,510	-£9,988,289	-£10,271,589	-£9,467,510	-£9,988,289
20%	60%	-£10,858,322	-£9,786,217	-£10,451,255	-£10,858,322	-£9,786,217	-£10,451,255
25%	60%	-£11,445,054	-£10,104,925	-£10,936,222	-£11,445,054	-£10,104,925	-£10,936,222
30%	60%	-£12,031,788	-£10,423,632	-£11,421,188	-£12,031,788	-£10,423,632	-£11,421,188
35%	60%	-£12,618,521	-£10,742,339	-£11,906,154	-£12,618,521	-£10,742,339	-£11,906,154
40%	60%	-£13,205,254	-£11,061,045	-£12,391,121	-£13,205,254	-£11,061,045	-£12,391,121
50%	60%	-£14,378,720	-£11,698,458	-£13,361,053	-£14,378,720	-£11,698,458	-£13,361,053

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546	-£4,792,546
10%	70%	-£6,007,685	-£5,382,292	-£5,770,230	-£6,007,685	-£5,382,292	-£5,770,230
15%	70%	-£6,617,308	-£5,679,217	-£6,261,126	-£6,617,308	-£5,679,217	-£6,261,126
20%	70%	-£7,226,930	-£5,976,142	-£6,752,019	-£7,226,930	-£5,976,142	-£6,752,019
25%	70%	-£7,836,552	-£6,273,067	-£7,242,913	-£7,836,552	-£6,273,067	-£7,242,913
30%	70%	-£8,446,174	-£6,569,992	-£7,733,807	-£8,446,174	-£6,569,992	-£7,733,807
35%	70%	-£9,055,796	-£6,866,916	-£8,224,701	-£9,055,796	-£6,866,916	-£8,224,701
40%	70%	-£9,665,418	-£7,163,841	-£8,715,595	-£9,665,418	-£7,163,841	-£8,715,595
45%	70%	-£10,275,040	-£7,460,766	-£9,206,490	-£10,275,040	-£7,460,766	-£9,206,490
50%	70%	-£10,884,662	-£7,757,691	-£9,697,384	-£10,884,662	-£7,757,691	-£9,697,384
100%	70%	-£16,980,882	-£10,726,940	-£14,606,326	-£16,980,882	-£10,726,940	-£14,606,326
10%	80%	-£6,053,464	-£5,338,727	-£5,782,086	-£6,053,464	-£5,338,727	-£5,782,086
15%	80%	-£6,663,074	-£5,613,970	-£6,278,908	-£6,663,074	-£5,613,970	-£6,278,908
20%	80%	-£7,272,684	-£5,889,013	-£6,775,730	-£7,272,684	-£5,889,013	-£6,775,730
40%	80%	-£9,848,529	-£6,989,584	-£8,763,018	-£9,848,529	-£6,989,584	-£8,763,018
45%	80%	-£10,481,040	-£7,264,727	-£9,259,841	-£10,481,040	-£7,264,727	-£9,259,841
50%	80%	-£11,113,551	-£7,539,870	-£9,756,663	-£11,113,551	-£7,539,870	-£9,756,663
10%	60%	-£5,961,908	-£5,425,855	-£5,798,375	-£5,961,908	-£5,425,855	-£5,798,375
15%	60%	-£6,548,641	-£5,744,562	-£6,243,341	-£6,548,641	-£5,744,562	-£6,243,341
20%	60%	-£7,135,374	-£6,063,270	-£6,728,308	-£7,135,374	-£6,063,270	-£6,728,308
25%	60%	-£7,722,107	-£6,381,977	-£7,213,274	-£7,722,107	-£6,381,977	-£7,213,274
30%	60%	-£8,308,841	-£6,700,684	-£7,698,240	-£8,308,841	-£6,700,684	-£7,698,240
35%	60%	-£8,895,574	-£7,019,391	-£8,183,207	-£8,895,574	-£7,019,391	-£8,183,207
40%	60%	-£9,482,307	-£7,338,097	-£8,668,173	-£9,482,307	-£7,338,097	-£8,668,173
50%	60%	-£10,655,772	-£7,975,512	-£9,638,106	-£10,655,772	-£7,975,512	-£9,638,106

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177	-£3,149,177
10%	70%	-£4,364,316	-£3,738,923	-£4,126,861	-£4,364,316	-£3,738,923	-£4,126,861
15%	70%	-£4,973,938	-£4,035,947	-£4,617,755	-£4,973,938	-£4,035,947	-£4,617,755
20%	70%	-£5,583,560	-£4,332,772	-£5,108,649	-£5,583,560	-£4,332,772	-£5,108,649
25%	70%	-£6,193,183	-£4,629,697	-£5,599,544	-£6,193,183	-£4,629,697	-£5,599,544
30%	70%	-£6,802,805	-£4,926,622	-£6,090,438	-£6,802,805	-£4,926,622	-£6,090,438
35%	70%	-£7,412,427	-£5,223,547	-£6,581,332	-£7,412,427	-£5,223,547	-£6,581,332
40%	70%	-£8,022,049	-£5,520,472	-£7,072,226	-£8,022,049	-£5,520,472	-£7,072,226
45%	70%	-£8,631,671	-£5,817,397	-£7,563,120	-£8,631,671	-£5,817,397	-£7,563,120
50%	70%	-£9,241,292	-£6,114,322	-£8,054,014	-£9,241,292	-£6,114,322	-£8,054,014
100%	70%	-£15,337,513	-£9,083,571	-£12,962,957	-£15,337,513	-£9,083,571	-£12,962,957
10%	80%	-£4,410,095	-£3,695,358	-£4,138,717	-£4,410,095	-£3,695,358	-£4,138,717
15%	80%	-£5,042,605	-£3,970,501	-£4,635,539	-£5,042,605	-£3,970,501	-£4,635,539
20%	80%	-£5,675,115	-£4,245,643	-£5,132,361	-£5,675,115	-£4,245,643	-£5,132,361
40%	80%	-£8,205,160	-£5,346,215	-£7,119,648	-£8,205,160	-£5,346,215	-£7,119,648
45%	80%	-£8,837,671	-£5,621,358	-£7,616,471	-£8,837,671	-£5,621,358	-£7,616,471
50%	80%	-£9,470,182	-£5,896,500	-£8,113,293	-£9,470,182	-£5,896,500	-£8,113,293
10%	60%	-£4,318,539	-£3,782,486	-£4,115,005	-£4,318,539	-£3,782,486	-£4,115,005
15%	60%	-£4,905,272	-£4,101,193	-£4,599,972	-£4,905,272	-£4,101,193	-£4,599,972
20%	60%	-£5,492,004	-£4,419,800	-£5,084,938	-£5,492,004	-£4,419,800	-£5,084,938
25%	60%	-£6,078,737	-£4,738,607	-£5,569,905	-£6,078,737	-£4,738,607	-£5,569,905
30%	60%	-£6,665,471	-£5,057,315	-£6,054,871	-£6,665,471	-£5,057,315	-£6,054,871
35%	60%	-£7,252,204	-£5,376,022	-£6,539,837	-£7,252,204	-£5,376,022	-£6,539,837
40%	60%	-£7,838,937	-£5,694,728	-£7,024,804	-£7,838,937	-£5,694,728	-£7,024,804
50%	60%	-£8,425,670	-£6,013,434	-£7,509,770	-£8,425,670	-£6,013,434	-£7,509,770

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448	-£8,750,448
10%	70%	-£9,965,587	-£9,340,193	-£9,728,132	-£9,965,587	-£9,340,193	-£9,728,132
15%	70%	-£10,575,209	-£9,637,118	-£10,219,026	-£10,575,209	-£9,637,118	-£10,219,026
20%	70%	-£11,184,831	-£9,934,043	-£10,709,920	-£11,184,831	-£9,934,043	-£10,709,920
25%	70%	-£11,794,453	-£10,230,968	-£11,200,814	-£11,794,453	-£10,230,968	-£11,200,814
30%	70%	-£12,404,075	-£10,527,893	-£11,691,708	-£12,404,075	-£10,527,893	-£11,691,708
35%	70%	-£13,013,697	-£10,824,818	-£12,182,602	-£13,013,697	-£10,824,818	-£12,182,602
40%	70%	-£13,623,319	-£11,121,743	-£12,673,497	-£13,623,319	-£11,121,743	-£12,673,497
45%	70%	-£14,232,941	-£11,418,668	-£13,164,391	-£14,232,941	-£11,418,668	-£13,164,391
50%	70%	-£14,842,563	-£11,715,593	-£13,655,285	-£14,842,563	-£11,715,593	-£13,655,285
100%	70%	-£20,938,784	-£14,684,842	-£18,564,228	-£20,938,784	-£14,684,842	-£18,564,228
10%	80%	-£10,011,365	-£9,296,629	-£9,739,987	-£10,011,365	-£9,296,629	-£9,739,987
15%	80%	-£10,643,876	-£9,571,771	-£10,236,809	-£10,643,876	-£9,571,771	-£10,236,809
20%	80%	-£11,276,387	-£9,846,914	-£10,733,631	-£11,276,387	-£9,846,914	-£10,733,631
40%	80%	-£13,806,431	-£10,947,486	-£12,709,819	-£13,806,431	-£10,947,486	-£12,709,819
45%	80%	-£14,438,942	-£11,222,628	-£13,217,742	-£14,438,942	-£11,222,628	-£13,217,742
50%	80%	-£15,071,452	-£11,497,771	-£13,714,564	-£15,071,452	-£11,497,771	-£13,714,564
10%	60%	-£9,919,809	-£9,383,757	-£9,716,276	-£9,919,809	-£9,383,757	-£9,716,276
15%	60%	-£10,506,542	-£9,702,464	-£10,201,243	-£10,506,542	-£9,702,464	-£10,201,243
20%	60%	-£11,093,275	-£10,021,171	-£10,686,309	-£11,093,275	-£10,021,171	-£10,686,309
25%	60%	-£11,680,008	-£10,339,878	-£11,171,175	-£11,680,008	-£10,339,878	-£11,171,175
30%	60%	-£12,266,742	-£10,658,585	-£11,656,142	-£12,266,742	-£10,658,585	-£11,656,142
35%	60%	-£12,853,475	-£10,977,292	-£12,141,108	-£12,853,475	-£10,977,292	-£12,141,108
40%	60%	-£13,440,208	-£11,295,999	-£12,626,074	-£13,440,208	-£11,295,999	-£12,626,074
50%	60%	-£14,613,674	-£11,933,413	-£13,596,007	-£14,613,674	-£11,933,413	-£13,596,007

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478	-£1,479,478
10%	70%	-£2,694,617	-£2,694,617	-£2,694,617	-£2,694,617	-£2,694,617	-£2,694,617
15%	70%	-£3,394,239	-£3,394,239	-£3,394,239	-£3,394,239	-£3,394,239	-£3,394,239
20%	70%	-£3,913,861	-£3,913,861	-£3,913,861	-£3,913,861	-£3,913,861	-£3,913,861
25%	70%	-£4,523,483	-£4,523,483	-£4,523,483	-£4,523,483	-£4,523,483	-£4,523,483
30%	70%	-£5,133,106	-£5,133,106	-£5,133,106	-£5,133,106	-£5,133,106	-£5,133,106
35%	70%	-£5,742,728	-£5,742,728	-£5,742,728	-£5,742,728	-£5,742,728	-£5,742,728
40%	70%	-£6,352,350	-£6,352,350	-£6,352,350	-£6,352,350	-£6,352,350	-£6,352,350
45%	70%	-£6,961,972	-£6,961,972	-£6,961,972	-£6,961,972	-£6,961,972	-£6,961,972
50%	70%	-£7,571,593	-£7,571,593	-£7,571,593	-£7,571,593	-£7,571,593	-£7,571,593
100%	70%	-£13,667,814	-£13,667,814	-£13,667,814	-£13,667,814	-£13,667,814	-£13,667,814
10%	80%	-£2,740,395	-£2,740,395	-£2,740,395	-£2,740,395	-£2,740,395	-£2,740,395
15%	80%	-£3,372,905	-£3,372,905	-£3,372,905	-£3,372,905	-£3,372,905	-£3,372,905
20%	80%	-£4,005,417	-£4,005,417	-£4,005,417	-£4,005,417	-£4,005,417	-£4,005,417
40%	80%	-£6,835,461	-£6,835,461	-£6,835,461	-£6,835,461	-£6,835,461	-£6,835,461
45%	80%	-£7,167,972	-£7,167,972	-£7,167,972	-£7,167,972	-£7,167,972	-£7,167,972
50%	80%	-£7,800,482	-£7,800,482	-£7,800,482	-£7,800,482	-£7,800,482	-£7,800,482
10%	60%	-£2,648,839	-£2,648,839	-£2,648,839	-£2,648,839	-£2,648,839	-£2,648,839
15%	60%	-£3,235,572	-£3,235,572	-£3,235,572	-£3,235,572	-£3,235,572	-£3,235,572
20%	60%	-£3,822,305	-£3,822,305	-£3,822,305	-£3,822,305	-£3,822,305	-£3,822,305
25%	60%	-£4,409,038	-£4,409,038	-£4,409,038	-£4,409,038	-£4,409,038	-£4,409,038
30%	60%	-£4,995,772	-£4,995,772	-£4,995,772	-£4,995,772	-£4,995,772	-£4,995,772
35%	60%	-£5,582,505	-£5,582,505	-£5,582,505	-£5,582,505	-£5,582,505	-£5,582,505
40%	60%	-£6,169,238	-£6,169,238	-£6,169,238	-£6,169,238	-£6,169,238	-£6,169,238
50%	60%	-£6,742,704	-£6,742,704	-£6,742,704	-£6,742,704	-£6,742,704	-£6,742,704

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£979,330	-£979,330	-£979,330	-£979,330	-£979,330	-£979,330
10%	70%	-£2,194,469	-£2,194,469	-£2,194,469	-£2,194,469	-£2,194,469	-£2,194,469
15%	70%	-£2,804,091	-£2,804,091	-£2,804,091	-£2,804,091	-£2,804,091	-£2,804,091
20%	70%	-£3,413,713	-£3,413,713	-£3,413,713	-£3,413,713	-£3,413,713	-£3,413,713
25%	70%	-£4,023,336	-£4,023,336	-£4,023,336	-£4,023,336	-£4,023,336	-£4,023,336
30%	70%	-£4,632,958	-£4,632,958	-£4,632,958	-£4,632,958	-£4,632,958	-£4,632,958
35%	70%	-£5,242,580	-£5,242,580	-£5,242,580	-£5,242,580	-£5,242,580	-£5,242,580
40%	70%	-£5,852,202	-£5,852,202	-£5,852,202	-£5,852,202	-£5,852,202	-£5,852,202
45%	70%	-£6,461,824	-£6,461,824	-£6,461,824	-£6,461,824	-£6,461,824	-£6,461,824
50%	70%	-£7,071,445	-£7,071,445	-£7,071,445	-£7,071,445	-£7,071,445	-£7,071,445
100%	70%	-£13,167,666	-£13,167,666	-£13,167,666	-£13,167,666	-£13,167,666	-£13,167,666
10%	80%	-£2,240,248	-£2,240,248	-£2,240,248	-£2,240,248	-£2,240,248	-£2,240,248
15%	80%	-£2,872,758	-£2,872,758	-£2,872,758	-£2,872,758	-£2,872,758	-£2,872,758
20%	80%	-£3,505,269	-£3,505,269	-£3,505,269	-£3,505,269	-£3,505,269	-£3,505,269
40%	80%	-£6,035,313	-£6,035,313	-£6,035,313	-£6,035,313	-£6,035,313	-£6,035,313
45%	80%	-£6,667,824	-£6,667,824	-£6,667,824	-£6,667,824	-£6,667,824	-£6,667,824
50%	80%	-£7,300,335	-£7,300,335	-£7,300,335	-£7,300,335	-£7,300,335	-£7,300,335
10%	60%	-£2,148,692	-£2,148,692	-£2,148,692	-£2,148,692	-£2,148,692	-£2,148,692
15%	60%	-£2,735,425	-£2,735,425	-£2,735,425	-£2,735,425	-£2,735,425	-£2,735,425
20%	60%	-£3,322,157	-£3,322,157	-£3,322,157	-£3,322,157	-£3,322,157	-£3,322,157
25%	60%	-£3,908,890	-£3,908,890	-£3,908,890	-£3,908,890	-£3,908,890	-£3,908,890
30%	60%	-£4,495,624	-£4,495,624	-£4,495,624	-£4,495,624	-£4,495,624	-£4,495,624
35%	60%	-£5,082,357	-£5,082,357	-£5,082,357	-£5,082,357	-£5,082,357	-£5,082,357
40%	60%	-£5,669,090	-£5,669,090	-£5,669,090	-£5,669,090	-£5,669,090	-£5,669,090
50%	60%	-£6,242,556	-£6,242,556	-£6,242,556	-£6,242,556	-£6,242,556	-£6,242,556

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CL Zone	1
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£53,480,588	£53,480,588	£53,480,588	£53,480,588	£53,480,588	£53,480,588
10%	70%	£46,737,999	£47,559,441	£46,737,999	£46,737,999	£47,559,441	£46,950,540
15%	70%	£43,366,704	£44,598,867	£43,685,517	£43,366,704	£44,598,867	£43,685,517
20%	70%	£38,995,411	£41,638,292	£40,420,493	£38,995,411	£41,638,292	£40,420,493
25%	70%	£36,617,171	£38,677,719	£37,155,469	£36,617,171	£38,677,719	£37,155,469
30%	70%	£33,232,892	£35,717,145	£33,879,696	£33,232,892	£35,717,145	£33,879,696
35%	70%	£29,848,613	£32,756,571	£30,803,219	£29,848,613	£32,756,571	£30,803,219
40%	70%	£26,464,335	£29,795,998	£27,326,740	£26,464,335	£29,795,998	£27,326,740
45%	70%	£23,080,057	£26,829,761	£24,050,262	£23,080,057	£26,829,761	£24,050,262
50%	70%	£19,695,778	£23,862,117	£20,773,785	£19,695,778	£23,862,117	£20,773,785
100%	70%	£14,853,160	£6,104,914	£12,589,622	£14,853,160	£6,104,914	£12,589,622
10%	80%	£46,616,723	£47,559,514	£46,859,627	£46,616,723	£47,559,514	£46,859,627
15%	80%	£43,184,791	£44,592,975	£43,549,147	£43,184,791	£44,592,975	£43,549,147
20%	80%	£38,752,858	£41,630,438	£40,238,667	£38,752,858	£41,630,438	£40,238,667
25%	80%	£36,309,615	£38,667,901	£36,925,619	£36,309,615	£38,667,901	£36,925,619
30%	80%	£32,863,826	£35,705,364	£33,603,031	£32,863,826	£35,705,364	£33,603,031
35%	80%	£29,418,036	£32,742,826	£30,280,441	£29,418,036	£32,742,826	£30,280,441
40%	80%	£25,972,247	£29,780,288	£26,957,853	£25,972,247	£29,780,288	£26,957,853
45%	80%	£22,526,457	£26,811,834	£23,635,264	£22,526,457	£26,811,834	£23,635,264
50%	80%	£19,080,668	£23,842,197	£20,312,675	£19,080,668	£23,842,197	£20,312,675
10%	60%	£46,859,275	£47,563,368	£47,041,454	£46,859,275	£47,563,368	£47,041,454
15%	60%	£43,548,619	£44,604,758	£43,821,886	£43,548,619	£44,604,758	£43,821,886
20%	60%	£39,237,982	£41,646,148	£40,802,319	£39,237,982	£41,646,148	£40,802,319
25%	60%	£36,924,726	£38,687,537	£37,382,752	£36,924,726	£38,687,537	£37,382,752
30%	60%	£33,601,959	£35,728,927	£34,156,361	£33,601,959	£35,728,927	£34,156,361
35%	60%	£30,279,191	£32,770,317	£30,925,995	£30,279,191	£32,770,317	£30,925,995
40%	60%	£26,956,424	£29,811,707	£27,695,628	£26,956,424	£29,811,707	£27,695,628
45%	60%	£23,633,656	£26,847,689	£24,465,260	£23,633,656	£26,847,689	£24,465,260
50%	60%	£20,310,889	£23,882,035	£21,234,894	£20,310,889	£23,882,035	£21,234,894

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£71,191,146	£71,191,146	£71,191,146	£71,191,146	£71,191,146	£71,191,146
10%	70%	£77,933,735	£77,112,294	£77,721,194	£77,933,735	£77,112,294	£77,721,194
15%	70%	£91,305,030	£90,072,867	£90,986,217	£91,305,030	£90,072,867	£90,986,217
20%	70%	£98,054,563	£95,994,015	£97,516,265	£98,054,563	£95,994,015	£97,516,265
25%	70%	£91,438,842	£88,954,589	£90,792,038	£91,438,842	£88,954,589	£90,792,038
30%	70%	£94,823,121	£91,915,163	£94,068,516	£94,823,121	£91,915,163	£94,068,516
40%	70%	£98,207,399	£94,875,736	£97,344,994	£98,207,399	£94,875,736	£97,344,994
45%	70%	£101,591,678	£97,841,973	£100,371,471	£101,591,678	£97,841,973	£100,371,471
50%	70%	£104,975,956	£100,809,617	£103,695,956	£104,975,956	£100,809,617	£103,695,956
100%	70%	£139,524,894	£130,776,648	£137,261,356	£139,524,894	£130,776,648	£137,261,356
10%	80%	£78,055,011	£77,116,221	£77,812,107	£78,055,011	£77,116,221	£77,812,107
15%	80%	£81,486,344	£80,078,759	£81,122,587	£81,486,344	£80,078,759	£81,122,587
20%	80%	£94,916,876	£93,041,296	£94,433,067	£94,916,876	£93,041,296	£94,433,067
25%	80%	£98,347,407	£94,991,446	£97,713,891	£98,347,407	£94,991,446	£97,713,891
30%	80%	£102,145,277	£97,859,901	£101,036,471	£102,145,277	£97,859,901	£101,036,471
40%	80%	£105,591,067	£100,829,537	£104,359,059	£105,591,067	£100,829,537	£104,359,059
50%	80%	£77,812,459	£77,108,367	£77,630,281	£77,812,459	£77,108,367	£77,630,281
15%	60%	£91,123,115	£90,066,977	£90,849,848	£91,123,115	£90,066,977	£90,849,848
20%	60%	£94,433,772	£93,029,587	£94,069,415	£94,433,772	£93,029,587	£94,069,415
25%	60%	£97,747,008	£95,994,197	£97,298,395	£97,747,008	£95,994,197	£97,298,395
30%	60%	£91,069,775	£88,942,607	£90,515,373	£91,069,775	£88,942,607	£90,515,373
35%	60%	£94,392,543	£91,901,417	£93,745,739	£94,392,543	£91,901,417	£93,745,739
40%	60%	£97,715,311	£94,860,027	£96,976,106	£97,715,311	£94,860,027	£96,976,106
50%	60%	£104,360,846	£100,789,699	£103,436,840	£104,360,846	£100,789,699	£103,436,840

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£43,536,459	£43,536,459	£43,536,459	£43,536,459	£43,536,459	£43,536,459
10%	70%	£50,279,048	£49,457,608	£50,066,507	£50,279,048	£49,457,608	£50,066,507
15%	70%	£53,650,343	£52,418,180	£53,331,539	£53,650,343	£52,418,180	£53,331,539
20%	70%	£57,021,638	£55,376,745	£56,696,554	£57,021,638	£55,376,745	£56,696,554
25%	70%	£60,399,934	£58,339,328	£59,861,578	£60,399,934	£58,339,328	£59,861,578
30%	70%	£63,784,155	£61,299,902	£63,137,351	£63,784,155	£61,299,902	£63,137,351
35%	70%	£67,168,434	£64,260,476	£66,413,829	£67,168,434	£64,260,476	£66,413,829
40%	70%	£70,552,712	£67,221,049	£69,690,307	£70,552,712	£67,221,049	£69,690,307
45%	70%	£73,936,991	£70,181,286	£72,966,786	£73,936,991	£70,181,286	£72,966,786
50%	70%	£77,321,269	£73,154,930	£76,243,262	£77,321,269	£73,154,930	£76,243,262
100%	70%	£111,870,207	£103,121,961	£109,606,669	£111,870,207	£103,121,961	£109,606,669
10%	80%	£50,400,324	£49,461,534	£50,157,420	£50,400,324	£49,461,534	£50,157,420
15%	80%	£53,832,256	£52,424,072	£53,467,900	£53,832,256	£52,424,072	£53,467,900
20%	80%	£57,264,189	£55,386,609	£56,778,380	£57,264,189	£55,386,609	£56,778,380
25%	80%	£60,696,122	£58,348,197	£59,059,191	£60,696,122	£58,348,197	£59,059,191
30%	80%	£64,128,055	£61,309,780	£63,330,003	£64,128,055	£61,309,780	£63,330,003
35%	80%	£67,559,988	£64,270,363	£66,600,816	£67,559,988	£64,270,363	£66,600,816
40%	80%	£70,991,921	£67,230,946	£69,871,629	£70,991,921	£67,230,946	£69,871,629
45%	80%	£74,423,854	£70,191,529	£73,142,442	£74,423,854	£70,191,529	£73,142,442
50%	80%	£77,855,787	£73,152,112	£76,413,255	£77,855,787	£73,152,112	£76,413,255
100%	80%	£112,404,725	£103,656,479	£109,492,137	£112,404,725	£103,656,479	£109,492,137
10%	60%	£60,092,321	£58,329,510	£59,634,295	£60,092,321	£58,329,510	£59,634,295
15%	60%	£63,415,088	£61,288,120	£62,860,686	£63,415,088	£61,288,120	£62,860,686
20%	60%	£66,737,855	£64,246,730	£66,091,052	£66,737,855	£64,246,730	£66,091,052
25%	60%	£70,060,622	£67,205,340	£69,321,419	£70,060,622	£67,205,340	£69,321,419
30%	60%	£73,383,389	£70,163,950	£72,551,788	£73,383,389	£70,163,950	£72,551,788

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,122,668	£9,122,668	£9,122,668	£9,122,668	£9,122,668	£9,122,668
10%	70%	£2,380,080	£3,201,521	£2,592,620	£2,380,080	£3,201,521	£2,592,620
15%	70%	£3,991,215	£2,840,377	£3,672,403	£3,991,215	£2,840,377	£3,672,403
20%	70%	£4,362,509	£2,719,627	£3,937,427	£4,362,509	£2,719,627	£3,937,427
25%	70%	£7,740,748	£5,680,201	£7,202,450	£7,740,748	£5,680,201	£7,202,450
30%	70%	£11,125,028	£8,640,774	£10,478,223	£11,125,028	£8,640,774	£10,478,223
35%	70%	£14,509,308	£11,601,348	£13,754,702	£14,509,308	£11,601,348	£13,754,702
40%	70%	£17,893,585	£14,561,922	£17,031,179	£17,893,585	£14,561,922	£17,031,179
45%	70%	£21,277,862	£17,522,496	£20,306,654	£21,277,862	£17,522,496	£20,306,654
50%	70%	£24,662,141	£20,483,070	£23,582,128	£24,662,141	£20,483,070	£23,582,128
100%	70%	£59,211,079	£50,462,833	£56,947,542	£59,211,079	£50,462,833	£56,947,542
10%	80%	£2,258,804	£3,197,594	£2,501,708	£2,258,804	£3,197,594	£2,501,708
15%	80%	£1,173,129	£2,35,056	£908,773	£1,173,129	£2,35,056	£908,773
20%	80%	£4,605,091	£2,727,481	£4,119,253	£4,605,091	£2,727,481	£4,119,253
25%	80%	£18,385,672	£14,577,631	£17,400,067	£18,385,672	£14,577,631	£17,400,067
30%	80%	£21,831,462	£17,546,086	£20,722,656	£21,831,462	£17,546,086	£20,722,656
35%	80%	£25,277,252	£20,515,722	£24,045,244	£25,277,252	£20,5	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£37,925,734	£37,925,734	£37,925,734	£37,925,734	£37,925,734	£37,925,734
10%	70%	£31,183,146	£32,004,587	£31,385,686	£31,183,146	£32,004,587	£31,385,686
15%	70%	£27,811,851	£29,044,014	£28,130,854	£27,811,851	£29,044,014	£28,130,854
20%	70%	£24,440,557	£26,083,439	£24,865,640	£24,440,557	£26,083,439	£24,865,640
25%	70%	£21,069,263	£23,122,865	£21,600,616	£21,069,263	£23,122,865	£21,600,616
30%	70%	£17,697,968	£20,162,292	£18,324,843	£17,697,968	£20,162,292	£18,324,843
35%	70%	£14,326,674	£17,201,718	£15,048,364	£14,326,674	£17,201,718	£15,048,364
40%	70%	£10,955,379	£14,241,144	£11,771,887	£10,955,379	£14,241,144	£11,771,887
45%	70%	£7,584,085	£11,280,570	£8,496,409	£7,584,085	£11,280,570	£8,496,409
50%	70%	£4,212,790	£8,319,996	£5,212,931	£4,212,790	£8,319,996	£5,212,931
100%	70%	£30,408,013	£21,659,767	£28,144,476	£30,408,013	£21,659,767	£28,144,476
10%	80%	£31,061,870	£32,000,660	£31,304,774	£31,061,870	£32,000,660	£31,304,774
15%	80%	£27,690,575	£29,039,087	£27,994,294	£27,690,575	£29,039,087	£27,994,294
20%	80%	£24,319,280	£26,077,512	£24,623,013	£24,319,280	£26,077,512	£24,623,013
25%	80%	£20,947,985	£23,116,938	£21,348,537	£20,947,985	£23,116,938	£21,348,537
30%	80%	£17,576,690	£20,156,364	£18,071,056	£17,576,690	£20,156,364	£18,071,056
35%	80%	£14,205,395	£17,195,790	£14,796,575	£14,205,395	£17,195,790	£14,796,575
40%	80%	£10,834,100	£14,235,216	£11,522,094	£10,834,100	£14,235,216	£11,522,094
45%	80%	£7,462,805	£11,274,642	£8,247,618	£7,462,805	£11,274,642	£8,247,618
50%	80%	£4,091,510	£8,314,068	£5,003,139	£4,091,510	£8,314,068	£5,003,139
10%	60%	£31,304,422	£32,008,514	£31,486,600	£31,304,422	£32,008,514	£31,486,600
15%	60%	£27,933,127	£29,047,940	£28,267,032	£27,933,127	£29,047,940	£28,267,032
20%	60%	£24,561,832	£26,087,366	£25,047,466	£24,561,832	£26,087,366	£25,047,466
25%	60%	£21,190,537	£23,126,792	£21,827,898	£21,190,537	£23,126,792	£21,827,898
30%	60%	£17,819,242	£20,166,218	£18,601,508	£17,819,242	£20,166,218	£18,601,508
35%	60%	£14,447,947	£17,205,644	£15,375,117	£14,447,947	£17,205,644	£15,375,117
40%	60%	£11,076,652	£14,245,070	£12,149,726	£11,076,652	£14,245,070	£12,149,726
45%	60%	£7,705,357	£11,284,496	£8,924,337	£7,705,357	£11,284,496	£8,924,337
50%	60%	£4,334,062	£8,323,922	£5,604,857	£4,334,062	£8,323,922	£5,604,857

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£44,531,588	£44,531,588	£44,531,588	£44,531,588	£44,531,588	£44,531,588
10%	70%	£37,789,999	£38,610,441	£38,001,540	£37,789,999	£38,610,441	£38,001,540
15%	70%	£34,417,705	£35,649,867	£34,917,705	£34,417,705	£35,649,867	£34,917,705
20%	70%	£31,045,411	£32,689,293	£31,471,493	£31,045,411	£32,689,293	£31,471,493
25%	70%	£27,673,117	£29,728,719	£28,206,469	£27,673,117	£29,728,719	£28,206,469
30%	70%	£24,300,823	£26,768,145	£24,930,696	£24,300,823	£26,768,145	£24,930,696
35%	70%	£20,928,529	£23,807,572	£21,654,218	£20,928,529	£23,807,572	£21,654,218
40%	70%	£17,556,235	£20,846,998	£18,377,741	£17,556,235	£20,846,998	£18,377,741
45%	70%	£14,183,941	£17,886,424	£15,100,262	£14,183,941	£17,886,424	£15,100,262
50%	70%	£10,811,647	£14,925,850	£11,822,785	£10,811,647	£14,925,850	£11,822,785
100%	70%	£23,802,160	£15,053,914	£21,538,622	£23,802,160	£15,053,914	£21,538,622
10%	80%	£37,667,723	£38,606,514	£37,910,628	£37,667,723	£38,606,514	£37,910,628
15%	80%	£34,295,429	£35,645,940	£34,500,147	£34,295,429	£35,645,940	£34,500,147
20%	80%	£30,923,135	£32,685,366	£31,289,667	£30,923,135	£32,685,366	£31,289,667
25%	80%	£27,550,841	£29,724,792	£28,075,188	£27,550,841	£29,724,792	£28,075,188
30%	80%	£24,178,547	£26,764,218	£24,860,707	£24,178,547	£26,764,218	£24,860,707
35%	80%	£20,806,253	£23,803,644	£21,645,228	£20,806,253	£23,803,644	£21,645,228
40%	80%	£17,433,959	£20,843,070	£18,429,749	£17,433,959	£20,843,070	£18,429,749
45%	80%	£14,061,665	£17,882,496	£15,214,269	£14,061,665	£17,882,496	£15,214,269
50%	80%	£10,689,371	£14,921,922	£12,000,790	£10,689,371	£14,921,922	£12,000,790
10%	60%	£37,910,276	£38,614,368	£38,092,454	£37,910,276	£38,614,368	£38,092,454
15%	60%	£34,537,982	£35,653,794	£34,519,819	£34,537,982	£35,653,794	£34,519,819
20%	60%	£31,165,688	£32,693,220	£31,288,962	£31,165,688	£32,693,220	£31,288,962
25%	60%	£27,793,394	£29,732,646	£28,433,752	£27,793,394	£29,732,646	£28,433,752
30%	60%	£24,421,100	£26,772,072	£25,207,362	£24,421,100	£26,772,072	£25,207,362
35%	60%	£21,048,806	£23,811,498	£21,976,995	£21,048,806	£23,811,498	£21,976,995
40%	60%	£17,676,512	£20,850,924	£18,761,605	£17,676,512	£20,850,924	£18,761,605
45%	60%	£14,304,218	£17,890,350	£15,546,125	£14,304,218	£17,890,350	£15,546,125
50%	60%	£10,931,924	£14,929,776	£12,330,646	£10,931,924	£14,929,776	£12,330,646

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£47,447,519	£47,447,519	£47,447,519	£47,447,519	£47,447,519	£47,447,519
10%	70%	£40,704,930	£41,526,371	£40,917,471	£40,704,930	£41,526,371	£40,917,471
15%	70%	£37,332,636	£38,565,798	£37,522,448	£37,332,636	£38,565,798	£37,522,448
20%	70%	£33,960,342	£35,605,224	£34,387,424	£33,960,342	£35,605,224	£34,387,424
25%	70%	£30,588,048	£32,644,650	£31,222,400	£30,588,048	£32,644,650	£31,222,400
30%	70%	£27,215,754	£29,684,076	£28,062,376	£27,215,754	£29,684,076	£28,062,376
35%	70%	£23,843,460	£26,723,502	£24,902,352	£23,843,460	£26,723,502	£24,902,352
40%	70%	£20,471,166	£23,762,928	£21,742,328	£20,471,166	£23,762,928	£21,742,328
45%	70%	£17,098,872	£20,802,354	£18,582,304	£17,098,872	£20,802,354	£18,582,304
50%	70%	£13,726,578	£17,841,780	£15,422,280	£13,726,578	£17,841,780	£15,422,280
100%	70%	£20,886,229	£12,137,983	£18,622,691	£20,886,229	£12,137,983	£18,622,691
10%	80%	£40,583,654	£41,522,444	£40,826,558	£40,583,654	£41,522,444	£40,826,558
15%	80%	£37,211,360	£38,561,870	£37,516,078	£37,211,360	£38,561,870	£37,516,078
20%	80%	£33,839,066	£35,601,296	£34,259,982	£33,839,066	£35,601,296	£34,259,982
25%	80%	£30,466,772	£32,640,722	£31,099,888	£30,466,772	£32,640,722	£31,099,888
30%	80%	£27,094,478	£29,680,148	£27,938,864	£27,094,478	£29,680,148	£27,938,864
35%	80%	£23,722,184	£26,719,574	£25,778,840	£23,722,184	£26,719,574	£25,778,840
40%	80%	£20,349,890	£23,758,999	£22,618,816	£20,349,890	£23,758,999	£22,618,816
45%	80%	£16,977,596	£20,798,425	£19,458,792	£16,977,596	£20,798,425	£19,458,792
50%	80%	£13,605,302	£17,837,851	£16,298,768	£13,605,302	£17,837,851	£16,298,768
10%	60%	£40,826,206	£41,530,299	£41,008,384	£40,826,206	£41,530,299	£41,008,384
15%	60%	£37,453,912	£38,571,699	£37,788,817	£37,453,912	£38,571,699	£37,788,817
20%	60%	£34,081,618	£35,613,079	£34,569,250	£34,081,618	£35,613,079	£34,569,250
25%	60%	£30,709,324	£32,654,468	£31,349,683	£30,709,324	£32,654,468	£31,349,683
30%	60%	£27,337,030	£29,695,858	£28,129,292	£27,337,030	£29,695,858	£28,129,292
35%	60%	£23,964,736	£26,735,284	£24,899,906	£23,964,736	£26,735,284	£24,899,906
40%	60%	£20,592,442	£23,774,710	£21,739,922	£20,592,442	£23,774,710	£21,739,922
45%	60%	£17,220,148	£20,814,136	£18,579,938	£17,220,148	£20,814,136	£18,579,938
50%	60%	£13,847,854	£17,853,562	£15,419,954	£13,847,854	£17,853,562	£15,419,954

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£37,508,842	£37,508,842	£37,508,842	£37,508,842	£37,508,842	£37,508,842
10%	70%	£30,766,253	£31,587,694	£30,978,794	£30,766,253	£31,587,694	£30,978,794
15%	70%	£27,394,958	£28,627,121	£27,713,771	£27,394,958	£28,627,121	£27,713,771
20%	70%	£24,023,664	£25,666,546	£24,448,747	£24,023,664	£25,666,546	£24,448,747
25%	70%	£20,652,369	£22,706,972	£21,183,723	£20,652,369	£22,706,972	£21,183,723
30%	70%	£17,281,075	£19,747,398	£17,907,950	£17,281,075	£19,747,398	£17,907,950
35%	70%	£13,909,780	£16,786,824	£14,631,472	£13,909,780	£16,786,824	£14,631,472
40%	70%	£10,538,485	£13,826,250	£11,355,994	£10,538,485	£13,826,250	£11,355,994
45%	70%	£7,167,190	£10,865,676	£8,081,516	£7,167,190	£10,865,676	£8,081,516
50%	70%	£3,795,895	£7,905,102	£4,807,038	£3,795,895	£7,905,102	£4,807,038
100%	70%	£30,824,368	£22,076,660	£28,961,368	£30,824,368	£22,076,660	£28,961,368
10%	80%	£30,644,977	£31,583,767	£30,8			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£50,410,168	£50,410,168	£50,410,168	£50,410,168	£50,410,168	£50,410,168
10%	70%	£43,667,579	£44,489,021	£43,880,120	£43,667,579	£44,489,021	£43,880,120
15%	70%	£40,296,284	£41,528,447	£40,615,097	£40,296,284	£41,528,447	£40,615,097
20%	70%	£36,924,981	£38,567,872	£37,350,073	£36,924,981	£38,567,872	£37,350,073
25%	70%	£33,546,751	£35,607,299	£34,085,049	£33,546,751	£35,607,299	£34,085,049
30%	70%	£30,162,472	£32,646,725	£30,809,276	£30,162,472	£32,646,725	£30,809,276
35%	70%	£26,778,193	£29,686,152	£27,532,798	£26,778,193	£29,686,152	£27,532,798
40%	70%	£23,393,915	£26,725,578	£24,256,320	£23,393,915	£26,725,578	£24,256,320
45%	70%	£20,009,637	£23,759,341	£20,979,842	£20,009,637	£23,759,341	£20,979,842
50%	70%	£16,625,358	£20,791,697	£17,703,365	£16,625,358	£20,791,697	£17,703,365
100%	70%	£-17,923,580	£-9,175,334	£-15,660,042	£-17,923,580	£-9,175,334	£-15,660,042
10%	80%	£43,546,303	£44,485,094	£43,789,207	£43,546,303	£44,485,094	£43,789,207
15%	80%	£40,114,371	£41,522,555	£40,478,727	£40,114,371	£41,522,555	£40,478,727
20%	80%	£36,682,438	£38,560,018	£37,168,247	£36,682,438	£38,560,018	£37,168,247
40%	80%	£22,901,827	£26,709,868	£23,887,433	£22,901,827	£26,709,868	£23,887,433
45%	80%	£19,456,037	£23,741,414	£20,564,844	£19,456,037	£23,741,414	£20,564,844
50%	80%	£16,010,248	£20,771,777	£17,242,255	£16,010,248	£20,771,777	£17,242,255
10%	60%	£43,788,955	£44,492,948	£43,971,034	£43,788,955	£44,492,948	£43,971,034
15%	60%	£40,478,199	£41,534,338	£40,751,466	£40,478,199	£41,534,338	£40,751,466
20%	60%	£37,167,542	£38,575,728	£37,531,899	£37,167,542	£38,575,728	£37,531,899
25%	60%	£33,854,306	£35,617,118	£34,312,332	£33,854,306	£35,617,118	£34,312,332
30%	60%	£30,531,539	£32,658,507	£31,085,941	£30,531,539	£32,658,507	£31,085,941
35%	60%	£27,208,771	£29,699,897	£27,855,575	£27,208,771	£29,699,897	£27,855,575
40%	60%	£23,886,004	£26,741,287	£24,625,208	£23,886,004	£26,741,287	£24,625,208
50%	60%	£17,240,469	£20,811,616	£18,164,474	£17,240,469	£20,811,616	£18,164,474

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£51,297,611	£51,297,611	£51,297,611	£51,297,611	£51,297,611	£51,297,611
10%	70%	£44,555,022	£45,376,464	£44,767,563	£44,555,022	£45,376,464	£44,767,563
15%	70%	£41,183,727	£42,415,880	£41,502,540	£41,183,727	£42,415,880	£41,502,540
20%	70%	£37,812,434	£39,455,315	£38,237,816	£37,812,434	£39,455,315	£38,237,816
25%	70%	£34,434,194	£36,494,742	£34,972,492	£34,434,194	£36,494,742	£34,972,492
30%	70%	£31,049,915	£33,534,168	£31,696,719	£31,049,915	£33,534,168	£31,696,719
35%	70%	£27,665,636	£30,573,595	£28,420,241	£27,665,636	£30,573,595	£28,420,241
40%	70%	£24,281,358	£27,613,021	£25,143,763	£24,281,358	£27,613,021	£25,143,763
45%	70%	£20,897,080	£24,646,784	£21,867,285	£20,897,080	£24,646,784	£21,867,285
50%	70%	£17,512,801	£21,679,140	£18,590,808	£17,512,801	£21,679,140	£18,590,808
100%	70%	£-17,036,137	£-8,287,891	£-14,772,599	£-17,036,137	£-8,287,891	£-14,772,599
10%	80%	£44,433,746	£45,372,537	£44,676,650	£44,433,746	£45,372,537	£44,676,650
15%	80%	£41,001,814	£42,409,998	£41,366,170	£41,001,814	£42,409,998	£41,366,170
20%	80%	£37,569,881	£39,447,461	£38,055,090	£37,569,881	£39,447,461	£38,055,090
40%	80%	£23,789,270	£27,597,311	£24,774,876	£23,789,270	£27,597,311	£24,774,876
45%	80%	£20,343,480	£24,628,857	£21,452,287	£20,343,480	£24,628,857	£21,452,287
50%	80%	£16,897,691	£21,659,220	£18,129,698	£16,897,691	£21,659,220	£18,129,698
10%	60%	£44,676,298	£45,380,391	£44,858,477	£44,676,298	£45,380,391	£44,858,477
15%	60%	£41,365,642	£42,421,781	£41,638,909	£41,365,642	£42,421,781	£41,638,909
20%	60%	£38,054,985	£39,463,171	£38,419,342	£38,054,985	£39,463,171	£38,419,342
25%	60%	£34,741,749	£36,504,561	£35,199,775	£34,741,749	£36,504,561	£35,199,775
30%	60%	£31,418,982	£33,545,950	£31,973,384	£31,418,982	£33,545,950	£31,973,384
35%	60%	£28,096,214	£30,587,340	£28,743,018	£28,096,214	£30,587,340	£28,743,018
40%	60%	£24,773,447	£27,628,730	£25,512,651	£24,773,447	£27,628,730	£25,512,651
50%	60%	£18,127,912	£21,699,058	£19,051,917	£18,127,912	£21,699,058	£19,051,917

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5	CIL Zone	1
	Value Area	Med
No Units		180
Site Area		1.51 Ha
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£36,988,426	£36,988,426	£36,988,426	£36,988,426	£36,988,426	£36,988,426
0%	70%	£30,924,283	£31,786,386	£31,167,563	£30,924,283	£31,786,386	£31,167,563
15%	70%	£28,407,212	£29,700,366	£28,772,131	£28,407,212	£29,700,366	£28,772,131
20%	70%	£26,890,141	£27,614,347	£26,376,700	£25,890,141	£27,614,347	£26,376,700
25%	70%	£23,373,069	£25,528,326	£23,981,268	£23,373,069	£25,528,326	£23,981,268
30%	70%	£20,855,998	£23,442,307	£21,585,838	£20,855,998	£23,442,307	£21,585,838
35%	70%	£18,332,709	£21,356,286	£19,190,406	£18,332,709	£21,356,286	£19,190,406
40%	70%	£15,797,991	£19,270,267	£16,787,025	£15,797,991	£19,270,267	£16,787,025
45%	70%	£13,263,272	£17,184,247	£14,375,936	£13,263,272	£17,184,247	£14,375,936
50%	70%	£10,728,554	£15,098,227	£11,964,847	£10,728,554	£15,098,227	£11,964,847
100%	70%	£15,100,923	£6,049,943	£12,546,796	£15,100,923	£6,049,943	£12,546,796
10%	80%	£30,795,397	£31,760,657	£31,073,431	£30,795,397	£31,760,657	£31,073,431
15%	80%	£28,213,882	£29,691,772	£28,630,933	£28,213,882	£29,691,772	£28,630,933
20%	80%	£25,632,367	£27,602,888	£26,188,436	£25,632,367	£27,602,888	£26,188,436
25%	80%	£23,050,852	£25,514,004	£23,745,938	£23,050,852	£25,514,004	£23,745,938
30%	80%	£20,469,338	£23,425,119	£21,303,440	£20,469,338	£23,425,119	£21,303,440
35%	80%	£17,874,228	£21,336,235	£18,960,943	£17,874,228	£21,336,235	£18,960,943
40%	80%	£15,274,012	£19,247,350	£16,404,337	£15,274,012	£19,247,350	£16,404,337
45%	80%	£12,673,796	£17,158,466	£13,945,412	£12,673,796	£17,158,466	£13,945,412
50%	80%	£10,073,580	£15,069,581	£11,486,487	£10,073,580	£15,069,581	£11,486,487
10%	60%	£31,053,170	£31,792,116	£31,261,695	£31,053,170	£31,792,116	£31,261,695
15%	60%	£28,600,541	£29,708,960	£28,913,331	£28,600,541	£29,708,960	£28,913,331
20%	60%	£26,147,914	£27,625,805	£26,584,965	£26,147,914	£27,625,805	£26,584,965
25%	60%	£23,695,286	£25,542,649	£24,216,600	£23,695,286	£25,542,649	£24,216,600
30%	60%	£21,242,658	£23,459,494	£21,868,234	£21,242,658	£23,459,494	£21,868,234
35%	60%	£18,790,030	£21,376,339	£19,519,870	£18,790,030	£21,376,339	£19,519,870
40%	60%	£16,321,969	£19,293,183	£17,169,713	£16,321,969	£19,293,183	£17,169,713
45%	60%	£13,852,748	£17,210,028	£14,806,461	£13,852,748	£17,210,028	£14,806,461
50%	60%	£11,383,526	£15,126,872	£12,443,207	£11,383,526	£15,126,872	£12,443,207

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£88,713,309	£88,713,309	£88,713,309	£88,713,309	£88,713,309	£88,713,309
10%	70%	£93,747,451	£92,885,349	£93,504,171	£93,747,451	£92,885,349	£93,504,171
15%	70%	£96,264,522	£94,971,368	£95,899,603	£96,264,522	£94,971,368	£95,899,603
20%	70%	£98,781,694	£97,057,387	£98,295,034	£98,781,694	£97,057,387	£98,295,034
25%	70%	£101,298,665	£99,143,406	£100,690,466	£101,298,665	£99,143,406	£100,690,466
30%	70%	£103,815,736	£101,229,427	£103,085,897	£103,815,736	£101,229,427	£103,085,897
35%	70%	£106,332,807	£103,315,448	£105,481,329	£106,332,807	£103,315,448	£105,481,329
40%	70%	£108,849,878	£105,401,467	£107,874,709	£108,849,878	£105,401,467	£107,874,709
45%	70%	£111,366,949	£107,487,487	£110,266,789	£111,366,949	£107,487,487	£110,266,789
50%	70%	£113,884,020	£109,573,507	£112,706,587	£113,884,020	£109,573,507	£112,706,587
100%	70%	£139,772,657	£130,721,677	£137,216,530	£139,772,657	£130,721,677	£137,216,530
10%	80%	£93,876,338	£92,891,077	£93,598,304	£93,876,338	£92,891,077	£93,598,304
15%	80%	£96,457,852	£94,979,962	£96,040,802	£96,457,852	£94,979,962	£96,040,802
20%	80%	£99,039,367	£97,068,846	£98,483,299	£99,039,367	£97,068,846	£98,483,299
25%	80%	£101,621,722	£99,158,730	£101,046,722	£101,621,722	£99,158,730	£101,046,722
30%	80%	£104,206,077	£101,248,614	£103,631,614	£104,206,077	£101,248,614	£103,631,614
35%	80%	£106,790,432	£103,336,506	£106,226,506	£106,790,432	£103,336,506	£106,226,506
40%	80%	£109,374,787	£105,424,398	£108,711,398	£109,374,787	£105,424,398	£108,711,398
45%	80%	£111,959,142	£107,512,290	£111,197,838	£111,959,142	£107,512,290	£111,197,838
50%	80%	£114,543,497	£109,600,182	£114,185,247	£114,543,497	£109,600,182	£114,185,247
10%	60%	£93,618,565	£92,879,619	£93,410,039	£93,618,565	£92,879,619	£93,410,039
15%	60%	£96,203,193	£94,992,774	£95,758,404	£96,203,193	£94,992,774	£95,758,404
20%	60%	£98,787,821	£97,105,929	£98,109,789	£98,787,821	£97,105,929	£98,109,789
25%	60%	£101,372,449	£99,219,084	£100,455,134	£101,372,449	£99,219,084	£100,455,134
30%	60%	£103,957,077	£101,332,239	£102,568,289	£103,957,077	£101,332,239	£102,568,289
35%	60%	£106,541,705	£103,445,394	£105,181,444	£106,541,705	£103,445,394	£105,181,444
40%	60%	£109,126,333	£105,558,549	£107,794,599	£109,126,333	£105,558,549	£107,794,599
45%	60%	£111,710,961	£107,671,704	£110,407,754	£111,710,961	£107,671,704	£110,407,754
50%	60%	£114,295,589	£109,784,859	£113,022,909	£114,295,589	£109,784,859	£113,022,909

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£61,058,621	£61,058,621	£61,058,621	£61,058,621	£61,058,621	£61,058,621
10%	70%	£66,092,764	£65,230,661	£65,849,484	£66,092,764	£65,230,661	£65,849,484
15%	70%	£69,099,835	£67,316,681	£68,248,916	£69,099,835	£67,316,681	£68,248,916
20%	70%	£72,106,906	£69,402,702	£70,640,347	£72,106,906	£69,402,702	£70,640,347
25%	70%	£75,113,977	£71,488,723	£73,035,779	£75,113,977	£71,488,723	£73,035,779
30%	70%	£78,121,048	£73,574,744	£75,431,209	£78,121,048	£73,574,744	£75,431,209
35%	70%	£81,128,119	£75,660,765	£77,826,641	£81,128,119	£75,660,765	£77,826,641
40%	70%	£84,135,190	£77,746,786	£80,222,072	£84,135,190	£77,746,786	£80,222,072
45%	70%	£87,142,261	£79,832,807	£82,617,504	£87,142,261	£79,832,807	£82,617,504
50%	70%	£90,149,332	£81,918,828	£85,012,935	£90,149,332	£81,918,828	£85,012,935
100%	70%	£112,117,970	£103,066,990	£109,563,843	£112,117,970	£103,066,990	£109,563,843
10%	80%	£66,221,650	£65,236,390	£65,943,616	£66,221,650	£65,236,390	£65,943,616
15%	80%	£68,803,165	£67,325,275	£68,388,114	£68,803,165	£67,325,275	£68,388,114
20%	80%	£71,384,680	£69,414,159	£70,829,611	£71,384,680	£69,414,159	£70,829,611
25%	80%	£73,966,195	£71,503,049	£73,244,549	£73,966,195	£71,503,049	£73,244,549
30%	80%	£76,547,710	£73,591,939	£75,659,487	£76,547,710	£73,591,939	£75,659,487
35%	80%	£79,129,225	£75,680,829	£78,074,425	£79,129,225	£75,680,829	£78,074,425
40%	80%	£81,710,740	£77,769,719	£80,489,363	£81,710,740	£77,769,719	£80,489,363
45%	80%	£84,292,255	£79,858,609	£82,904,301	£84,292,255	£79,858,609	£82,904,301
50%	80%	£86,873,770	£81,947,499	£85,319,239	£86,873,770	£81,947,499	£85,319,239
10%	60%	£65,983,877	£65,224,931	£65,963,877	£65,983,877	£65,224,931	£65,963,877
15%	60%	£68,565,392	£67,313,811	£67,808,811	£68,565,392	£67,313,811	£67,808,811
20%	60%	£71,146,907	£69,402,691	£70,213,750	£71,146,907	£69,402,691	£70,213,750
25%	60%	£73,728,422	£71,491,571	£72,628,689	£73,728,422	£71,491,571	£72,628,689
30%	60%	£76,309,937	£73,580,451	£75,043,627	£76,309,937	£73,580,451	£75,043,627
35%	60%	£78,891,452	£75,669,331	£77,458,565	£78,891,452	£75,669,331	£77,458,565
40%	60%	£81,472,967	£77,758,211	£79,873,503	£81,472,967	£77,758,211	£79,873,503
45%	60%	£84,054,482	£79,847,091	£82,288,441	£84,054,482	£79,847,091	£82,288,441
50%	60%	£86,635,997	£81,935,971	£84,703,379	£86,635,997	£81,935,971	£84,703,379

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,399,494	£8,399,494	£8,399,494	£8,399,494	£8,399,494	£8,399,494
10%	70%	£13,433,636	£12,571,534	£13,190,357	£13,433,636	£12,571,534	£13,190,357
15%	70%	£15,947,778	£14,659,576	£14,595,788	£15,947,778	£14,659,576	£14,595,788
20%	70%	£18,461,920	£16,747,617	£17,081,219	£18,461,920	£16,747,617	£17,081,219
25%	70%	£20,976,062	£18,835,659	£19,565,650	£20,976,062	£18,835,659	£19,565,650
30%	70%	£23,490,204	£20,923,701	£22,050,081	£23,490,204	£20,923,701	£22,050,081
35%	70%	£26,004,346	£23,011,743	£24,534,512	£26,004,346	£23,011,743	£24,534,512
40%	70%	£28,518,488	£25,100,785	£27,018,943			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,403,572	£20,403,572	£20,403,572	£20,403,572	£20,403,572	£20,403,572
10%	70%	£15,369,430	£16,231,532	£15,812,709	£15,369,430	£16,231,532	£15,812,709
15%	70%	£12,852,358	£14,145,513	£13,217,278	£12,852,358	£14,145,513	£13,217,278
20%	70%	£10,335,287	£12,059,493	£10,821,847	£10,335,287	£12,059,493	£10,821,847
25%	70%	£7,818,216	£9,973,473	£8,426,415	£7,818,216	£9,973,473	£8,426,415
30%	70%	£5,301,145	£7,887,453	£6,030,984	£5,301,145	£7,887,453	£6,030,984
35%	70%	£2,777,855	£5,801,433	£3,636,552	£2,777,855	£5,801,433	£3,636,552
40%	70%	£243,137	£3,715,413	£1,232,172	£243,137	£3,715,413	£1,232,172
45%	70%	£-2,291,582	£1,629,394	£-1,178,918	£-2,291,582	£1,629,394	£-1,178,918
50%	70%	£-4,826,300	£-456,627	£-3,590,006	£-4,826,300	£-456,627	£-3,590,006
100%	70%	£-30,655,776	£-21,604,736	£-28,101,649	£-30,655,776	£-21,604,736	£-28,101,649
10%	80%	£15,240,543	£16,225,803	£15,518,577	£15,240,543	£16,225,803	£15,518,577
15%	80%	£12,659,029	£14,138,919	£13,076,079	£12,659,029	£14,138,919	£13,076,079
20%	80%	£10,077,513	£12,048,034	£10,633,582	£10,077,513	£12,048,034	£10,633,582
40%	80%	£-280,841	£3,692,497	£849,483	£-280,841	£3,692,497	£849,483
45%	80%	£-2,881,058	£1,603,612	£-1,609,442	£-2,881,058	£1,603,612	£-1,609,442
50%	80%	£-5,481,274	£-485,272	£-4,068,367	£-5,481,274	£-485,272	£-4,068,367
10%	60%	£19,498,216	£16,237,262	£15,706,842	£19,498,216	£16,237,262	£15,706,842
15%	60%	£13,045,888	£14,151,107	£13,258,477	£13,045,888	£14,151,107	£13,258,477
20%	60%	£10,593,061	£12,070,951	£11,010,111	£10,593,061	£12,070,951	£11,010,111
25%	60%	£8,140,433	£9,987,796	£8,661,747	£8,140,433	£9,987,796	£8,661,747
30%	60%	£5,687,805	£7,904,641	£6,313,381	£5,687,805	£7,904,641	£6,313,381
35%	60%	£3,235,177	£5,821,485	£3,965,016	£3,235,177	£5,821,485	£3,965,016
40%	60%	£767,116	£3,735,330	£1,514,859	£767,116	£3,735,330	£1,514,859
50%	60%	£-4,171,327	£-427,981	£-3,111,646	£-4,171,327	£-427,981	£-3,111,646

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,009,426	£27,009,426	£27,009,426	£27,009,426	£27,009,426	£27,009,426
10%	70%	£21,975,283	£22,837,386	£22,218,563	£21,975,283	£22,837,386	£22,218,563
15%	70%	£18,458,212	£20,751,366	£19,825,131	£18,458,212	£20,751,366	£19,825,131
20%	70%	£16,941,141	£18,865,347	£17,427,700	£16,941,141	£18,865,347	£17,427,700
25%	70%	£14,424,070	£16,579,327	£15,032,269	£14,424,070	£16,579,327	£15,032,269
30%	70%	£11,906,998	£14,493,307	£12,636,838	£11,906,998	£14,493,307	£12,636,838
35%	70%	£9,389,709	£12,407,287	£10,241,406	£9,389,709	£12,407,287	£10,241,406
40%	70%	£6,848,981	£10,321,267	£7,848,981	£6,848,981	£10,321,267	£7,848,981
45%	70%	£4,314,272	£8,235,248	£5,426,936	£4,314,272	£8,235,248	£5,426,936
50%	70%	£1,779,554	£6,149,227	£3,015,847	£1,779,554	£6,149,227	£3,015,847
100%	70%	£-24,049,922	£-14,998,943	£-21,495,795	£-24,049,922	£-14,998,943	£-21,495,795
10%	80%	£21,846,397	£22,831,657	£22,124,431	£21,846,397	£22,831,657	£22,124,431
15%	80%	£19,264,882	£20,743,773	£19,681,333	£19,264,882	£20,743,773	£19,681,333
20%	80%	£16,683,367	£18,653,898	£17,238,436	£16,683,367	£18,653,898	£17,238,436
40%	80%	£6,325,012	£10,298,351	£7,455,337	£6,325,012	£10,298,351	£7,455,337
45%	80%	£3,724,796	£8,209,466	£4,996,412	£3,724,796	£8,209,466	£4,996,412
50%	80%	£1,124,580	£6,120,582	£2,537,487	£1,124,580	£6,120,582	£2,537,487
10%	60%	£22,104,170	£22,843,116	£22,312,695	£22,104,170	£22,843,116	£22,312,695
15%	60%	£19,651,542	£20,759,980	£19,864,331	£19,651,542	£20,759,980	£19,864,331
20%	60%	£17,198,915	£18,676,805	£17,198,915	£17,198,915	£18,676,805	£17,198,915
25%	60%	£14,746,287	£16,593,649	£15,267,600	£14,746,287	£16,593,649	£15,267,600
30%	60%	£12,293,659	£14,510,495	£12,819,235	£12,293,659	£14,510,495	£12,819,235
35%	60%	£9,841,030	£12,427,339	£10,570,870	£9,841,030	£12,427,339	£10,570,870
40%	60%	£7,372,969	£10,344,184	£8,220,713	£7,372,969	£10,344,184	£8,220,713
50%	60%	£2,434,527	£8,177,873	£3,494,207	£2,434,527	£8,177,873	£3,494,207

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£29,925,357	£29,925,357	£29,925,357	£29,925,357	£29,925,357	£29,925,357
10%	70%	£24,891,214	£25,753,317	£25,134,494	£24,891,214	£25,753,317	£25,134,494
15%	70%	£22,374,143	£23,667,297	£22,739,062	£22,374,143	£23,667,297	£22,739,062
20%	70%	£19,857,071	£21,581,278	£20,943,631	£19,857,071	£21,581,278	£20,943,631
25%	70%	£17,340,000	£19,495,257	£17,948,199	£17,340,000	£19,495,257	£17,948,199
30%	70%	£14,822,929	£17,409,238	£15,552,768	£14,822,929	£17,409,238	£15,552,768
35%	70%	£12,299,640	£15,323,217	£13,157,337	£12,299,640	£15,323,217	£13,157,337
40%	70%	£9,764,922	£13,237,198	£10,753,956	£9,764,922	£13,237,198	£10,753,956
45%	70%	£7,230,202	£11,151,178	£8,342,867	£7,230,202	£11,151,178	£8,342,867
50%	70%	£4,695,484	£9,065,158	£5,931,778	£4,695,484	£9,065,158	£5,931,778
100%	70%	£-21,133,092	£-12,083,012	£-18,579,865	£-21,133,092	£-12,083,012	£-18,579,865
10%	80%	£24,762,328	£25,747,588	£25,040,362	£24,762,328	£25,747,588	£25,040,362
15%	80%	£22,180,813	£23,658,703	£22,597,864	£22,180,813	£23,658,703	£22,597,864
20%	80%	£19,599,298	£21,569,819	£20,165,367	£19,599,298	£21,569,819	£20,165,367
40%	80%	£5,240,943	£13,214,281	£10,371,268	£5,240,943	£13,214,281	£10,371,268
45%	80%	£6,640,727	£11,125,397	£7,912,343	£6,640,727	£11,125,397	£7,912,343
50%	80%	£4,040,511	£9,036,512	£5,453,418	£4,040,511	£9,036,512	£5,453,418
10%	60%	£25,020,100	£25,759,046	£25,228,626	£25,020,100	£25,759,046	£25,228,626
15%	60%	£22,567,472	£23,675,891	£22,880,261	£22,567,472	£23,675,891	£22,880,261
20%	60%	£20,014,845	£21,582,735	£20,531,896	£20,014,845	£21,582,735	£20,531,896
25%	60%	£17,662,217	£19,509,580	£18,183,531	£17,662,217	£19,509,580	£18,183,531
30%	60%	£15,209,589	£17,426,425	£15,835,165	£15,209,589	£17,426,425	£15,835,165
35%	60%	£12,756,961	£15,343,270	£13,486,801	£12,756,961	£15,343,270	£13,486,801
40%	60%	£10,288,900	£13,260,114	£11,136,644	£10,288,900	£13,260,114	£11,136,644
50%	60%	£5,350,457	£9,093,803	£6,410,138	£5,350,457	£9,093,803	£6,410,138

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,986,680	£19,986,680	£19,986,680	£19,986,680	£19,986,680	£19,986,680
10%	70%	£14,952,537	£15,814,640	£15,195,817	£14,952,537	£15,814,640	£15,195,817
15%	70%	£12,435,466	£13,728,620	£12,800,385	£12,435,466	£13,728,620	£12,800,385
20%	70%	£9,918,394	£11,642,601	£10,404,954	£9,918,394	£11,642,601	£10,404,954
25%	70%	£7,401,323	£9,556,580	£8,009,522	£7,401,323	£9,556,580	£8,009,522
30%	70%	£4,884,252	£7,470,561	£5,614,091	£4,884,252	£7,470,561	£5,614,091
35%	70%	£2,360,963	£5,384,540	£3,218,660	£2,360,963	£5,384,540	£3,218,660
40%	70%	£-173,755	£3,298,521	£815,279	£-173,755	£3,298,521	£815,279
45%	70%	£-2,708,475	£1,212,501	£-1,595,810	£-2,708,475	£1,212,501	£-1,595,810
50%	70%	£-5,243,193	£-873,519	£-4,006,899	£-5,243,193	£-873,519	£-4,006,899
100%	70%	£-31,072,669	£-22,021,689	£-28,518,542	£-31,072,669	£-22,021,689	£-28,518,542
10%	80%	£14,823,651	£15,808,911	£15,101,685	£14,823,651	£15,808,911	£15,101,685
15%	80%	£12,242,136	£13,720,026	£12,659,187	£12,242,136	£13,720,026	£12,659,187
20%	80%	£9,660,621	£11,631,142	£10,216,690	£9,660,621	£11,631,142	£10,216,690
40%	80%	£-897,734	£3,275,604	£432,591	£-897,734	£3,275,604	£432,591
45%	80%	£-3,297,950	£1,186,720	£-2,026,334	£-3,297,950	£1,186,720	£-2,026,334
50%	80%	£-5,888,166	£-902,165	£-4,485,259	£-5,888,166	£-902,165	£-4,485,259
10%	60%	£16,081,423	£15,820,369	£15,289,949	£16,081,423	£15,820,369	£15,289,949
15%	60%	£12,628,795	£13,737,214	£12,941,584	£12,628,795	£13,737,214	£12,941,584
20%	60%	£10,176,188	£11,654,058	£10,593,219	£10,176,188	£11,654,058	£10,593,219
25%	60%	£7,723,540	£9,570,903	£8,244,854	£7,723,540	£9,570,903	£8,244,854
30%	60%	£5,270,912	£7,487,748	£5,896,488	£5,270,912	£7,487,748	£5,896,488
35%	60%	£2,818,284	£5,404,593	£3,548,124	£2,818,284	£5,404,593	£3,548,124
40%	60%	£350,223	£3,321,437	£1,197,967	£350,223	£3,321,437	£1,197,967
50%	60%	£-4,588,220	£-844,874	£-3,528,539	£-4,588,220	£-844,874	£-3,528,539

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£32,888,006	£32,888,006	£32,888,006	£32,888,006	£32,888,006	£32,888,006
10%	70%	£27,853,863	£28,715,966	£28,097,143	£27,853,863	£28,715,966	£28,097,143
15%	70%	£25,336,792	£26,629,946	£25,701,711	£25,336,792	£26,629,946	£25,701,711
20%	70%	£22,819,721	£24,543,927	£23,306,280	£22,819,721	£24,543,927	£23,306,280
25%	70%	£20,302,649	£22,457,906	£20,910,848	£20,302,649	£22,457,906	£20,910,848
30%	70%	£17,785,578	£20,371,887	£18,515,418	£17,785,578	£20,371,887	£18,515,418
35%	70%	£15,268,507	£18,285,866	£16,119,986	£15,268,507	£18,285,866	£16,119,986
40%	70%	£12,751,436	£16,199,847	£13,716,605	£12,751,436	£16,199,847	£13,716,605
45%	70%	£10,192,852	£14,113,827	£11,305,516	£10,192,852	£14,113,827	£11,305,516
50%	70%	£7,658,134	£12,027,807	£8,894,427	£7,658,134	£12,027,807	£8,894,427
100%	70%	£-18,171,342	£-9,120,363	£-15,617,216	£-18,171,342	£-9,120,363	£-15,617,216
10%	80%	£27,724,977	£28,710,237	£28,003,011	£27,724,977	£28,710,237	£28,003,011
15%	80%	£25,143,462	£26,621,352	£25,500,513	£25,143,462	£26,621,352	£25,500,513
20%	80%	£22,561,947	£24,532,468	£23,118,016	£22,561,947	£24,532,468	£23,118,016
40%	80%	£12,203,592	£16,176,300	£13,333,917	£12,203,592	£16,176,300	£13,333,917
45%	80%	£9,603,376	£14,088,046	£10,874,992	£9,603,376	£14,088,046	£10,874,992
50%	80%	£7,003,160	£11,999,162	£8,416,067	£7,003,160	£11,999,162	£8,416,067
10%	60%	£27,982,750	£28,721,696	£28,191,275	£27,982,750	£28,721,696	£28,191,275
15%	60%	£25,330,122	£26,638,540	£25,842,911	£25,330,122	£26,638,540	£25,842,911
20%	60%	£23,077,494	£24,555,385	£23,494,545	£23,077,494	£24,555,385	£23,494,545
25%	60%	£20,624,866	£22,472,229	£21,146,180	£20,624,866	£22,472,229	£21,146,180
30%	60%	£18,172,238	£20,389,075	£18,797,814	£18,172,238	£20,389,075	£18,797,814
35%	60%	£15,719,610	£18,305,919	£16,449,450	£15,719,610	£18,305,919	£16,449,450
40%	60%	£13,251,549	£16,222,763	£14,099,293	£13,251,549	£16,222,763	£14,099,293
50%	60%	£8,913,106	£12,098,452	£9,372,767	£8,913,106	£12,098,452	£9,372,767

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,775,449	£33,775,449	£33,775,449	£33,775,449	£33,775,449	£33,775,449
10%	70%	£28,741,306	£29,603,409	£28,884,586	£28,741,306	£29,603,409	£28,884,586
15%	70%	£26,224,235	£27,517,389	£26,589,154	£26,224,235	£27,517,389	£26,589,154
20%	70%	£23,707,164	£25,431,370	£24,193,723	£23,707,164	£25,431,370	£24,193,723
25%	70%	£21,190,092	£23,345,349	£21,798,291	£21,190,092	£23,345,349	£21,798,291
30%	70%	£18,673,021	£21,259,330	£19,402,861	£18,673,021	£21,259,330	£19,402,861
35%	70%	£16,149,732	£19,173,309	£17,007,429	£16,149,732	£19,173,309	£17,007,429
40%	70%	£13,615,014	£17,087,289	£14,604,048	£13,615,014	£17,087,289	£14,604,048
45%	70%	£11,080,295	£15,001,270	£12,192,959	£11,080,295	£15,001,270	£12,192,959
50%	70%	£8,545,577	£12,915,250	£9,781,870	£8,545,577	£12,915,250	£9,781,870
100%	70%	£-17,283,900	£-8,232,920	£-14,729,773	£-17,283,900	£-8,232,920	£-14,729,773
10%	80%	£28,612,420	£29,597,680	£28,890,454	£28,612,420	£29,597,680	£28,890,454
15%	80%	£26,030,905	£27,508,795	£26,447,956	£26,030,905	£27,508,795	£26,447,956
20%	80%	£23,449,390	£25,419,911	£24,025,459	£23,449,390	£25,419,911	£24,025,459
40%	80%	£13,091,035	£17,064,373	£14,221,360	£13,091,035	£17,064,373	£14,221,360
45%	80%	£10,490,819	£14,975,489	£11,762,435	£10,490,819	£14,975,489	£11,762,435
50%	80%	£7,890,603	£12,886,604	£9,303,510	£7,890,603	£12,886,604	£9,303,510
10%	60%	£28,870,193	£29,609,139	£29,078,718	£28,870,193	£29,609,139	£29,078,718
15%	60%	£26,417,564	£27,525,983	£26,730,354	£26,417,564	£27,525,983	£26,730,354
20%	60%	£23,964,937	£25,442,838	£24,381,986	£23,964,937	£25,442,838	£24,381,986
25%	60%	£21,512,309	£23,359,672	£22,033,623	£21,512,309	£23,359,672	£22,033,623
30%	60%	£19,059,681	£21,276,518	£19,685,257	£19,059,681	£21,276,518	£19,685,257
35%	60%	£16,607,053	£19,193,362	£17,336,893	£16,607,053	£19,193,362	£17,336,893
40%	60%	£14,138,992	£17,110,206	£14,986,736	£14,138,992	£17,110,206	£14,986,736
50%	60%	£9,200,549	£12,943,895	£10,280,230	£9,200,549	£12,943,895	£10,280,230

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

No Units	180
Site Area	1.51 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,321,962	£18,321,962	£18,321,962	£18,321,962	£18,321,962	£18,321,962
10%	70%	£14,919,200	£15,847,342	£15,218,398	£14,919,200	£15,847,342	£15,218,398
15%	70%	£13,217,819	£14,610,033	£13,666,616	£13,217,819	£14,610,033	£13,666,616
20%	70%	£11,516,438	£13,372,722	£12,114,835	£11,516,438	£13,372,722	£12,114,835
25%	70%	£9,815,057	£12,135,413	£10,563,053	£9,815,057	£12,135,413	£10,563,053
30%	70%	£8,113,676	£10,898,103	£9,011,271	£8,113,676	£10,898,103	£9,011,271
35%	70%	£6,412,295	£9,662,793	£7,459,489	£6,412,295	£9,662,793	£7,459,489
40%	70%	£4,710,914	£8,427,484	£5,907,706	£4,710,914	£8,427,484	£5,907,706
45%	70%	£3,009,533	£7,182,174	£4,355,923	£3,009,533	£7,182,174	£4,355,923
50%	70%	£1,308,152	£5,936,864	£2,804,140	£1,308,152	£5,936,864	£2,804,140
100%	70%	£-16,223,798	£-6,636,293	£-13,133,145	£-16,223,798	£-6,636,293	£-13,133,145
10%	80%	£14,799,706	£15,860,441	£15,141,648	£14,799,706	£15,860,441	£15,141,648
15%	80%	£13,038,579	£14,629,680	£13,551,491	£13,038,579	£14,629,680	£13,551,491
20%	80%	£11,277,451	£13,398,919	£11,277,451	£11,277,451	£13,398,919	£11,277,451
25%	80%	£9,516,323	£12,168,158	£10,371,175	£9,516,323	£12,168,158	£10,371,175
30%	80%	£7,755,195	£10,937,397	£8,781,018	£7,755,195	£10,937,397	£8,781,018
35%	80%	£5,994,067	£9,706,636	£7,190,861	£5,994,067	£9,706,636	£7,190,861
40%	80%	£4,232,939	£8,475,875	£5,585,153	£4,232,939	£8,475,875	£5,585,153
45%	80%	£2,471,811	£7,245,115	£3,979,901	£2,471,811	£7,245,115	£3,979,901
50%	80%	£732,982	£6,014,354	£2,374,649	£732,982	£6,014,354	£2,374,649
10%	60%	£15,038,694	£15,834,245	£15,295,149	£15,038,694	£15,834,245	£15,295,149
15%	60%	£13,397,059	£14,590,386	£13,781,743	£13,397,059	£14,590,386	£13,781,743
20%	60%	£11,756,425	£13,346,526	£11,756,425	£11,756,425	£13,346,526	£11,756,425
25%	60%	£10,115,791	£12,102,667	£10,754,930	£10,115,791	£12,102,667	£10,754,930
30%	60%	£8,475,157	£10,858,808	£9,241,524	£8,475,157	£10,858,808	£9,241,524
35%	60%	£6,826,173	£9,614,950	£7,728,117	£6,826,173	£9,614,950	£7,728,117
40%	60%	£5,177,189	£8,371,091	£6,209,202	£5,177,189	£8,371,091	£6,209,202
45%	60%	£3,528,205	£7,127,231	£4,679,957	£3,528,205	£7,127,231	£4,679,957
50%	60%	£1,879,221	£5,883,372	£3,150,711	£1,879,221	£5,883,372	£3,150,711

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772	£-106,349,772
10%	70%	£-109,752,534	£-108,824,302	£-109,453,336	£-109,752,534	£-108,824,302	£-109,453,336
15%	70%	£-111,453,915	£-110,981,701	£-111,005,118	£-111,453,915	£-110,981,701	£-111,005,118
20%	70%	£-113,155,296	£-111,299,012	£-112,558,809	£-113,155,296	£-111,299,012	£-112,558,809
25%	70%	£-114,856,677	£-112,536,321	£-114,108,681	£-114,856,677	£-112,536,321	£-114,108,681
30%	70%	£-116,558,058	£-113,773,631	£-115,660,463	£-116,558,058	£-113,773,631	£-115,660,463
35%	70%	£-118,259,439	£-115,010,941	£-117,212,245	£-118,259,439	£-115,010,941	£-117,212,245
40%	70%	£-119,960,820	£-116,248,251	£-118,767,027	£-119,960,820	£-116,248,251	£-118,767,027
45%	70%	£-121,662,201	£-117,485,561	£-120,321,809	£-121,662,201	£-117,485,561	£-120,321,809
50%	70%	£-123,363,582	£-118,722,871	£-121,876,591	£-123,363,582	£-118,722,871	£-121,876,591
100%	70%	£-140,895,532	£-131,308,027	£-137,804,879	£-140,895,532	£-131,308,027	£-137,804,879
10%	80%	£-109,872,028	£-108,811,293	£-109,530,087	£-109,872,028	£-108,811,293	£-109,530,087
15%	80%	£-111,633,156	£-110,042,055	£-111,120,244	£-111,633,156	£-110,042,055	£-111,120,244
20%	80%	£-113,394,283	£-111,272,816	£-112,710,402	£-113,394,283	£-111,272,816	£-112,710,402
25%	80%	£-115,155,410	£-112,505,577	£-114,298,560	£-115,155,410	£-112,505,577	£-114,298,560
30%	80%	£-116,916,537	£-113,738,338	£-115,886,718	£-116,916,537	£-113,738,338	£-115,886,718
35%	80%	£-118,677,664	£-114,971,099	£-117,474,876	£-118,677,664	£-114,971,099	£-117,474,876
40%	80%	£-120,438,791	£-116,203,860	£-119,063,034	£-120,438,791	£-116,203,860	£-119,063,034
45%	80%	£-122,199,918	£-117,436,621	£-120,651,192	£-122,199,918	£-117,436,621	£-120,651,192
50%	80%	£-123,961,045	£-118,669,382	£-122,239,350	£-123,961,045	£-118,669,382	£-122,239,350

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085	£-78,695,085
10%	70%	£-82,097,847	£-81,169,705	£-81,798,649	£-82,097,847	£-81,169,705	£-81,798,649
15%	70%	£-85,499,609	£-82,407,014	£-83,350,431	£-85,499,609	£-82,407,014	£-83,350,431
20%	70%	£-88,901,371	£-83,644,323	£-84,900,213	£-88,901,371	£-83,644,323	£-84,900,213
25%	70%	£-92,303,133	£-84,881,634	£-86,450,005	£-92,303,133	£-84,881,634	£-86,450,005
30%	70%	£-95,704,895	£-86,118,944	£-88,000,797	£-95,704,895	£-86,118,944	£-88,000,797
35%	70%	£-99,106,657	£-87,356,254	£-89,550,589	£-99,106,657	£-87,356,254	£-89,550,589
40%	70%	£-102,508,419	£-88,593,564	£-91,100,381	£-102,508,419	£-88,593,564	£-91,100,381
45%	70%	£-105,910,181	£-89,830,874	£-92,650,173	£-105,910,181	£-89,830,874	£-92,650,173
50%	70%	£-109,311,943	£-91,068,184	£-94,200,965	£-109,311,943	£-91,068,184	£-94,200,965
100%	70%	£-113,240,845	£-103,653,340	£-110,150,192	£-113,240,845	£-103,653,340	£-110,150,192
10%	80%	£-82,217,341	£-81,156,606	£-81,875,399	£-82,217,341	£-81,156,606	£-81,875,399
15%	80%	£-83,978,468	£-82,387,907	£-83,485,556	£-83,978,468	£-82,387,907	£-83,485,556
20%	80%	£-85,739,595	£-83,619,118	£-85,096,713	£-85,739,595	£-83,619,118	£-85,096,713
25%	80%	£-87,500,722	£-84,850,329	£-86,707,870	£-87,500,722	£-84,850,329	£-86,707,870
30%	80%	£-89,261,849	£-86,081,540	£-88,319,027	£-89,261,849	£-86,081,540	£-88,319,027
35%	80%	£-91,022,976	£-87,312,751	£-89,930,184	£-91,022,976	£-87,312,751	£-89,930,184
40%	80%	£-92,784,103	£-88,543,962	£-91,541,341	£-92,784,103	£-88,543,962	£-91,541,341
45%	80%	£-94,545,230	£-89,775,173	£-93,152,498	£-94,545,230	£-89,775,173	£-93,152,498
50%	80%	£-96,306,357	£-91,006,384	£-94,763,655	£-96,306,357	£-91,006,384	£-94,763,655
100%	80%	£-117,845,561	£-115,056,785	£-116,943,617	£-117,845,561	£-115,056,785	£-116,943,617
20%	60%	£-85,281,622	£-83,670,621	£-84,748,710	£-85,281,622	£-83,670,621	£-84,748,710
25%	60%	£-86,932,749	£-84,901,832	£-86,299,867	£-86,932,749	£-84,901,832	£-86,299,867
30%	60%	£-88,583,876	£-86,133,043	£-87,851,024	£-88,583,876	£-86,133,043	£-87,851,024
35%	60%	£-90,235,003	£-87,364,254	£-89,402,181	£-90,235,003	£-87,364,254	£-89,402,181
40%	60%	£-91,886,130	£-88,595,465	£-90,953,338	£-91,886,130	£-88,595,465	£-90,953,338
45%	60%	£-93,537,257	£-89,826,676	£-92,504,495	£-93,537,257	£-89,826,676	£-92,504,495
50%	60%	£-95,188,384	£-91,057,887	£-94,055,652	£-95,188,384	£-91,057,887	£-94,055,652

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958	£-26,035,958
10%	70%	£-29,438,720	£-28,510,577	£-29,139,521	£-29,438,720	£-28,510,577	£-29,139,521
15%	70%	£-31,140,101	£-29,747,987	£-30,691,933	£-31,140,101	£-29,747,987	£-30,691,933
20%	70%	£-32,841,482	£-30,985,197	£-32,243,085	£-32,841,482	£-30,985,197	£-32,243,085
25%	70%	£-34,542,863	£-32,222,507	£-33,794,667	£-34,542,863	£-32,222,507	£-33,794,667
30%	70%	£-36,244,244	£-33,459,816	£-35,346,649	£-36,244,244	£-33,459,816	£-35,346,649
35%	70%	£-37,945,625	£-34,697,126	£-36,898,431	£-37,945,625	£-34,697,126	£-36,898,431
40%	70%	£-39,647,006	£-35,934,436	£-38,450,213	£-39,647,006	£-35,934,436	£-38,450,213
45%	70%	£-41,348,387	£-37,171,746	£-40,002,005	£-41,348,387	£-37,171,746	£-40,002,005
50%	70%	£-43,049,768	£-38,409,056	£-41,553,797	£-43,049,768	£-38,409,056	£-41,553,797
100%	70%	£-60,581,717	£-50,984,213	£-57,491,064	£-60,581,717	£-50,984,213	£-57,491,064
10%	80%	£-29,558,213	£-29,497,479	£-29,216,272	£-29,558,213	£-29,497,479	£-29,216,272
15%	80%	£-31,319,341	£-29,728,240	£-30,806,429	£-31,319,341	£-29,728,240	£-30,806,429
20%	80%	£-33,080,468	£-30,959,001	£-32,396,587	£-33,080,468	£-30,959,001	£-32,396,587
25%	80%	£-34,841,595	£-32,189,762	£-33,986,745	£-34,841,595	£-32,189,762	£-33,

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,767,109	£2,767,109	£2,767,109	£2,767,109	£2,767,109	£2,767,109
10%	70%	£336,653	£292,489	£336,653	£336,653	£292,489	£336,653
15%	70%	£2,337,034	£294,821	£1,888,237	£2,337,034	£294,821	£1,888,237
20%	70%	£4,038,415	£2,182,131	£3,440,019	£4,038,415	£2,182,131	£3,440,019
25%	70%	£5,739,796	£3,419,441	£4,991,801	£5,739,796	£3,419,441	£4,991,801
30%	70%	£7,441,177	£4,656,750	£6,543,583	£7,441,177	£4,656,750	£6,543,583
35%	70%	£9,153,748	£5,894,060	£8,095,364	£9,153,748	£5,894,060	£8,095,364
40%	70%	£10,874,043	£7,131,370	£9,657,146	£10,874,043	£7,131,370	£9,657,146
45%	70%	£12,594,337	£8,368,680	£11,225,924	£12,594,337	£8,368,680	£11,225,924
50%	70%	£14,314,632	£9,605,990	£12,794,173	£14,314,632	£9,605,990	£12,794,173
100%	70%	£31,778,651	£22,191,147	£28,687,998	£31,778,651	£22,191,147	£28,687,998
10%	80%	£755,147	£305,597	£413,206	£755,147	£305,597	£413,206
15%	80%	£2,516,275	£925,174	£2,003,363	£2,516,275	£925,174	£2,003,363
20%	80%	£4,277,402	£2,155,935	£3,593,521	£4,277,402	£2,155,935	£3,593,521
25%	80%	£6,038,529	£3,403,196	£5,183,679	£6,038,529	£3,403,196	£5,183,679
30%	80%	£7,799,656	£4,650,457	£6,773,837	£7,799,656	£4,650,457	£6,773,837
35%	80%	£9,560,783	£5,897,718	£8,363,995	£9,560,783	£5,897,718	£8,363,995
40%	80%	£11,321,910	£7,144,979	£9,954,153	£11,321,910	£7,144,979	£9,954,153
45%	80%	£13,083,037	£8,392,240	£11,544,311	£13,083,037	£8,392,240	£11,544,311
50%	80%	£14,844,164	£9,639,501	£13,134,469	£14,844,164	£9,639,501	£13,134,469
10%	60%	£516,159	£279,391	£259,705	£516,159	£279,391	£259,705
15%	60%	£2,137,794	£894,468	£1,773,110	£2,137,794	£894,468	£1,773,110
20%	60%	£3,799,429	£2,208,327	£3,286,517	£3,799,429	£2,208,327	£3,286,517
25%	60%	£5,461,064	£3,522,186	£4,799,923	£5,461,064	£3,522,186	£4,799,923
30%	60%	£7,122,699	£4,836,045	£6,313,330	£7,122,699	£4,836,045	£6,313,330
35%	60%	£8,784,334	£6,149,904	£7,826,736	£8,784,334	£6,149,904	£7,826,736
40%	60%	£10,445,969	£7,463,763	£9,340,142	£10,445,969	£7,463,763	£9,340,142
50%	60%	£13,707,392	£9,671,481	£12,404,142	£13,707,392	£9,671,481	£12,404,142

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,372,962	£9,372,962	£9,372,962	£9,372,962	£9,372,962	£9,372,962
10%	70%	£5,970,200	£6,896,342	£6,269,399	£5,970,200	£6,896,342	£6,269,399
15%	70%	£4,268,819	£4,717,617	£4,268,819	£4,268,819	£4,717,617	£4,268,819
20%	70%	£2,567,438	£4,423,723	£3,165,835	£2,567,438	£4,423,723	£3,165,835
25%	70%	£866,057	£3,186,413	£1,614,053	£866,057	£3,186,413	£1,614,053
30%	70%	£935,324	£1,949,104	£62,271	£935,324	£1,949,104	£62,271
35%	70%	£2,547,894	£711,793	£1,489,511	£2,547,894	£711,793	£1,489,511
40%	70%	£4,248,168	£456,516	£3,051,132	£4,248,168	£456,516	£3,051,132
45%	70%	£5,948,442	£1,762,527	£4,620,071	£5,948,442	£1,762,527	£4,620,071
50%	70%	£7,648,716	£3,000,136	£6,188,319	£7,648,716	£3,000,136	£6,188,319
100%	70%	£25,172,798	£15,585,293	£22,082,145	£25,172,798	£15,585,293	£22,082,145
10%	80%	£5,850,705	£6,911,441	£6,192,648	£5,850,705	£6,911,441	£6,192,648
15%	80%	£4,089,579	£4,600,491	£4,089,579	£4,089,579	£4,600,491	£4,089,579
20%	80%	£2,328,451	£4,449,919	£3,012,333	£2,328,451	£4,449,919	£3,012,333
25%	80%	£4,753,981	£473,124	£3,363,847	£4,753,981	£473,124	£3,363,847
30%	80%	£6,535,000	£1,703,885	£4,971,099	£6,535,000	£1,703,885	£4,971,099
35%	80%	£8,316,017	£2,934,646	£6,578,351	£8,316,017	£2,934,646	£6,578,351
40%	80%	£10,097,034	£4,165,407	£8,183,603	£10,097,034	£4,165,407	£8,183,603
45%	80%	£11,878,051	£5,396,168	£9,788,855	£11,878,051	£5,396,168	£9,788,855
50%	80%	£13,659,068	£6,626,929	£11,394,107	£13,659,068	£6,626,929	£11,394,107
10%	60%	£6,089,694	£6,885,245	£6,346,149	£6,089,694	£6,885,245	£6,346,149
15%	60%	£4,489,060	£5,641,386	£4,832,744	£4,489,060	£5,641,386	£4,832,744
20%	60%	£2,896,425	£4,397,526	£3,319,337	£2,896,425	£4,397,526	£3,319,337
25%	60%	£1,164,792	£3,153,667	£1,805,931	£1,164,792	£3,153,667	£1,805,931
30%	60%	£476,843	£1,909,809	£292,524	£476,843	£1,909,809	£292,524
35%	60%	£2,122,826	£695,950	£1,220,883	£2,122,826	£695,950	£1,220,883
40%	60%	£3,782,368	£577,969	£2,739,797	£3,782,368	£577,969	£2,739,797
50%	60%	£7,101,538	£3,065,627	£5,798,288	£7,101,538	£3,065,627	£5,798,288

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,288,893	£12,288,893	£12,288,893	£12,288,893	£12,288,893	£12,288,893
10%	70%	£8,886,131	£9,814,273	£9,185,329	£8,886,131	£9,814,273	£9,185,329
15%	70%	£7,184,750	£8,576,864	£7,633,767	£7,184,750	£8,576,864	£7,633,767
20%	70%	£5,483,369	£7,339,455	£6,081,765	£5,483,369	£7,339,455	£6,081,765
25%	70%	£3,781,988	£6,102,344	£4,529,984	£3,781,988	£6,102,344	£4,529,984
30%	70%	£2,080,607	£4,865,034	£2,978,202	£2,080,607	£4,865,034	£2,978,202
35%	70%	£368,037	£3,627,724	£1,426,420	£368,037	£3,627,724	£1,426,420
40%	70%	£1,352,259	£2,390,414	£1,135,892	£1,352,259	£2,390,414	£1,135,892
45%	70%	£3,072,553	£1,153,104	£1,704,160	£3,072,553	£1,153,104	£1,704,160
50%	70%	£4,792,848	£84,205	£3,272,389	£4,792,848	£84,205	£3,272,389
100%	70%	£22,256,867	£12,669,362	£19,166,214	£22,256,867	£12,669,362	£19,166,214
10%	80%	£8,766,637	£9,827,372	£9,108,579	£8,766,637	£9,827,372	£9,108,579
15%	80%	£7,005,509	£8,596,611	£7,518,421	£7,005,509	£8,596,611	£7,518,421
20%	80%	£5,244,382	£7,365,849	£6,326,263	£5,244,382	£7,365,849	£6,326,263
25%	80%	£1,838,050	£2,442,807	£1,838,050	£1,838,050	£2,442,807	£1,838,050
30%	80%	£3,619,069	£1,212,046	£2,055,168	£3,619,069	£1,212,046	£2,055,168
35%	80%	£5,400,087	£1,818,715	£3,662,421	£5,400,087	£1,818,715	£3,662,421
40%	80%	£9,005,625	£9,801,175	£9,262,080	£9,005,625	£9,801,175	£9,262,080
45%	80%	£7,363,990	£8,597,217	£7,748,674	£7,363,990	£8,597,217	£7,748,674
50%	80%	£5,722,356	£7,393,457	£6,236,268	£5,722,356	£7,393,457	£6,236,268
25%	60%	£4,080,722	£6,069,598	£4,721,861	£4,080,722	£6,069,598	£4,721,861
30%	60%	£2,439,088	£4,825,739	£3,208,455	£2,439,088	£4,825,739	£3,208,455
35%	60%	£793,104	£3,581,881	£1,695,048	£793,104	£3,581,881	£1,695,048
40%	60%	£886,467	£2,338,022	£1,178,133	£886,467	£2,338,022	£1,178,133
50%	60%	£4,185,608	£1,449,697	£2,882,358	£4,185,608	£1,449,697	£2,882,358

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,350,216	£2,350,216	£2,350,216	£2,350,216	£2,350,216	£2,350,216
10%	70%	£1,052,546	£1,244,404	£1,254,348	£1,052,546	£1,244,404	£1,254,348
15%	70%	£2,753,927	£1,361,713	£2,305,130	£2,753,927	£1,361,713	£2,305,130
20%	70%	£4,455,308	£2,599,024	£3,856,912	£4,455,308	£2,599,024	£3,856,912
25%	70%	£6,156,689	£3,836,333	£5,408,693	£6,156,689	£3,836,333	£5,408,693
30%	70%	£7,858,070	£5,073,643	£6,960,475	£7,858,070	£5,073,643	£6,960,475
35%	70%	£9,559,451	£6,310,953	£8,512,257	£9,559,451	£6,310,953	£8,512,257
40%	70%	£11,260,832	£7,548,263	£10,074,039	£11,260,832	£7,548,263	£10,074,039
45%	70%	£13,011,213	£8,785,573	£11,642,817	£13,011,213	£8,785,573	£11,642,817
50%	70%	£14,761,594	£10,022,882	£13,210,595	£14,761,594	£10,022,882	£13,210,595
100%	70%	£32,195,544	£22,608,039	£29,104,891	£32,195,544	£22,608,039	£29,104,891
10%	80%	£1,172,040	£1,111,305	£830,098	£1,172,040	£1,111,305	£830,098
15%	80%	£2,933,168	£1,342,066	£2,420,256	£2,933,168	£1,342,066	£2,420,256
20%	80%	£4,694,295	£2,572,828	£4,010,414	£4,694,295	£2,572,828	£4,010,414
25%	80%	£6,455,422	£3,803,590	£5,241,572	£6,455,422	£3,803,590	£5,241,572
30%	80%	£8,216,549	£5,034,352	£6,472,730	£8,216,549	£5,034,352	£6,472,730
35%	80%	£9,977,676	£6,265,114	£7,703,888	£9,977,676	£6,265,114	£7,703,888
40%	80%	£11,738,803	£7,495,876	£8,935,046	£11,738,803	£7,495,876	£8,935,046
45%	80%	£13,499,930	£8,726,638	£10,166,204	£13,499,930	£8,726,638	£10,166,204
50%	80%	£15,261,057	£9,957,399	£11,397,362	£15,261,057	£9,957,399	£11,397,362
10%	60%	£933,052	£137,502	£676,597	£933,052	£137,502	£676,597
15%	60%	£2,574,687	£1,381,360	£2,190,003	£2,574,687	£1,381,360	£2,190,003
20%	60%	£4,216,321	£2,635,220	£3,703,499	£4,216,321	£2,635,220	£

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£15,251,542	£15,251,542	£15,251,542	£15,251,542	£15,251,542	£15,251,542
10%	70%	£11,848,780	£12,776,922	£12,147,978	£11,848,780	£12,776,922	£12,147,978
15%	70%	£10,147,398	£11,539,613	£10,536,197	£10,147,398	£11,539,613	£10,536,197
20%	70%	£8,446,018	£10,302,302	£9,044,415	£8,446,018	£10,302,302	£9,044,415
25%	70%	£6,744,637	£9,064,993	£7,492,633	£6,744,637	£9,064,993	£7,492,633
30%	70%	£5,043,256	£7,827,683	£5,840,851	£5,043,256	£7,827,683	£5,840,851
35%	70%	£3,330,686	£6,590,373	£4,389,069	£3,330,686	£6,590,373	£4,389,069
40%	70%	£1,610,391	£5,353,064	£2,828,758	£1,610,391	£5,353,064	£2,828,758
45%	70%	£-109,903	£4,115,753	£1,258,509	£-109,903	£4,115,753	£1,258,509
50%	70%	£-1,830,199	£2,878,444	£-309,740	£-1,830,199	£2,878,444	£-309,740
100%	70%	£-19,294,218	£-9,706,713	£-16,203,565	£-19,294,218	£-9,706,713	£-16,203,565
10%	80%	£11,729,286	£12,790,021	£12,071,228	£11,729,286	£12,790,021	£12,071,228
15%	80%	£9,968,159	£11,559,260	£10,481,071	£9,968,159	£11,559,260	£10,481,071
20%	80%	£8,207,031	£10,328,499	£8,890,912	£8,207,031	£10,328,499	£8,890,912
40%	80%	£1,124,599	£5,405,456	£2,514,733	£1,124,599	£5,405,456	£2,514,733
45%	80%	£-656,420	£4,174,695	£907,481	£-656,420	£4,174,695	£907,481
50%	80%	£-2,437,438	£2,943,934	£-699,771	£-2,437,438	£2,943,934	£-699,771
10%	60%	£11,968,274	£12,763,825	£12,224,729	£11,968,274	£12,763,825	£12,224,729
15%	60%	£10,326,640	£11,519,866	£10,771,323	£10,326,640	£11,519,866	£10,771,323
20%	60%	£8,685,005	£10,276,106	£9,197,917	£8,685,005	£10,276,106	£9,197,917
25%	60%	£7,043,371	£9,032,247	£7,684,510	£7,043,371	£9,032,247	£7,684,510
30%	60%	£5,401,737	£7,788,389	£6,171,104	£5,401,737	£7,788,389	£6,171,104
35%	60%	£3,755,753	£6,544,530	£4,657,697	£3,755,753	£6,544,530	£4,657,697
40%	60%	£2,096,182	£5,300,671	£3,138,782	£2,096,182	£5,300,671	£3,138,782
50%	60%	£-1,222,959	£4,056,812	£80,291	£-1,222,959	£4,056,812	£80,291

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£16,138,985	£16,138,985	£16,138,985	£16,138,985	£16,138,985	£16,138,985
10%	70%	£12,736,223	£13,664,365	£13,035,421	£12,736,223	£13,664,365	£13,035,421
15%	70%	£11,034,842	£12,427,056	£11,483,840	£11,034,842	£12,427,056	£11,483,840
20%	70%	£9,333,461	£11,189,745	£9,831,858	£9,333,461	£11,189,745	£9,831,858
25%	70%	£7,632,080	£9,952,436	£8,380,076	£7,632,080	£9,952,436	£8,380,076
30%	70%	£5,930,699	£8,715,126	£6,828,294	£5,930,699	£8,715,126	£6,828,294
35%	70%	£4,218,129	£7,477,816	£5,276,512	£4,218,129	£7,477,816	£5,276,512
40%	70%	£2,497,334	£6,240,507	£3,714,201	£2,497,334	£6,240,507	£3,714,201
45%	70%	£777,539	£5,003,196	£2,145,952	£777,539	£5,003,196	£2,145,952
50%	70%	£-942,756	£3,765,887	£577,703	£-942,756	£3,765,887	£577,703
100%	70%	£-18,406,775	£-8,819,270	£-15,316,122	£-18,406,775	£-8,819,270	£-15,316,122
10%	80%	£12,616,729	£13,677,464	£12,958,671	£12,616,729	£13,677,464	£12,958,671
15%	80%	£10,855,602	£12,446,703	£11,368,514	£10,855,602	£12,446,703	£11,368,514
20%	80%	£9,094,474	£11,215,942	£9,778,355	£9,094,474	£11,215,942	£9,778,355
40%	80%	£2,012,042	£6,292,899	£3,402,176	£2,012,042	£6,292,899	£3,402,176
45%	80%	£231,023	£5,062,138	£1,794,924	£231,023	£5,062,138	£1,794,924
50%	80%	£-1,549,995	£3,831,377	£187,672	£-1,549,995	£3,831,377	£187,672
10%	60%	£12,855,717	£13,651,268	£13,112,172	£12,855,717	£13,651,268	£13,112,172
15%	60%	£11,214,082	£12,407,409	£11,598,766	£11,214,082	£12,407,409	£11,598,766
20%	60%	£9,572,448	£11,163,549	£10,085,360	£9,572,448	£11,163,549	£10,085,360
25%	60%	£7,930,814	£9,919,690	£8,571,953	£7,930,814	£9,919,690	£8,571,953
30%	60%	£6,289,180	£8,675,832	£7,058,547	£6,289,180	£8,675,832	£7,058,547
35%	60%	£4,643,196	£7,431,973	£5,545,140	£4,643,196	£7,431,973	£5,545,140
40%	60%	£2,983,625	£6,188,114	£4,026,225	£2,983,625	£6,188,114	£4,026,225
50%	60%	£-335,516	£4,943,255	£867,734	£-335,516	£4,943,255	£867,734

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£40,816,348	£40,816,348	£40,816,348	£40,816,348	£40,816,348	£40,816,348
10%	70%	£35,297,430	£36,155,461	£35,536,638	£35,297,430	£36,155,461	£35,536,638
15%	70%	£32,537,972	£33,825,018	£32,896,783	£32,537,972	£33,825,018	£32,896,783
20%	70%	£29,778,513	£31,494,575	£30,256,929	£29,778,513	£31,494,575	£30,256,929
25%	70%	£27,019,055	£29,164,132	£27,617,074	£27,019,055	£29,164,132	£27,617,074
30%	70%	£24,259,597	£26,833,689	£24,977,220	£24,259,597	£26,833,689	£24,977,220
35%	70%	£21,500,139	£24,503,246	£22,337,364	£21,500,139	£24,503,246	£22,337,364
40%	70%	£18,740,680	£22,172,803	£19,697,510	£18,740,680	£22,172,803	£19,697,510
45%	70%	£15,974,743	£19,842,360	£17,057,655	£15,974,743	£19,842,360	£17,057,655
50%	70%	£13,194,468	£17,511,917	£14,410,067	£13,194,468	£17,511,917	£14,410,067
100%	70%	£-15,090,234	£-6,082,009	£-12,578,861	£-15,090,234	£-6,082,009	£-12,578,861
0%	80%	£35,170,144	£36,150,750	£35,443,523	£35,170,144	£36,150,750	£35,443,523
15%	80%	£32,347,042	£33,817,952	£32,757,112	£32,347,042	£33,817,952	£32,757,112
20%	80%	£29,523,940	£31,485,153	£30,070,700	£29,523,940	£31,485,153	£30,070,700
25%	80%	£26,700,838	£29,152,354	£27,384,289	£26,700,838	£29,152,354	£27,384,289
30%	80%	£23,877,737	£26,819,556	£24,697,676	£23,877,737	£26,819,556	£24,697,676
35%	80%	£21,054,634	£24,486,757	£22,011,464	£21,054,634	£24,486,757	£22,011,464
40%	80%	£18,231,533	£22,153,958	£19,325,053	£18,231,533	£22,153,958	£19,325,053
45%	80%	£15,392,584	£19,821,160	£16,638,641	£15,392,584	£19,821,160	£16,638,641
50%	80%	£12,547,625	£17,488,361	£13,936,881	£12,547,625	£17,488,361	£13,936,881
10%	60%	£35,424,717	£36,160,173	£35,629,752	£35,424,717	£36,160,173	£35,629,752
15%	60%	£32,728,903	£33,832,084	£33,036,454	£32,728,903	£33,832,084	£33,036,454
20%	60%	£30,033,087	£31,503,996	£30,443,158	£30,033,087	£31,503,996	£30,443,158
25%	60%	£27,337,272	£29,175,909	£27,849,860	£27,337,272	£29,175,909	£27,849,860
30%	60%	£24,641,458	£26,847,821	£25,256,562	£24,641,458	£26,847,821	£25,256,562
35%	60%	£21,945,642	£24,519,734	£22,663,265	£21,945,642	£24,519,734	£22,663,265
40%	60%	£19,249,827	£22,191,646	£20,069,968	£19,249,827	£22,191,646	£20,069,968
45%	60%	£16,554,013	£19,863,559	£17,476,670	£16,554,013	£19,863,559	£17,476,670
50%	60%	£13,841,311	£17,535,471	£14,883,252	£13,841,311	£17,535,471	£14,883,252

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£83,855,387	£83,855,387	£83,855,387	£83,855,387	£83,855,387	£83,855,387
10%	70%	£89,374,304	£88,516,273	£89,135,097	£89,374,304	£88,516,273	£89,135,097
15%	70%	£92,133,763	£90,846,716	£91,774,951	£92,133,763	£90,846,716	£91,774,951
20%	70%	£94,893,221	£93,177,159	£94,414,905	£94,893,221	£93,177,159	£94,414,905
25%	70%	£97,652,679	£95,507,602	£97,054,680	£97,652,679	£95,507,602	£97,054,680
30%	70%	£100,412,138	£97,838,045	£99,694,514	£100,412,138	£97,838,045	£99,694,514
35%	70%	£103,171,596	£100,168,488	£102,334,370	£103,171,596	£100,168,488	£102,334,370
40%	70%	£105,931,054	£102,498,931	£104,974,224	£105,931,054	£102,498,931	£104,974,224
45%	70%	£108,690,512	£104,829,374	£107,614,078	£108,690,512	£104,829,374	£107,614,078
50%	70%	£111,449,970	£107,159,817	£110,253,932	£111,449,970	£107,159,817	£110,253,932
100%	70%	£139,761,968	£130,753,744	£137,250,595	£139,761,968	£130,753,744	£137,250,595
10%	80%	£89,501,590	£88,520,984	£89,228,211	£89,501,590	£88,520,984	£89,228,211
15%	80%	£92,324,693	£90,853,783	£91,014,622	£92,324,693	£90,853,783	£91,014,622
20%	80%	£95,147,794	£93,186,581	£94,601,034	£95,147,794	£93,186,581	£94,601,034
25%	80%	£97,970,895	£95,517,379	£97,005,881	£97,970,895	£95,517,379	£97,005,881
30%	80%	£100,794,996	£97,848,177	£99,599,728	£100,794,996	£97,848,177	£99,599,728
35%	80%	£103,619,097	£100,178,975	£102,193,575	£103,619,097	£100,178,975	£102,193,575
40%	80%	£106,443,198	£102,509,773	£104,788,422	£106,443,198	£102,509,773	£104,788,422
45%	80%	£109,267,299	£104,840,571	£107,383,269	£109,267,299	£104,840,571	£107,383,269
50%	80%	£112,091,400	£107,171,369	£110,000,116	£112,091,400	£107,171,369	£110,000,116
10%	60%	£89,247,017	£88,511,562	£89,041,382	£89,247,017	£88,511,562	£89,041,382
15%	60%	£91,942,832	£90,839,650	£91,635,280	£91,942,832	£90,839,650	£91,635,280
20%	60%	£94,638,647	£93,167,738	£94,226,576	£94,638,647	£93,167,738	£94,226,576
25%	60%	£97,334,462	£95,495,826	£96,821,974	£97,334,462	£95,495,826	£96,821,974
30%	60%	£100,030,276	£97,823,913	£99,415,172	£100,030,276	£97,823,913	£99,415,172
35%	60%	£102,726,092	£100,152,000	£102,008,470	£102,726,092	£100,152,000	£102,008,470
40%	60%	£105,421,907	£102,480,088	£104,601,766	£105,421,907	£102,480,088	£104,601,766
50%	60%	£108,117,722	£104,808,176	£107,203,054	£108,117,722	£104,808,176	£107,203,054

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£56,200,699	£56,200,699	£56,200,699	£56,200,699	£56,200,699	£56,200,699
10%	70%	£61,719,617	£60,861,586	£61,480,409	£61,719,617	£60,861,586	£61,480,409
15%	70%	£64,479,075	£63,192,029	£64,120,264	£64,479,075	£63,192,029	£64,120,264
20%	70%	£67,238,534	£65,522,472	£66,760,119	£67,238,534	£65,522,472	£66,760,119
25%	70%	£69,997,992	£67,852,915	£69,399,973	£69,997,992	£67,852,915	£69,399,973
30%	70%	£72,757,450	£70,183,358	£72,039,827	£72,757,450	£70,183,358	£72,039,827
35%	70%	£75,516,909	£72,513,801	£74,679,683	£75,516,909	£72,513,801	£74,679,683
40%	70%	£78,276,367	£74,844,244	£77,319,537	£78,276,367	£74,844,244	£77,319,537
45%	70%	£81,035,825	£77,174,687	£80,959,392	£81,035,825	£77,174,687	£80,959,392
50%	70%	£83,795,283	£79,505,130	£82,600,980	£83,795,283	£79,505,130	£82,600,980
100%	70%	£112,107,281	£103,099,056	£109,595,908	£112,107,281	£103,099,056	£109,595,908
10%	80%	£61,846,903	£60,866,297	£61,573,524	£61,846,903	£60,866,297	£61,573,524
15%	80%	£64,670,005	£63,199,095	£64,259,935	£64,670,005	£63,199,095	£64,259,935
20%	80%	£67,495,107	£65,531,894	£66,946,347	£67,495,107	£65,531,894	£66,946,347
25%	80%	£70,320,209	£67,864,693	£70,000,194	£70,320,209	£67,864,693	£70,000,194
30%	80%	£73,145,311	£70,197,492	£72,625,039	£73,145,311	£70,197,492	£72,625,039
35%	80%	£75,970,413	£72,530,291	£75,250,884	£75,970,413	£72,530,291	£75,250,884
40%	80%	£78,795,515	£74,863,090	£77,875,729	£78,795,515	£74,863,090	£77,875,729
45%	80%	£81,620,617	£77,195,889	£80,500,574	£81,620,617	£77,195,889	£80,500,574
50%	80%	£84,445,719	£79,528,688	£83,125,419	£84,445,719	£79,528,688	£83,125,419
10%	60%	£64,288,144	£63,184,963	£63,980,593	£64,288,144	£63,184,963	£63,980,593
20%	60%	£66,983,969	£65,515,051	£66,675,989	£66,983,969	£65,515,051	£66,675,989
25%	60%	£69,679,794	£67,845,139	£69,371,834	£69,679,794	£67,845,139	£69,371,834
30%	60%	£72,375,619	£70,175,227	£71,967,679	£72,375,619	£70,175,227	£71,967,679
35%	60%	£75,071,444	£72,505,315	£74,563,520	£75,071,444	£72,505,315	£74,563,520
40%	60%	£77,767,269	£74,835,403	£77,159,360	£77,767,269	£74,835,403	£77,159,360
50%	60%	£80,463,094	£77,165,491	£79,755,199	£80,463,094	£77,165,491	£79,755,199

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572	£-3,541,572
10%	70%	£9,060,490	£8,202,458	£9,821,282	£9,060,490	£8,202,458	£9,821,282
15%	70%	£11,819,948	£10,532,901	£12,582,695	£11,819,948	£10,532,901	£12,582,695
20%	70%	£14,579,406	£12,863,344	£15,344,108	£14,579,406	£12,863,344	£15,344,108
25%	70%	£17,338,864	£15,193,787	£18,103,521	£17,338,864	£15,193,787	£18,103,521
30%	70%	£20,098,322	£17,524,231	£20,862,934	£20,098,322	£17,524,231	£20,862,934
35%	70%	£22,857,780	£19,854,674	£23,622,347	£22,857,780	£19,854,674	£23,622,347
40%	70%	£25,617,238	£22,185,117	£26,381,760	£25,617,238	£22,185,117	£26,381,760
45%	70%	£28,376,696	£24,515,560	£29,141,173	£28,376,696	£24,515,560	£29,141,173
50%	70%	£31,136,154	£26,846,003	£31,890,586	£31,136,154	£26,846,003	£31,890,586
100%	70%	£59,448,153	£50,439,929	£56,936,781	£59,448,153	£50,439,929	£56,936

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£25,261,494	£25,261,494	£25,261,494	£25,261,494	£25,261,494	£25,261,494
10%	70%	£19,742,576	£20,600,808	£19,981,784	£19,742,576	£20,600,808	£19,981,784
15%	70%	£16,983,118	£18,270,165	£17,341,930	£16,983,118	£18,270,165	£17,341,930
20%	70%	£14,223,660	£15,939,722	£14,702,075	£14,223,660	£15,939,722	£14,702,075
25%	70%	£11,464,202	£13,609,279	£12,062,221	£11,464,202	£13,609,279	£12,062,221
30%	70%	£8,704,743	£11,278,836	£9,422,366	£8,704,743	£11,278,836	£9,422,366
35%	70%	£5,945,285	£8,948,393	£6,782,511	£5,945,285	£8,948,393	£6,782,511
40%	70%	£3,185,827	£6,617,949	£4,142,656	£3,185,827	£6,617,949	£4,142,656
45%	70%	£419,890	£4,287,506	£1,502,802	£419,890	£4,287,506	£1,502,802
50%	70%	£-2,360,385	£1,957,063	£-1,144,787	£-2,360,385	£1,957,063	£-1,144,787
100%	70%	£-30,645,087	£-21,636,863	£-28,133,715	£-30,645,087	£-21,636,863	£-28,133,715
10%	80%	£19,615,290	£20,595,897	£19,888,670	£19,615,290	£20,595,897	£19,888,670
15%	80%	£16,792,188	£18,263,998	£17,202,258	£16,792,188	£18,263,998	£17,202,258
20%	80%	£13,969,087	£15,939,300	£14,515,846	£13,969,087	£15,939,300	£14,515,846
40%	80%	£2,676,679	£6,599,105	£3,770,199	£2,676,679	£6,599,105	£3,770,199
45%	80%	£-162,269	£4,266,306	£1,083,787	£-162,269	£4,266,306	£1,083,787
50%	80%	£-3,007,228	£1,933,508	£-1,617,973	£-3,007,228	£1,933,508	£-1,617,973
10%	60%	£19,869,864	£20,605,319	£20,074,899	£19,869,864	£20,605,319	£20,074,899
15%	60%	£17,174,940	£18,277,231	£17,481,601	£17,174,940	£18,277,231	£17,481,601
20%	60%	£14,478,234	£15,949,143	£14,888,304	£14,478,234	£15,949,143	£14,888,304
25%	60%	£11,782,419	£13,621,055	£12,295,007	£11,782,419	£13,621,055	£12,295,007
30%	60%	£9,086,604	£11,292,968	£9,701,709	£9,086,604	£11,292,968	£9,701,709
35%	60%	£6,390,789	£8,964,880	£7,108,411	£6,390,789	£8,964,880	£7,108,411
40%	60%	£3,694,974	£6,636,793	£4,515,114	£3,694,974	£6,636,793	£4,515,114
50%	60%	£-1,713,542	£1,980,618	£-671,601	£-1,713,542	£1,980,618	£-671,601

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£31,867,348	£31,867,348	£31,867,348	£31,867,348	£31,867,348	£31,867,348
10%	70%	£26,346,430	£27,206,462	£26,587,638	£26,346,430	£27,206,462	£26,587,638
15%	70%	£23,588,972	£24,976,019	£23,947,819	£23,588,972	£24,976,019	£23,947,819
20%	70%	£20,829,514	£22,545,575	£21,307,929	£20,829,514	£22,545,575	£21,307,929
25%	70%	£18,070,056	£20,215,132	£18,668,075	£18,070,056	£20,215,132	£18,668,075
30%	70%	£15,310,597	£17,884,689	£16,028,220	£15,310,597	£17,884,689	£16,028,220
35%	70%	£12,551,139	£15,554,246	£13,388,365	£12,551,139	£15,554,246	£13,388,365
40%	70%	£9,791,680	£13,223,803	£10,748,510	£9,791,680	£13,223,803	£10,748,510
45%	70%	£7,025,743	£10,893,360	£8,108,656	£7,025,743	£10,893,360	£8,108,656
50%	70%	£4,245,468	£8,562,917	£5,461,067	£4,245,468	£8,562,917	£5,461,067
100%	70%	£-24,039,234	£-15,031,009	£-21,527,861	£-24,039,234	£-15,031,009	£-21,527,861
10%	80%	£26,221,144	£27,201,751	£26,494,523	£26,221,144	£27,201,751	£26,494,523
15%	80%	£23,398,042	£24,868,925	£23,838,712	£23,398,042	£24,868,925	£23,838,712
20%	80%	£20,574,940	£22,538,153	£21,121,700	£20,574,940	£22,538,153	£21,121,700
40%	80%	£9,282,533	£13,204,959	£10,376,053	£9,282,533	£13,204,959	£10,376,053
45%	80%	£6,443,584	£10,872,160	£7,689,641	£6,443,584	£10,872,160	£7,689,641
50%	80%	£3,598,625	£8,539,361	£4,987,881	£3,598,625	£8,539,361	£4,987,881
10%	60%	£26,475,717	£27,211,173	£26,690,752	£26,475,717	£27,211,173	£26,690,752
15%	60%	£23,719,303	£24,883,084	£24,087,455	£23,719,303	£24,883,084	£24,087,455
20%	60%	£21,084,088	£22,554,997	£21,484,158	£21,084,088	£22,554,997	£21,484,158
25%	60%	£18,388,272	£20,226,909	£18,900,860	£18,388,272	£20,226,909	£18,900,860
30%	60%	£15,692,458	£17,898,822	£16,307,563	£15,692,458	£17,898,822	£16,307,563
35%	60%	£12,996,643	£15,570,734	£13,714,265	£12,996,643	£15,570,734	£13,714,265
40%	60%	£10,300,827	£13,242,647	£11,120,968	£10,300,827	£13,242,647	£11,120,968
50%	60%	£4,892,312	£8,598,472	£5,924,253	£4,892,312	£8,598,472	£5,924,253

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£34,783,278	£34,783,278	£34,783,278	£34,783,278	£34,783,278	£34,783,278
10%	70%	£29,264,361	£30,122,392	£29,503,569	£29,264,361	£30,122,392	£29,503,569
15%	70%	£26,504,903	£27,791,948	£26,863,714	£26,504,903	£27,791,948	£26,863,714
20%	70%	£23,745,444	£25,461,506	£24,223,860	£23,745,444	£25,461,506	£24,223,860
25%	70%	£20,985,986	£23,131,063	£21,584,005	£20,985,986	£23,131,063	£21,584,005
30%	70%	£18,226,528	£20,800,620	£18,944,151	£18,226,528	£20,800,620	£18,944,151
35%	70%	£15,467,069	£18,470,177	£16,304,295	£15,467,069	£18,470,177	£16,304,295
40%	70%	£12,707,611	£16,139,734	£13,664,441	£12,707,611	£16,139,734	£13,664,441
45%	70%	£9,947,674	£13,809,291	£11,024,586	£9,947,674	£13,809,291	£11,024,586
50%	70%	£7,187,389	£11,478,848	£8,376,997	£7,187,389	£11,478,848	£8,376,997
100%	70%	£-21,123,303	£-12,115,078	£-18,611,930	£-21,123,303	£-12,115,078	£-18,611,930
10%	80%	£29,137,075	£30,117,681	£29,410,454	£29,137,075	£30,117,681	£29,410,454
15%	80%	£26,313,972	£27,784,883	£26,724,043	£26,313,972	£27,784,883	£26,724,043
20%	80%	£23,490,871	£25,454,031	£23,087,631	£23,490,871	£25,454,031	£23,087,631
40%	80%	£12,198,454	£16,120,889	£13,291,984	£12,198,454	£16,120,889	£13,291,984
45%	80%	£9,359,515	£13,788,091	£10,605,572	£9,359,515	£13,788,091	£10,605,572
50%	80%	£6,514,556	£11,455,292	£7,903,812	£6,514,556	£11,455,292	£7,903,812
10%	60%	£29,391,648	£30,127,103	£29,598,683	£29,391,648	£30,127,103	£29,598,683
15%	60%	£26,695,834	£27,799,015	£27,003,285	£26,695,834	£27,799,015	£27,003,285
20%	60%	£24,000,019	£25,470,927	£24,410,889	£24,000,019	£25,470,927	£24,410,889
25%	60%	£21,304,203	£23,142,840	£21,816,791	£21,304,203	£23,142,840	£21,816,791
30%	60%	£18,608,389	£20,814,752	£19,223,493	£18,608,389	£20,814,752	£19,223,493
35%	60%	£15,912,573	£18,486,665	£16,630,196	£15,912,573	£18,486,665	£16,630,196
40%	60%	£13,216,758	£16,158,577	£14,036,899	£13,216,758	£16,158,577	£14,036,899
50%	60%	£7,808,242	£11,502,402	£8,850,183	£7,808,242	£11,502,402	£8,850,183

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,844,601	£24,844,601	£24,844,601	£24,844,601	£24,844,601	£24,844,601
10%	70%	£19,325,684	£20,183,715	£19,564,892	£19,325,684	£20,183,715	£19,564,892
15%	70%	£16,566,226	£17,853,272	£16,925,037	£16,566,226	£17,853,272	£16,925,037
20%	70%	£13,806,767	£15,522,828	£14,285,183	£13,806,767	£15,522,828	£14,285,183
25%	70%	£11,047,309	£13,192,386	£11,645,328	£11,047,309	£13,192,386	£11,645,328
30%	70%	£8,287,851	£10,861,943	£9,005,474	£8,287,851	£10,861,943	£9,005,474
35%	70%	£5,528,392	£8,531,500	£6,365,618	£5,528,392	£8,531,500	£6,365,618
40%	70%	£2,768,934	£6,201,057	£4,225,764	£2,768,934	£6,201,057	£4,225,764
45%	70%	£-2,997,278	£3,870,614	£1,085,909	£-2,997,278	£3,870,614	£1,085,909
50%	70%	£-2,777,278	£1,540,171	£-1,561,680	£-2,777,278	£1,540,171	£-1,561,680
100%	70%	£-31,061,980	£-22,053,755	£-28,550,607	£-31,061,980	£-22,053,755	£-28,550,607
10%	80%	£19,198,398	£20,179,004	£19,471,777	£19,198,398	£20,179,004	£19,471,777
15%	80%	£16,375,295	£17,846,206	£16,785,366	£16,375,295	£17,846,206	£16,785,366
20%	80%	£13,552,194	£15,513,407	£14,098,964	£13,552,194	£15,513,407	£14,098,964
40%	80%	£2,999,787	£6,182,212	£3,353,307	£2,999,787	£6,182,212	£3,353,307
45%	80%	£-579,162	£3,849,414	£666,895	£-579,162	£3,849,414	£666,895
50%	80%	£-3,424,121	£1,516,615	£-2,034,865	£-3,424,121	£1,516,615	£-2,034,865
10%	60%	£19,452,971	£20,188,426	£19,658,006	£19,452,971	£20,188,426	£19,658,006
15%	60%	£16,757,157	£17,860,338	£17,064,708	£16,757,157	£17,860,338	£17,064,708
20%	60%	£14,061,341	£15,532,250	£14,471,412	£14,061,341	£15,532,250	£14,471,412
25%	60%	£11,365,526	£13,204,163	£11,878,114	£11,365,526	£13,204,163	£11,878,114
30%	60%	£8,669,712	£10,876,075	£9,284,816	£8,669,712	£10,876,075	£9,284,816
35%	60%	£5,973,896	£8,547,988	£6,691,519	£5,973,896	£8,547,988	£6,691,519
40%	60%	£3,278,081	£6,219,900	£4,098,222	£3,278,081	£6,219,900	£4,098,222
50%	60%	£-2,130,435	£1,983,725				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£37,745,928	£37,745,928	£37,745,928	£37,745,928	£37,745,928	£37,745,928
10%	70%	£32,227,010	£33,085,041	£32,466,218	£32,227,010	£33,085,041	£32,466,218
15%	70%	£29,467,552	£30,754,598	£29,838,363	£29,467,552	£30,754,598	£29,838,363
20%	70%	£26,708,093	£28,424,155	£27,186,509	£26,708,093	£28,424,155	£27,186,509
25%	70%	£23,948,635	£26,093,712	£24,546,654	£23,948,635	£26,093,712	£24,546,654
30%	70%	£21,189,177	£23,763,269	£21,906,800	£21,189,177	£23,763,269	£21,906,800
35%	70%	£18,429,718	£21,432,826	£19,266,944	£18,429,718	£21,432,826	£19,266,944
40%	70%	£15,670,260	£19,102,383	£16,627,080	£15,670,260	£19,102,383	£16,627,080
45%	70%	£12,910,802	£16,771,940	£13,987,235	£12,910,802	£16,771,940	£13,987,235
50%	70%	£10,151,344	£14,441,497	£11,339,647	£10,151,344	£14,441,497	£11,339,647
100%	70%	£-18,160,654	£-9,152,429	£-15,649,281	£-18,160,654	£-9,152,429	£-15,649,281
10%	80%	£32,099,724	£33,080,330	£32,373,103	£32,099,724	£33,080,330	£32,373,103
15%	80%	£29,276,622	£30,747,532	£29,686,692	£29,276,622	£30,747,532	£29,686,692
20%	80%	£26,453,520	£28,414,733	£27,000,280	£26,453,520	£28,414,733	£27,000,280
40%	80%	£15,161,113	£19,083,538	£16,254,633	£15,161,113	£19,083,538	£16,254,633
45%	80%	£12,322,164	£16,750,740	£13,568,221	£12,322,164	£16,750,740	£13,568,221
50%	80%	£9,477,205	£14,417,941	£10,866,461	£9,477,205	£14,417,941	£10,866,461
10%	60%	£32,354,297	£33,089,753	£32,559,332	£32,354,297	£33,089,753	£32,559,332
15%	60%	£29,538,483	£30,781,864	£29,968,035	£29,538,483	£30,781,864	£29,968,035
20%	60%	£26,762,667	£28,433,577	£27,372,738	£26,762,667	£28,433,577	£27,372,738
25%	60%	£24,000,852	£26,085,489	£24,779,440	£24,000,852	£26,085,489	£24,779,440
30%	60%	£21,241,038	£23,737,401	£22,186,142	£21,241,038	£23,737,401	£22,186,142
35%	60%	£18,481,223	£21,389,314	£19,592,845	£18,481,223	£21,389,314	£19,592,845
40%	60%	£15,721,407	£19,041,226	£16,999,548	£15,721,407	£19,041,226	£16,999,548
50%	60%	£12,961,591	£16,693,138	£14,406,249	£12,961,591	£16,693,138	£14,406,249

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£38,633,371	£38,633,371	£38,633,371	£38,633,371	£38,633,371	£38,633,371
10%	70%	£33,114,453	£33,972,484	£33,353,661	£33,114,453	£33,972,484	£33,353,661
15%	70%	£30,354,995	£31,642,041	£30,713,806	£30,354,995	£31,642,041	£30,713,806
20%	70%	£27,595,536	£29,311,598	£28,073,952	£27,595,536	£29,311,598	£28,073,952
25%	70%	£24,836,078	£26,981,155	£25,434,097	£24,836,078	£26,981,155	£25,434,097
30%	70%	£22,076,620	£24,650,712	£22,794,243	£22,076,620	£24,650,712	£22,794,243
35%	70%	£19,317,161	£22,320,269	£20,154,387	£19,317,161	£22,320,269	£20,154,387
40%	70%	£16,557,703	£19,989,826	£17,514,533	£16,557,703	£19,989,826	£17,514,533
45%	70%	£13,797,245	£17,659,383	£14,874,678	£13,797,245	£17,659,383	£14,874,678
50%	70%	£11,037,787	£15,328,940	£12,227,090	£11,037,787	£15,328,940	£12,227,090
100%	70%	£-17,273,211	£-8,264,986	£-14,761,838	£-17,273,211	£-8,264,986	£-14,761,838
10%	80%	£32,987,167	£33,967,773	£33,260,546	£32,987,167	£33,967,773	£33,260,546
15%	80%	£30,164,065	£31,634,975	£30,574,135	£30,164,065	£31,634,975	£30,574,135
20%	80%	£27,340,963	£29,302,176	£27,887,723	£27,340,963	£29,302,176	£27,887,723
40%	80%	£16,048,556	£19,970,981	£17,142,076	£16,048,556	£19,970,981	£17,142,076
45%	80%	£13,209,607	£17,638,183	£14,455,664	£13,209,607	£17,638,183	£14,455,664
50%	80%	£10,364,648	£15,305,384	£11,753,904	£10,364,648	£15,305,384	£11,753,904
10%	60%	£33,241,740	£33,977,196	£33,446,775	£33,241,740	£33,977,196	£33,446,775
15%	60%	£30,426,638	£31,649,107	£30,853,478	£30,426,638	£31,649,107	£30,853,478
20%	60%	£27,607,536	£29,317,008	£28,269,181	£27,607,536	£29,317,008	£28,269,181
25%	60%	£24,788,434	£26,984,919	£25,666,883	£24,788,434	£26,984,919	£25,666,883
30%	60%	£21,969,332	£24,652,830	£23,073,585	£21,969,332	£24,652,830	£23,073,585
35%	60%	£19,150,230	£22,320,741	£20,480,287	£19,150,230	£22,320,741	£20,480,287
40%	60%	£16,331,128	£19,988,652	£17,886,989	£16,331,128	£19,988,652	£17,886,989
50%	60%	£13,512,026	£17,656,563	£15,293,691	£13,512,026	£17,656,563	£15,293,691

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,985,777	£20,985,777	£20,985,777	£20,985,777	£20,985,777	£20,985,777
10%	70%	£17,317,521	£18,245,663	£17,616,719	£17,317,521	£18,245,663	£17,616,719
15%	70%	£15,483,392	£16,875,606	£15,932,189	£15,483,392	£16,875,606	£15,932,189
20%	70%	£13,649,263	£15,505,549	£14,247,661	£13,649,263	£15,505,549	£14,247,661
25%	70%	£11,815,136	£14,135,491	£12,563,131	£11,815,136	£14,135,491	£12,563,131
30%	70%	£9,981,007	£12,765,434	£10,878,602	£9,981,007	£12,765,434	£10,878,602
35%	70%	£8,146,879	£11,395,377	£9,194,073	£8,146,879	£11,395,377	£9,194,073
40%	70%	£6,308,423	£10,025,320	£7,509,544	£6,308,423	£10,025,320	£7,509,544
45%	70%	£4,453,245	£8,655,263	£5,821,658	£4,453,245	£8,655,263	£5,821,658
50%	70%	£2,598,067	£7,285,206	£4,118,526	£2,598,067	£7,285,206	£4,118,526
100%	70%	£-16,214,636	£-6,627,131	£-13,123,984	£-16,214,636	£-6,627,131	£-13,123,984
0%	80%	£17,197,731	£18,258,466	£17,339,673	£17,197,731	£18,258,466	£17,339,673
15%	80%	£15,303,708	£16,894,810	£15,816,620	£15,303,708	£16,894,810	£15,816,620
20%	80%	£13,409,686	£15,531,153	£14,093,567	£13,409,686	£15,531,153	£14,093,567
25%	80%	£11,515,663	£14,167,497	£12,370,514	£11,515,663	£14,167,497	£12,370,514
30%	80%	£9,621,640	£12,803,842	£10,647,462	£9,621,640	£12,803,842	£10,647,462
35%	80%	£7,727,617	£11,440,186	£8,924,410	£7,727,617	£11,440,186	£8,924,410
40%	80%	£5,821,429	£10,076,530	£7,201,357	£5,821,429	£10,076,530	£7,201,357
45%	80%	£3,905,378	£8,712,875	£5,469,277	£3,905,378	£8,712,875	£5,469,277
50%	80%	£1,989,325	£7,349,218	£3,726,993	£1,989,325	£7,349,218	£3,726,993
10%	60%	£17,437,309	£18,232,860	£17,693,765	£17,437,309	£18,232,860	£17,693,765
15%	60%	£15,683,076	£16,856,402	£16,047,759	£15,683,076	£16,856,402	£16,047,759
20%	60%	£13,888,842	£15,479,943	£14,401,754	£13,888,842	£15,479,943	£14,401,754
25%	60%	£12,114,609	£14,103,485	£12,755,747	£12,114,609	£14,103,485	£12,755,747
30%	60%	£10,340,374	£12,727,027	£11,109,742	£10,340,374	£12,727,027	£11,109,742
35%	60%	£8,566,141	£11,350,568	£9,463,736	£8,566,141	£11,350,568	£9,463,736
40%	60%	£6,791,908	£9,974,110	£7,817,731	£6,791,908	£9,974,110	£7,817,731
45%	60%	£5,001,113	£8,597,651	£6,171,724	£5,001,113	£8,597,651	£6,171,724
50%	60%	£3,206,809	£7,221,193	£4,510,080	£3,206,809	£7,221,193	£4,510,080

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957	£-103,685,957
10%	70%	£-107,354,214	£-106,426,071	£-107,055,015	£-107,354,214	£-106,426,071	£-107,055,015
15%	70%	£-109,189,342	£-107,795,129	£-108,799,545	£-109,189,342	£-107,795,129	£-108,799,545
20%	70%	£-111,022,471	£-109,166,186	£-110,424,073	£-111,022,471	£-109,166,186	£-110,424,073
25%	70%	£-112,856,599	£-110,536,243	£-112,108,603	£-112,856,599	£-110,536,243	£-112,108,603
30%	70%	£-114,690,727	£-111,906,300	£-113,793,132	£-114,690,727	£-111,906,300	£-113,793,132
35%	70%	£-116,524,855	£-113,276,357	£-115,477,661	£-116,524,855	£-113,276,357	£-115,477,661
40%	70%	£-118,358,983	£-114,646,414	£-117,162,191	£-118,358,983	£-114,646,414	£-117,162,191
45%	70%	£-120,193,111	£-116,016,471	£-118,850,720	£-120,193,111	£-116,016,471	£-118,850,720
50%	70%	£-122,027,239	£-117,386,528	£-120,535,258	£-122,027,239	£-117,386,528	£-120,535,258
100%	70%	£-140,886,370	£-131,298,866	£-137,795,718	£-140,886,370	£-131,298,866	£-137,795,718
0%	80%	£-107,474,003	£-106,413,269	£-107,132,062	£-107,474,003	£-106,413,269	£-107,132,062
10%	80%	£-109,308,026	£-107,776,924	£-108,855,114	£-109,308,026	£-107,776,924	£-108,855,114
20%	80%	£-111,263,048	£-109,140,581	£-110,578,167	£-111,263,048	£-109,140,581	£-110,578,167
25%	80%	£-113,218,070	£-110,509,237	£-112,262,219	£-113,218,070	£-110,509,237	£-112,262,219
30%	80%	£-115,173,092	£-111,877,893	£-113,946,271	£-115,173,092	£-111,877,893	£-113,946,271
35%	80%	£-117,128,114	£-113,246,549	£-115,625,323	£-117,128,114	£-113,246,549	£-115,625,323
40%	80%	£-119,083,136	£-114,615,205	£-117,304,375	£-119,083,136	£-114,615,205	£-117,304,375
45%	80%	£-121,038,158	£-115,983,861	£-118,983,427	£-121,038,158	£-115,983,861	£-118,983,427
50%	80%	£-122,993,180	£-117,352,517	£-120,662,479	£-122,993,180	£-117,352,517	£-120,662,479
10%	60%	£-107,234,425	£-106,438,874	£-106,977,969	£-107,234,425	£-106,438,874	£-106,977,969
15%	60%	£-109,068,658	£-107,815,333	£-108,623,975	£-109,068,658	£-107,815,333	£-108,623,975
20%	60%	£-110,902,891	£-109,191,791	£-110,269,980	£-110,902,891	£-109,191,791	£-110,269,980
25%	60%	£-112,737,124	£-110,568,249	£-111,915,987	£-112,737,124	£-110,568,249	£-111,915,987
30%	60%	£-114,571,357	£-111,944,707	£-113,561,992	£-114,571,357	£-111,944,707	£-113,561,992
35%	60%	£-116,405,590	£-113,321,168	£-115,207,998	£-116,405,590	£-113,321,168	£-115,207,998
40%	60%	£-118,239,823	£-114,697,624	£-116,854,004	£-118,239,823	£-114,697,624	£-116,854,004
50%	60%	£-120,074,056	£-116,074,080	£-120,500,010	£-120,074,056	£-116,074,080	£-120,500,010

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270	£-76,031,270
10%	70%	£-79,699,526	£-78,771,384	£-79,400,328	£-79,699,526	£-78,771,384	£-79,400,328
15%	70%	£-81,533,655	£-80,141,441	£-81,084,858	£-81,533,655	£-80,141,441	£-81,084,858
20%	70%	£-83,367,784	£-81,511,498	£-82,769,386	£-83,367,784	£-81,511,498	£-82,769,386
25%	70%	£-85,201,913	£-82,881,556	£-84,453,916	£-85,201,913	£-82,881,556	£-84,453,916
30%	70%	£-87,036,042	£-84,251,613	£-86,138,446	£-87,036,042	£-84,251,613	£-86,138,446
35%	70%	£-88,870,171	£-85,621,670	£-87,822,974	£-88,870,171	£-85,621,670	£-87,822,974
40%	70%	£-90,704,300	£-86,991,727	£-89,507,503	£-90,704,300	£-86,991,727	£-89,507,503
45%	70%	£-92,538,429	£-88,361,784	£-91,192,032	£-92,538,429	£-88,361,784	£-91,192,032
50%	70%	£-94,372,558	£-89,731,841	£-92,876,561	£-94,372,558	£-89,731,841	£-92,876,561
100%	70%	£-113,231,683	£-103,644,178	£-110,141,031	£-113,231,683	£-103,644,178	£-110,141,031
0%	80%	£-79,819,316	£-78,758,581	£-79,477,374	£-79,819,316	£-78,758,581	£-79,477,374
15%	80%	£-81,713,339	£-80,122,237	£-81,200,427	£-81,713,339	£-80,122,237	£-81,200,427
20%	80%	£-83,607,361	£-81,491,294	£-82,769,386	£-83,607,361	£-81,491,294	£-82,769,386
25%	80%	£-85,501,384	£-82,861,351	£-84,338,438	£-85,501,384	£-82,861,351	£-84,338,438
30%	80%	£-87,395,406	£-84,231,408	£-85,907,490	£-87,395,406	£-84,231,408	£-85,907,490
35%	80%	£-89,289,429	£-85,601,465	£-87,476,542	£-89,289,429	£-85,601,465	£-87,476,542
40%	80%	£-91,183,451	£-86,971,522	£-89,045,594	£-91,183,451	£-86,971,522	£-89,045,594
45%	80%	£-93,077,474	£-88,341,579	£-90,614,646	£-93,077,474	£-88,341,579	£-90,614,646
50%	80%	£-94,971,496	£-89,711,636	£-92,183,698	£-94,971,496	£-89,711,636	£-92,183,698
10%	60%	£-79,579,378	£-78,784,187	£-79,232,282	£-79,579,378	£-78,784,187	£-79,232,282
15%	60%	£-81,353,071	£-80,160,645	£-80,969,288	£-81,353,071	£-80,160,645	£-80,969,288
20%	60%	£-83,126,764	£-81,531,104	£-82,648,293	£-83,126,764	£-81,531,104	£-82,648,293
25%	60%	£-84,900,457	£-82,901,562	£-84,327,298	£-84,900,457	£-82,901,562	£-84,327,298
30%	60%	£-86,674,150	£-84,272,020	£-85,906,303	£-86,674,150	£-84,272,020	£-85,906,303
35%	60%	£-88,447,843	£-85,642,478	£-87,485,308	£-88,447,843	£-85,642,478	£-87,485,308
40%	60%	£-90,221,536	£-87,012,936	£-89,064,313	£-90,221,536	£-87,012,936	£-89,064,313
50%	60%	£-92,005,229	£-88,383,394	£-90,643,318	£-92,005,229	£-88,383,394	£-90,643,318

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-23,372,142	£-23,372,142	£-23,372,142	£-23,372,142	£-23,372,142	£-23,372,142
10%	70%	£-27,040,398	£-26,112,257	£-26,741,201	£-27,040,398	£-26,112,257	£-26,741,201
15%	70%	£-28,874,526	£-27,482,314	£-28,425,730	£-28,874,526	£-27,482,314	£-28,425,730
20%	70%	£-30,708,655	£-28,852,371	£-30,110,259	£-30,708,655	£-28,852,371	£-30,110,259
25%	70%	£-32,542,784	£-30,222,428	£-31,794,788	£-32,542,784	£-30,222,428	£-31,794,788
30%	70%	£-34,376,913	£-31,592,485	£-33,479,316	£-34,376,913	£-31,592,485	£-33,479,316
35%	70%	£-36,211,042	£-32,962,542				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,430,924	£5,430,924	£5,430,924	£5,430,924	£5,430,924	£5,430,924
10%	70%	£1,762,867	£2,690,809	£2,061,966	£1,762,867	£2,690,809	£2,061,966
15%	70%	-£71,461	£1,320,752	£377,336	-£71,461	£1,320,752	£377,336
20%	70%	-£1,905,590	-£49,305	-£1,307,193	-£1,905,590	-£49,305	-£1,307,193
25%	70%	-£3,739,718	-£1,419,362	-£2,991,722	-£3,739,718	-£1,419,362	-£2,991,722
30%	70%	-£5,573,847	-£2,789,419	-£4,676,252	-£5,573,847	-£2,789,419	-£4,676,252
35%	70%	-£7,407,974	-£4,159,476	-£6,360,780	-£7,407,974	-£4,159,476	-£6,360,780
40%	70%	-£9,242,101	-£5,529,533	-£8,045,310	-£9,242,101	-£5,529,533	-£8,045,310
45%	70%	-£11,101,608	-£6,899,590	-£9,733,195	-£11,101,608	-£6,899,590	-£9,733,195
50%	70%	-£12,956,786	-£8,269,648	-£11,436,327	-£12,956,786	-£8,269,648	-£11,436,327
100%	70%	-£31,769,489	-£22,181,985	-£28,678,837	-£31,769,489	-£22,181,985	-£28,678,837
10%	80%	£1,642,877	£2,703,612	£1,984,819	£1,642,877	£2,703,612	£1,984,819
15%	80%	£281,146	£1,339,956	£261,768	£281,146	£1,339,956	£261,768
20%	80%	-£2,145,168	-£23,700	-£1,461,286	-£2,145,168	-£23,700	-£1,461,286
25%	80%	-£3,733,424	-£5,478,323	-£8,353,497	-£3,733,424	-£5,478,323	-£8,353,497
30%	80%	-£5,321,680	-£8,263,622	-£11,228,671	-£5,321,680	-£8,263,622	-£11,228,671
35%	80%	-£6,910,936	-£11,048,921	-£14,103,845	-£6,910,936	-£11,048,921	-£14,103,845
40%	80%	-£8,500,192	-£13,834,220	-£16,979,019	-£8,500,192	-£13,834,220	-£16,979,019
45%	80%	-£10,089,448	-£16,619,519	-£19,854,193	-£10,089,448	-£16,619,519	-£19,854,193
50%	80%	-£11,678,704	-£19,404,818	-£22,729,367	-£11,678,704	-£19,404,818	-£22,729,367
10%	60%	£1,882,456	£2,678,007	£2,138,912	£1,882,456	£2,678,007	£2,138,912
15%	60%	£109,223	£1,301,548	£492,906	£109,223	£1,301,548	£492,906
20%	60%	-£1,666,012	-£74,910	-£1,153,100	-£1,666,012	-£74,910	-£1,153,100
25%	60%	-£3,440,245	-£1,451,368	-£2,799,106	-£3,440,245	-£1,451,368	-£2,799,106
30%	60%	-£5,214,479	-£2,827,827	-£4,445,111	-£5,214,479	-£2,827,827	-£4,445,111
35%	60%	-£6,988,712	-£4,204,285	-£6,091,118	-£6,988,712	-£4,204,285	-£6,091,118
40%	60%	-£8,762,946	-£5,580,744	-£7,737,123	-£8,762,946	-£5,580,744	-£7,737,123
50%	60%	-£12,348,044	-£8,333,661	-£11,044,793	-£12,348,044	-£8,333,661	-£11,044,793

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£12,036,777	£12,036,777	£12,036,777	£12,036,777	£12,036,777	£12,036,777
10%	70%	£8,269,648	£9,296,063	£8,067,719	£8,269,648	£9,296,063	£8,067,719
15%	70%	£4,509,590	£7,390,806	£6,383,190	£4,509,590	£7,390,806	£6,383,190
20%	70%	£4,700,264	£6,556,549	£5,298,661	£4,700,264	£6,556,549	£5,298,661
25%	70%	£2,866,136	£5,186,492	£3,614,132	£2,866,136	£5,186,492	£3,614,132
30%	70%	£1,032,007	£3,816,435	£1,929,602	£1,032,007	£3,816,435	£1,929,602
35%	70%	-£802,121	£2,446,377	£245,074	-£802,121	£2,446,377	£245,074
40%	70%	-£2,640,577	£1,076,320	-£1,438,456	-£2,640,577	£1,076,320	-£1,438,456
45%	70%	-£4,495,754	-£293,737	-£3,127,342	-£4,495,754	-£293,737	-£3,127,342
50%	70%	-£6,350,932	-£1,663,794	-£4,830,473	-£6,350,932	-£1,663,794	-£4,830,473
100%	70%	-£25,163,836	-£15,576,131	-£22,072,984	-£25,163,836	-£15,576,131	-£22,072,984
10%	80%	£8,248,731	£9,309,466	£8,590,673	£8,248,731	£9,309,466	£8,590,673
15%	80%	£5,354,708	£7,965,610	£6,967,620	£5,354,708	£7,965,610	£6,967,620
20%	80%	£4,460,686	£6,582,153	£5,144,867	£4,460,686	£6,582,153	£5,144,867
25%	80%	£3,127,570	£1,127,531	-£1,747,643	£3,127,570	£1,127,531	-£1,747,643
30%	80%	£1,800,454	£2,127,531	£1,127,531	£1,800,454	£2,127,531	£1,127,531
35%	80%	£5,043,622	-£236,125	-£3,479,722	£5,043,622	-£236,125	-£3,479,722
40%	80%	£6,959,674	-£1,599,782	-£5,222,007	£6,959,674	-£1,599,782	-£5,222,007
10%	60%	£8,488,310	£9,283,860	£8,744,766	£8,488,310	£9,283,860	£8,744,766
15%	60%	£7,714,076	£7,907,402	£7,086,759	£7,714,076	£7,907,402	£7,086,759
20%	60%	£4,939,842	£6,530,943	£5,452,754	£4,939,842	£6,530,943	£5,452,754
25%	60%	£3,165,609	£5,154,486	£3,806,748	£3,165,609	£5,154,486	£3,806,748
30%	60%	£1,391,375	£3,778,027	£2,160,742	£1,391,375	£3,778,027	£2,160,742
35%	60%	£-382,859	£2,401,569	£514,736	£-382,859	£2,401,569	£514,736
40%	60%	£2,157,082	£1,025,110	-£1,131,269	£2,157,082	£1,025,110	-£1,131,269
50%	60%	£5,742,191	-£1,727,807	-£4,438,940	£5,742,191	-£1,727,807	-£4,438,940

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,952,708	£14,952,708	£14,952,708	£14,952,708	£14,952,708	£14,952,708
10%	70%	£11,284,452	£12,212,594	£11,583,650	£11,284,452	£12,212,594	£11,583,650
15%	70%	£9,450,323	£10,842,537	£9,899,120	£9,450,323	£10,842,537	£9,899,120
20%	70%	£7,616,194	£9,472,479	£8,214,592	£7,616,194	£9,472,479	£8,214,592
25%	70%	£5,782,067	£8,102,422	£6,530,062	£5,782,067	£8,102,422	£6,530,062
30%	70%	£3,947,938	£6,732,365	£4,845,533	£3,947,938	£6,732,365	£4,845,533
35%	70%	£2,113,810	£5,362,308	£3,161,004	£2,113,810	£5,362,308	£3,161,004
40%	70%	£275,354	£3,992,251	£1,476,475	£275,354	£3,992,251	£1,476,475
45%	70%	£-1,579,824	£2,622,194	£-211,411	£-1,579,824	£2,622,194	£-211,411
50%	70%	£-3,435,002	£1,252,137	-£1,914,543	£-3,435,002	£1,252,137	-£1,914,543
100%	70%	£-22,247,705	-£12,660,200	-£19,157,053	£-22,247,705	-£12,660,200	-£19,157,053
10%	80%	£11,164,662	£12,225,397	£11,506,603	£11,164,662	£12,225,397	£11,506,603
15%	80%	£9,270,639	£10,861,741	£9,783,551	£9,270,639	£10,861,741	£9,783,551
20%	80%	£7,376,517	£9,491,684	£8,062,488	£7,376,517	£9,491,684	£8,062,488
25%	80%	£-2,111,640	£4,043,461	£1,168,288	£-2,111,640	£4,043,461	£1,168,288
30%	80%	£-4,272,691	£2,679,805	-£563,792	£-4,272,691	£2,679,805	-£563,792
35%	80%	£-6,443,744	£1,316,149	-£2,306,077	£-6,443,744	£1,316,149	-£2,306,077
10%	60%	£11,404,240	£12,199,791	£11,660,696	£11,404,240	£12,199,791	£11,660,696
15%	60%	£9,630,907	£10,823,332	£10,014,690	£9,630,907	£10,823,332	£10,014,690
20%	60%	£7,865,773	£9,446,874	£8,369,895	£7,865,773	£9,446,874	£8,369,895
25%	60%	£6,081,539	£8,070,416	£6,722,678	£6,081,539	£8,070,416	£6,722,678
30%	60%	£4,307,305	£6,693,958	£5,076,673	£4,307,305	£6,693,958	£5,076,673
35%	60%	£2,533,072	£5,317,499	£3,430,667	£2,533,072	£5,317,499	£3,430,667
40%	60%	£758,839	£3,941,041	£1,784,661	£758,839	£3,941,041	£1,784,661
50%	60%	£-2,826,260	£1,188,124	-£1,523,009	£-2,826,260	£1,188,124	-£1,523,009

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,014,031	£5,014,031	£5,014,031	£5,014,031	£5,014,031	£5,014,031
10%	70%	£1,345,775	£2,273,917	£1,644,973	£1,345,775	£2,273,917	£1,644,973
15%	70%	£-489,354	£903,890	£-39,557	£-489,354	£903,890	£-39,557
20%	70%	£-2,322,483	£466,198	-£1,724,085	£-2,322,483	£466,198	-£1,724,085
25%	70%	£-4,156,610	-£1,836,255	-£3,408,615	£-4,156,610	-£1,836,255	-£3,408,615
30%	70%	£-5,990,739	-£3,206,312	-£5,093,144	£-5,990,739	-£3,206,312	-£5,093,144
35%	70%	£-7,824,867	-£4,576,369	-£6,777,673	£-7,824,867	-£4,576,369	-£6,777,673
40%	70%	£-9,658,996	-£5,946,426	-£8,462,202	£-9,658,996	-£5,946,426	-£8,462,202
45%	70%	£-11,518,501	-£7,316,483	-£10,150,088	£-11,518,501	-£7,316,483	-£10,150,088
50%	70%	£-13,373,679	-£8,686,540	-£11,835,220	£-13,373,679	-£8,686,540	-£11,835,220
100%	70%	£-32,186,382	-£22,598,877	-£29,095,730	£-32,186,382	-£22,598,877	-£29,095,730
10%	80%	£1,225,985	£2,286,720	£1,567,926	£1,225,985	£2,286,720	£1,567,926
15%	80%	£-688,038	£923,064	-£155,126	£-688,038	£923,064	-£155,126
20%	80%	£-2,562,060	-£440,593	-£1,878,179	£-2,562,060	-£440,593	-£1,878,179
25%	80%	£-4,437,317	-£905,216	-£3,770,399	£-4,437,317	-£905,216	-£3,770,399
30%	80%	£-6,312,574	-£1,379,841	-£5,662,624	£-6,312,574	-£1,379,841	-£5,662,624
35%	80%	£-8,187,831	-£1,854,466	-£7,554,849	£-8,187,831	-£1,854,466	-£7,554,849
40%	80%	£-10,063,088	-£2,329,091	-£9,447,074	£-10,063,088	-£2,329,091	-£9,447,074
45%	80%	£-11,938,345	-£2,803,716	-£11,339,299	£-11,938,345	-£2,803,716	-£11,339,299
50%	80%	£-13,813,602	-£3,278,341	-£13,231,524	£-13,813,602	-£3,278,341	-£13,231,524
10%	60%	£1,465,563	£2,261,114	£1,722,019	£1,465,563	£2,261,114	£1,722,019
15%	60%	£-338,670	£884,655	£-76,015	£-338,670	£884,655	£-76,015
20%	60%	£-2,082,804	£491,803	-£1,569,992	£-2,082,804	£491,803	-£1,569,992
25%	60%	£-3,857,138	£-1,888,261	-£3,215,999	£-3,857,138	-£1,888,261	-£3,215,999
30%	60%	£-5,6					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£17,915,357	£17,915,357	£17,915,357	£17,915,357	£17,915,357	£17,915,357
10%	70%	£14,247,101	£15,175,243	£14,346,299	£14,247,101	£15,175,243	£14,546,299
15%	70%	£12,412,972	£13,805,186	£12,951,770	£12,412,972	£13,805,186	£12,861,770
20%	70%	£10,578,843	£12,435,129	£11,177,241	£10,578,843	£12,435,129	£11,177,241
25%	70%	£8,744,716	£11,065,072	£9,492,711	£8,744,716	£11,065,072	£9,492,711
30%	70%	£6,910,587	£9,695,014	£7,808,182	£6,910,587	£9,695,014	£7,808,182
35%	70%	£5,076,459	£8,324,957	£6,123,653	£5,076,459	£8,324,957	£6,123,653
40%	70%	£3,238,303	£6,954,900	£4,439,124	£3,238,303	£6,954,900	£4,439,124
45%	70%	£1,392,826	£5,584,843	£2,751,238	£1,392,826	£5,584,843	£2,751,238
50%	70%	£-472,353	£4,214,786	£1,048,106	£-472,353	£4,214,786	£1,048,106
100%	70%	£-19,285,056	£-9,697,551	£-16,194,404	£-19,285,056	£-9,697,551	£-16,194,404
10%	80%	£14,127,311	£15,188,046	£14,469,253	£14,127,311	£15,188,046	£14,469,253
15%	80%	£12,233,288	£13,824,390	£12,746,200	£12,233,288	£13,824,390	£12,746,200
20%	80%	£10,339,266	£12,460,733	£11,023,147	£10,339,266	£12,460,733	£11,023,147
40%	80%	£2,751,009	£7,006,110	£4,130,937	£2,751,009	£7,006,110	£4,130,937
45%	80%	£834,958	£5,642,455	£2,398,857	£834,958	£5,642,455	£2,398,857
50%	80%	£-1,081,095	£4,278,798	£656,573	£-1,081,095	£4,278,798	£656,573
10%	60%	£14,366,890	£15,162,440	£14,623,346	£14,366,890	£15,162,440	£14,623,346
15%	60%	£12,592,656	£13,785,982	£12,377,539	£12,592,656	£13,785,982	£12,377,539
20%	60%	£10,818,422	£12,409,523	£11,331,334	£10,818,422	£12,409,523	£11,331,334
25%	60%	£9,044,189	£11,033,066	£9,685,328	£9,044,189	£11,033,066	£9,685,328
30%	60%	£7,269,954	£9,656,607	£8,039,322	£7,269,954	£9,656,607	£8,039,322
35%	60%	£5,495,721	£8,280,148	£6,393,316	£5,495,721	£8,280,148	£6,393,316
40%	60%	£3,721,488	£6,903,690	£4,747,311	£3,721,488	£6,903,690	£4,747,311
50%	60%	£1,947,255	£4,528,640	£1,396,389	£1,947,255	£4,528,640	£1,396,389

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,802,800	£18,802,800	£18,802,800	£18,802,800	£18,802,800	£18,802,800
10%	70%	£15,134,544	£16,062,696	£15,433,742	£15,134,544	£16,062,696	£15,433,742
15%	70%	£13,300,415	£14,692,629	£13,749,212	£13,300,415	£14,692,629	£13,749,212
20%	70%	£11,466,286	£13,322,572	£12,064,694	£11,466,286	£13,322,572	£12,064,694
25%	70%	£9,632,159	£11,952,515	£10,380,154	£9,632,159	£11,952,515	£10,380,154
30%	70%	£7,798,030	£10,582,457	£8,695,625	£7,798,030	£10,582,457	£8,695,625
35%	70%	£5,963,902	£9,212,400	£7,011,096	£5,963,902	£9,212,400	£7,011,096
40%	70%	£4,129,774	£7,842,343	£5,326,567	£4,129,774	£7,842,343	£5,326,567
45%	70%	£2,270,259	£6,472,286	£3,638,681	£2,270,259	£6,472,286	£3,638,681
50%	70%	£415,090	£5,102,229	£1,935,549	£415,090	£5,102,229	£1,935,549
100%	70%	£-18,397,613	£-8,810,108	£-15,306,961	£-18,397,613	£-8,810,108	£-15,306,961
10%	80%	£15,014,754	£16,075,489	£15,366,696	£15,014,754	£16,075,489	£15,366,696
15%	80%	£13,120,731	£14,711,833	£13,633,643	£13,120,731	£14,711,833	£13,633,643
20%	80%	£11,226,709	£13,348,176	£11,910,590	£11,226,709	£13,348,176	£11,910,590
40%	80%	£3,638,452	£7,893,553	£5,018,380	£3,638,452	£7,893,553	£5,018,380
45%	80%	£1,722,401	£6,529,898	£3,286,300	£1,722,401	£6,529,898	£3,286,300
50%	80%	£-193,652	£5,166,241	£1,544,016	£-193,652	£5,166,241	£1,544,016
10%	60%	£15,254,333	£16,049,883	£15,510,788	£15,254,333	£16,049,883	£15,510,788
15%	60%	£13,480,099	£14,673,425	£13,864,782	£13,480,099	£14,673,425	£13,864,782
20%	60%	£11,705,865	£13,296,966	£12,218,777	£11,705,865	£13,296,966	£12,218,777
25%	60%	£9,931,632	£11,920,508	£10,572,771	£9,931,632	£11,920,508	£10,572,771
30%	60%	£8,157,397	£10,544,050	£8,926,765	£8,157,397	£10,544,050	£8,926,765
35%	60%	£6,383,164	£9,167,591	£7,280,799	£6,383,164	£9,167,591	£7,280,799
40%	60%	£4,608,931	£7,791,133	£5,634,754	£4,608,931	£7,791,133	£5,634,754
50%	60%	£1,023,832	£5,038,216	£2,327,083	£1,023,832	£5,038,216	£2,327,083

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£875,296	£875,296	£875,296	£875,296	£875,296	£875,296
10%	70%	-£1,167,302	-£40,716	-£773,122	-£1,167,302	-£40,716	-£773,122
15%	70%	-£2,195,759	-£505,879	-£1,604,489	-£2,195,759	-£505,879	-£1,604,489
20%	70%	-£3,224,215	-£971,044	-£2,435,857	-£3,224,215	-£971,044	-£2,435,857
25%	70%	-£4,252,672	-£1,436,208	-£3,267,223	-£4,252,672	-£1,436,208	-£3,267,223
30%	70%	-£5,281,129	-£1,901,371	-£4,098,590	-£5,281,129	-£1,901,371	-£4,098,590
35%	70%	-£6,309,586	-£2,366,536	-£4,929,957	-£6,309,586	-£2,366,536	-£4,929,957
40%	70%	-£7,338,042	-£2,831,699	-£5,761,324	-£7,338,042	-£2,831,699	-£5,761,324
45%	70%	-£8,366,499	-£3,296,863	-£6,592,692	-£8,366,499	-£3,296,863	-£6,592,692
50%	70%	-£9,394,956	-£3,762,027	-£7,424,058	-£9,394,956	-£3,762,027	-£7,424,058
100%	70%	-£18,679,524	-£8,413,666	-£15,737,728	-£18,679,524	-£8,413,666	-£15,737,728
10%	80%	-£1,255,467	£31,544	-£804,976	-£1,255,467	£31,544	-£804,976
15%	80%	-£2,328,006	-£396,716	-£1,652,270	-£2,328,006	-£396,716	-£1,652,270
20%	80%	-£3,400,546	-£825,492	-£2,499,563	-£3,400,546	-£825,492	-£2,499,563
25%	80%	-£4,473,084	-£1,254,268	-£3,346,857	-£4,473,084	-£1,254,268	-£3,346,857
30%	80%	-£5,545,624	-£1,683,044	-£4,194,150	-£5,545,624	-£1,683,044	-£4,194,150
35%	80%	-£6,618,163	-£2,111,820	-£5,041,445	-£6,618,163	-£2,111,820	-£5,041,445
40%	80%	-£7,690,702	-£2,540,596	-£5,888,739	-£7,690,702	-£2,540,596	-£5,888,739
45%	80%	-£8,763,241	-£2,969,371	-£6,736,032	-£8,763,241	-£2,969,371	-£6,736,032
50%	80%	-£9,835,781	-£3,398,147	-£7,583,326	-£9,835,781	-£3,398,147	-£7,583,326
10%	60%	-£1,079,136	-£113,492	-£741,268	-£1,079,136	-£113,492	-£741,268
15%	60%	-£2,063,511	-£615,044	-£1,556,709	-£2,063,511	-£615,044	-£1,556,709
20%	60%	-£3,047,886	-£1,116,596	-£2,372,146	-£3,047,886	-£1,116,596	-£2,372,146
25%	60%	-£4,032,260	-£1,618,148	-£3,187,590	-£4,032,260	-£1,618,148	-£3,187,590
30%	60%	-£5,016,634	-£2,119,699	-£4,003,030	-£5,016,634	-£2,119,699	-£4,003,030
35%	60%	-£6,001,008	-£2,621,251	-£4,818,469	-£6,001,008	-£2,621,251	-£4,818,469
40%	60%	-£6,985,383	-£3,122,803	-£5,633,910	-£6,985,383	-£3,122,803	-£5,633,910
45%	60%	-£7,969,757	-£3,624,354	-£6,449,350	-£7,969,757	-£3,624,354	-£6,449,350
50%	60%	-£8,954,131	-£4,125,906	-£7,264,791	-£8,954,131	-£4,125,906	-£7,264,791

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£123,796,438	-£123,796,438	-£123,796,438	-£123,796,438	-£123,796,438	-£123,796,438
10%	70%	-£125,839,036	-£124,712,450	-£125,444,858	-£125,839,036	-£124,712,450	-£125,444,858
15%	70%	-£126,867,493	-£125,177,614	-£126,276,224	-£126,867,493	-£125,177,614	-£126,276,224
20%	70%	-£127,895,949	-£125,642,778	-£127,107,591	-£127,895,949	-£125,642,778	-£127,107,591
25%	70%	-£128,924,406	-£126,107,942	-£127,938,957	-£128,924,406	-£126,107,942	-£127,938,957
30%	70%	-£129,952,863	-£126,573,105	-£128,770,324	-£129,952,863	-£126,573,105	-£128,770,324
35%	70%	-£130,981,320	-£127,038,270	-£129,601,691	-£130,981,320	-£127,038,270	-£129,601,691
40%	70%	-£132,009,776	-£127,503,433	-£130,433,059	-£132,009,776	-£127,503,433	-£130,433,059
45%	70%	-£133,038,233	-£127,968,597	-£131,264,426	-£133,038,233	-£127,968,597	-£131,264,426
50%	70%	-£134,066,690	-£128,433,762	-£132,095,792	-£134,066,690	-£128,433,762	-£132,095,792
100%	70%	-£144,351,259	-£133,085,400	-£140,409,462	-£144,351,259	-£133,085,400	-£140,409,462
10%	80%	-£125,927,201	-£124,640,190	-£125,476,710	-£125,927,201	-£124,640,190	-£125,476,710
15%	80%	-£126,999,740	-£125,088,450	-£126,099,740	-£126,999,740	-£125,088,450	-£126,324,004
20%	80%	-£128,072,280	-£125,497,227	-£127,171,297	-£128,072,280	-£125,497,227	-£127,171,297
25%	80%	-£129,144,820	-£125,906,004	-£128,244,317	-£129,144,820	-£125,906,004	-£128,244,317
30%	80%	-£130,217,360	-£126,314,781	-£129,317,337	-£130,217,360	-£126,314,781	-£129,317,337
35%	80%	-£131,289,900	-£126,723,558	-£130,390,357	-£131,289,900	-£126,723,558	-£130,390,357
40%	80%	-£132,362,440	-£127,132,335	-£131,463,377	-£132,362,440	-£127,132,335	-£131,463,377
45%	80%	-£133,434,980	-£127,541,112	-£132,536,397	-£133,434,980	-£127,541,112	-£132,536,397
50%	80%	-£134,507,520	-£127,949,889	-£133,609,417	-£134,507,520	-£127,949,889	-£133,609,417
10%	60%	-£125,750,871	-£124,785,226	-£125,413,003	-£125,750,871	-£124,785,226	-£125,413,003
15%	60%	-£126,735,245	-£125,298,778	-£126,228,443	-£126,735,245	-£125,298,778	-£126,228,443
20%	60%	-£127,719,619	-£125,788,330	-£127,043,883	-£127,719,619	-£125,788,330	-£127,043,883
25%	60%	-£128,703,993	-£126,298,882	-£127,859,324	-£128,703,993	-£126,298,882	-£127,859,324
30%	60%	-£129,688,367	-£126,791,434	-£128,674,764	-£129,688,367	-£126,791,434	-£128,674,764
35%	60%	-£130,672,742	-£127,292,986	-£129,490,204	-£130,672,742	-£127,292,986	-£129,490,204
40%	60%	-£131,657,117	-£127,794,538	-£130,305,644	-£131,657,117	-£127,794,538	-£130,305,644
50%	60%	-£132,625,868	-£128,297,091	-£131,121,085	-£132,625,868	-£128,297,091	-£131,121,085

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£96,141,751	-£96,141,751	-£96,141,751	-£96,141,751	-£96,141,751	-£96,141,751
10%	70%	-£98,184,349	-£97,057,763	-£97,790,169	-£98,184,349	-£97,057,763	-£97,790,169
15%	70%	-£99,212,806	-£97,522,926	-£98,621,536	-£99,212,806	-£97,522,926	-£98,621,536
20%	70%	-£100,241,262	-£97,988,091	-£99,452,904	-£100,241,262	-£97,988,091	-£99,452,904
25%	70%	-£101,269,719	-£98,453,255	-£100,284,270	-£101,269,719	-£98,453,255	-£100,284,270
30%	70%	-£102,298,176	-£98,918,418	-£101,115,637	-£102,298,176	-£98,918,418	-£101,115,637
35%	70%	-£103,326,633	-£99,383,583	-£101,947,004	-£103,326,633	-£99,383,583	-£101,947,004
40%	70%	-£104,355,090	-£99,848,746	-£102,778,371	-£104,355,090	-£99,848,746	-£102,778,371
45%	70%	-£105,383,547	-£100,313,910	-£103,609,738	-£105,383,547	-£100,313,910	-£103,609,738
50%	70%	-£106,412,004	-£100,779,074	-£104,441,105	-£106,412,004	-£100,779,074	-£104,441,105
100%	70%	-£116,696,571	-£105,430,713	-£112,754,775	-£116,696,571	-£105,430,713	-£112,754,775
10%	80%	-£98,272,514	-£96,985,503	-£97,822,023	-£98,272,514	-£96,985,503	-£97,822,023
15%	80%	-£99,345,053	-£97,413,763	-£98,689,317	-£99,345,053	-£97,413,763	-£98,689,317
20%	80%	-£100,417,593	-£97,842,539	-£99,516,610	-£100,417,593	-£97,842,539	-£99,516,610
25%	80%	-£101,490,133	-£98,271,315	-£100,343,904	-£101,490,133	-£98,271,315	-£100,343,904
30%	80%	-£102,562,673	-£98,700,091	-£101,171,197	-£102,562,673	-£98,700,091	-£101,171,197
35%	80%	-£103,635,213	-£99,128,867	-£102,002,490	-£103,635,213	-£99,128,867	-£102,002,490
40%	80%	-£104,707,753	-£99,557,643	-£102,833,783	-£104,707,753	-£99,557,643	-£102,833,783
45%	80%	-£105,780,293	-£99,986,418	-£103,665,076	-£105,780,293	-£99,986,418	-£103,665,076
50%	80%	-£106,852,833	-£100,415,194	-£104,496,369	-£106,852,833	-£100,415,194	-£104,496,369
10%	60%	-£99,096,183	-£97,130,539	-£98,096,183	-£99,096,183	-£97,130,539	-£98,096,183
15%	60%	-£99,080,558	-£97,632,091	-£98,573,750	-£99,080,558	-£97,632,091	-£98,573,750
20%	60%	-£99,064,932	-£98,133,643	-£99,051,308	-£99,064,932	-£98,133,643	-£99,051,308
25%	60%	-£99,049,307	-£98,635,195	-£99,528,866	-£99,049,307	-£98,635,195	-£99,528,866
30%	60%	-£99,033,681	-£99,136,746	-£100,006,417	-£99,033,681	-£99,136,746	-£100,006,417
35%	60%	-£99,018,055	-£99,638,298	-£100,483,968	-£99,018,055	-£99,638,298	-£100,483,968
40%	60%	-£99,002,430	-£100,139,850	-£100,961,519	-£99,002,430	-£100,139,850	-£100,961,519
50%	60%	-£98,986,804	-£100,641,392	-£101,439,070	-£98,986,804	-£100,641,392	-£101,439,070

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£43,482,623	-£43,482,623	-£43,482,623	-£43,482,623	-£43,482,623	-£43,482,623
10%	70%	-£45,525,221	-£44,398,635	-£45,131,042	-£45,525,221	-£44,398,635	-£45,131,042
15%	70%	-£46,567,819	-£44,863,799	-£45,962,408	-£46,567,819	-£44,863,799	-£4

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557	-£14,679,557
10%	70%	-£16,722,155	-£15,936,969	-£16,327,976	-£16,722,155	-£15,936,969	-£16,327,976
15%	70%	-£17,750,612	-£16,060,733	-£17,159,343	-£17,750,612	-£16,060,733	-£17,159,343
20%	70%	-£18,779,068	-£16,525,897	-£17,990,710	-£18,779,068	-£16,525,897	-£17,990,710
25%	70%	-£19,807,525	-£16,991,061	-£18,822,076	-£19,807,525	-£16,991,061	-£18,822,076
30%	70%	-£20,836,982	-£17,456,225	-£19,653,443	-£20,836,982	-£17,456,225	-£19,653,443
35%	70%	-£21,864,439	-£17,921,389	-£20,484,811	-£21,864,439	-£17,921,389	-£20,484,811
40%	70%	-£22,892,895	-£18,386,553	-£21,316,178	-£22,892,895	-£18,386,553	-£21,316,178
45%	70%	-£23,921,352	-£18,851,716	-£22,147,545	-£23,921,352	-£18,851,716	-£22,147,545
50%	70%	-£24,949,809	-£19,316,881	-£22,978,911	-£24,949,809	-£19,316,881	-£22,978,911
100%	70%	-£35,234,378	-£23,968,519	-£31,292,582	-£35,234,378	-£23,968,519	-£31,292,582
10%	80%	-£16,810,321	-£15,523,309	-£16,359,829	-£16,810,321	-£15,523,309	-£16,359,829
15%	80%	-£17,862,859	-£15,951,570	-£17,207,123	-£17,862,859	-£15,951,570	-£17,207,123
20%	80%	-£18,955,399	-£16,380,346	-£18,054,417	-£18,955,399	-£16,380,346	-£18,054,417
40%	80%	-£23,245,556	-£18,095,450	-£21,443,592	-£23,245,556	-£18,095,450	-£21,443,592
45%	80%	-£24,318,094	-£18,524,225	-£22,290,886	-£24,318,094	-£18,524,225	-£22,290,886
50%	80%	-£25,390,634	-£18,953,001	-£23,138,179	-£25,390,634	-£18,953,001	-£23,138,179
10%	60%	-£16,633,990	-£15,668,345	-£16,296,122	-£16,633,990	-£15,668,345	-£16,296,122
15%	60%	-£17,618,364	-£16,169,897	-£17,111,563	-£17,618,364	-£16,169,897	-£17,111,563
20%	60%	-£18,602,739	-£16,671,449	-£17,927,002	-£18,602,739	-£16,671,449	-£17,927,002
25%	60%	-£19,587,113	-£17,173,001	-£18,742,443	-£19,587,113	-£17,173,001	-£18,742,443
30%	60%	-£20,571,487	-£17,674,553	-£19,557,883	-£20,571,487	-£17,674,553	-£19,557,883
35%	60%	-£21,555,862	-£18,176,105	-£20,373,323	-£21,555,862	-£18,176,105	-£20,373,323
40%	60%	-£22,540,236	-£18,677,657	-£21,188,764	-£22,540,236	-£18,677,657	-£21,188,764
50%	60%	-£24,508,985	-£19,680,760	-£22,819,644	-£24,508,985	-£19,680,760	-£22,819,644

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703	-£8,073,703
10%	70%	-£10,116,302	-£9,389,716	-£9,722,122	-£10,116,302	-£9,389,716	-£9,722,122
15%	70%	-£11,144,759	-£9,454,879	-£10,553,489	-£11,144,759	-£9,454,879	-£10,553,489
20%	70%	-£12,173,215	-£9,920,044	-£11,384,856	-£12,173,215	-£9,920,044	-£11,384,856
25%	70%	-£13,201,672	-£10,385,207	-£12,216,223	-£13,201,672	-£10,385,207	-£12,216,223
30%	70%	-£14,230,129	-£10,850,371	-£13,047,590	-£14,230,129	-£10,850,371	-£13,047,590
35%	70%	-£15,258,586	-£11,315,535	-£13,878,957	-£15,258,586	-£11,315,535	-£13,878,957
40%	70%	-£16,287,042	-£11,780,699	-£14,710,324	-£16,287,042	-£11,780,699	-£14,710,324
45%	70%	-£17,315,499	-£12,245,863	-£15,541,691	-£17,315,499	-£12,245,863	-£15,541,691
50%	70%	-£18,343,956	-£12,711,027	-£16,373,058	-£18,343,956	-£12,711,027	-£16,373,058
100%	70%	-£28,628,524	-£17,362,666	-£24,686,728	-£28,628,524	-£17,362,666	-£24,686,728
10%	80%	-£10,204,467	-£9,817,455	-£9,753,976	-£10,204,467	-£9,817,455	-£9,753,976
15%	80%	-£11,277,006	-£10,345,716	-£10,601,269	-£11,277,006	-£10,345,716	-£10,601,269
20%	80%	-£12,349,545	-£10,874,492	-£11,448,563	-£12,349,545	-£10,874,492	-£11,448,563
40%	80%	-£16,639,702	-£11,489,596	-£14,837,739	-£16,639,702	-£11,489,596	-£14,837,739
45%	80%	-£17,712,241	-£11,918,371	-£15,685,032	-£17,712,241	-£11,918,371	-£15,685,032
50%	80%	-£18,784,780	-£12,347,147	-£16,532,326	-£18,784,780	-£12,347,147	-£16,532,326
10%	60%	-£10,028,136	-£9,062,491	-£9,690,268	-£10,028,136	-£9,062,491	-£9,690,268
15%	60%	-£11,012,511	-£9,564,043	-£10,505,709	-£11,012,511	-£9,564,043	-£10,505,709
20%	60%	-£11,996,885	-£10,065,595	-£11,321,149	-£11,996,885	-£10,065,595	-£11,321,149
25%	60%	-£12,981,259	-£10,567,147	-£12,136,589	-£12,981,259	-£10,567,147	-£12,136,589
30%	60%	-£13,965,634	-£11,068,699	-£12,952,029	-£13,965,634	-£11,068,699	-£12,952,029
35%	60%	-£14,950,008	-£11,570,251	-£13,767,469	-£14,950,008	-£11,570,251	-£13,767,469
40%	60%	-£15,934,382	-£12,071,803	-£14,582,910	-£15,934,382	-£12,071,803	-£14,582,910
50%	60%	-£17,903,131	-£13,074,906	-£16,213,791	-£17,903,131	-£13,074,906	-£16,213,791

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773	-£5,157,773
10%	70%	-£7,200,371	-£6,073,795	-£6,806,191	-£7,200,371	-£6,073,795	-£6,806,191
15%	70%	-£8,228,828	-£6,538,949	-£7,637,558	-£8,228,828	-£6,538,949	-£7,637,558
20%	70%	-£9,257,284	-£7,004,113	-£8,468,926	-£9,257,284	-£7,004,113	-£8,468,926
25%	70%	-£10,285,741	-£7,469,277	-£9,300,292	-£10,285,741	-£7,469,277	-£9,300,292
30%	70%	-£11,314,198	-£7,934,440	-£10,131,659	-£11,314,198	-£7,934,440	-£10,131,659
35%	70%	-£12,342,655	-£8,399,603	-£10,963,026	-£12,342,655	-£8,399,603	-£10,963,026
40%	70%	-£13,371,111	-£8,864,766	-£11,794,394	-£13,371,111	-£8,864,766	-£11,794,394
45%	70%	-£14,399,568	-£9,329,930	-£12,625,761	-£14,399,568	-£9,329,930	-£12,625,761
50%	70%	-£15,428,025	-£9,795,094	-£13,457,127	-£15,428,025	-£9,795,094	-£13,457,127
100%	70%	-£25,712,593	-£14,446,735	-£21,770,797	-£25,712,593	-£14,446,735	-£21,770,797
10%	80%	-£7,288,536	-£6,001,525	-£6,838,045	-£7,288,536	-£6,001,525	-£6,838,045
15%	80%	-£8,361,075	-£6,429,785	-£7,685,339	-£8,361,075	-£6,429,785	-£7,685,339
20%	80%	-£9,433,614	-£6,858,045	-£8,532,633	-£9,433,614	-£6,858,045	-£8,532,633
40%	80%	-£13,723,771	-£8,573,665	-£11,921,808	-£13,723,771	-£8,573,665	-£11,921,808
45%	80%	-£14,796,310	-£9,002,440	-£12,769,102	-£14,796,310	-£9,002,440	-£12,769,102
50%	80%	-£15,868,850	-£9,431,217	-£13,616,395	-£15,868,850	-£9,431,217	-£13,616,395
10%	60%	-£7,112,206	-£6,146,561	-£6,774,337	-£7,112,206	-£6,146,561	-£6,774,337
15%	60%	-£8,096,580	-£6,648,113	-£7,589,778	-£8,096,580	-£6,648,113	-£7,589,778
20%	60%	-£9,080,954	-£7,149,665	-£8,405,219	-£9,080,954	-£7,149,665	-£8,405,219
25%	60%	-£10,065,329	-£7,651,217	-£9,220,659	-£10,065,329	-£7,651,217	-£9,220,659
30%	60%	-£11,049,703	-£8,152,769	-£10,036,099	-£11,049,703	-£8,152,769	-£10,036,099
35%	60%	-£12,034,077	-£8,654,321	-£10,851,538	-£12,034,077	-£8,654,321	-£10,851,538
40%	60%	-£13,018,452	-£9,155,873	-£11,666,979	-£13,018,452	-£9,155,873	-£11,666,979
50%	60%	-£14,987,200	-£10,158,975	-£13,297,860	-£14,987,200	-£10,158,975	-£13,297,860

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450	-£15,096,450
10%	70%	-£17,139,048	-£16,012,462	-£16,744,868	-£17,139,048	-£16,012,462	-£16,744,868
15%	70%	-£18,167,505	-£16,477,626	-£17,576,235	-£18,167,505	-£16,477,626	-£17,576,235
20%	70%	-£19,195,961	-£16,942,790	-£18,407,603	-£19,195,961	-£16,942,790	-£18,407,603
25%	70%	-£20,224,418	-£17,407,954	-£19,238,969	-£20,224,418	-£17,407,954	-£19,238,969
30%	70%	-£21,252,875	-£17,873,117	-£20,070,336	-£21,252,875	-£17,873,117	-£20,070,336
35%	70%	-£22,281,332	-£18,338,282	-£20,901,703	-£22,281,332	-£18,338,282	-£20,901,703
40%	70%	-£23,309,789	-£18,803,445	-£21,733,071	-£23,309,789	-£18,803,445	-£21,733,071
45%	70%	-£24,338,245	-£19,268,609	-£22,564,438	-£24,338,245	-£19,268,609	-£22,564,438
50%	70%	-£25,366,702	-£19,733,773	-£23,395,804	-£25,366,702	-£19,733,773	-£23,395,804
100%	70%	-£35,651,270	-£24,385,412	-£31,709,474	-£35,651,270	-£24,385,412	-£31,709,474
10%	80%	-£17,227,213	-£15,940,202	-£16,776,722	-£17,227,213	-£15,940,202	-£16,776,722
15%	80%	-£18,299,752	-£16,368,462	-£17,624,016	-£18,299,752	-£16,368,462	-£17,624,016
20%	80%	-£19,372,292	-£16,797,239	-£18,471,309	-£19,372,292	-£16,797,239	-£18,471,309
40%	80%	-£23,662,448	-£18,512,342	-£22,960,485	-£23,662,448	-£18,512,342	-£22,960,485
45%	80%	-£24,734,987	-£18,941,117	-£23,707,779	-£24,734,987	-£18,941,117	-£23,707,779
50%	80%	-£25,807,527	-£19,369,894	-£24,455,072	-£25,807,527	-£19,369,894	-£24,455,072
10%	60%	-£17,050,883	-£16,085,238	-£16,713,014	-£17,050,883	-£16,085,238	-£16,713,014
15%	60%	-£18,035,257	-£16,586,790	-£17,526,455	-£18,035,257	-£16,586,790	-£17,526,455
20%	60%	-£19,019,631	-£17,088,342	-£18,343,895	-£19,019,631	-£17,088,342	-£18,343,895
25%	60%	-£20,004,006	-£17,589,894	-£19,159,336	-£20,004,006	-£17,589,894	-£19,159,336
30%	60%	-£20,988,380	-£18,091,446	-£19,974,776	-£20,988,380	-£18,091,446	-£19,974,776
35%	60%	-£21,972,754	-£18,592,998	-£20,790,215	-£21,972,754	-£18,592,998	-£20,790,215
40%	60%	-£22,957,129	-£19,094,550	-£21,605,656	-£22,957,129	-£19,094,550	-£21,605,656
50%	60%</						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124	-£2,195,124
10%	70%	-£4,237,722	-£3,111,136	-£3,843,542	-£4,237,722	-£3,111,136	-£3,843,542
15%	70%	-£5,388,179	-£3,576,299	-£4,674,509	-£5,388,179	-£3,576,299	-£4,674,509
20%	70%	-£6,294,635	-£4,041,464	-£5,506,277	-£6,294,635	-£4,041,464	-£5,506,277
25%	70%	-£7,323,092	-£4,506,627	-£6,337,643	-£7,323,092	-£4,506,627	-£6,337,643
30%	70%	-£8,351,549	-£4,971,791	-£7,169,010	-£8,351,549	-£4,971,791	-£7,169,010
35%	70%	-£9,380,006	-£5,436,956	-£8,000,377	-£9,380,006	-£5,436,956	-£8,000,377
40%	70%	-£10,408,462	-£5,902,119	-£8,831,744	-£10,408,462	-£5,902,119	-£8,831,744
45%	70%	-£11,436,919	-£6,367,283	-£9,663,112	-£11,436,919	-£6,367,283	-£9,663,112
50%	70%	-£12,465,376	-£6,832,447	-£10,494,478	-£12,465,376	-£6,832,447	-£10,494,478
100%	70%	-£22,749,944	-£11,484,086	-£18,808,148	-£22,749,944	-£11,484,086	-£18,808,148
10%	80%	-£4,325,887	-£3,038,876	-£3,875,396	-£4,325,887	-£3,038,876	-£3,875,396
15%	80%	-£5,388,428	-£3,467,136	-£4,722,690	-£5,388,428	-£3,467,136	-£4,722,690
20%	80%	-£6,470,965	-£3,895,912	-£5,569,983	-£6,470,965	-£3,895,912	-£5,569,983
40%	80%	-£10,761,122	-£5,811,016	-£8,959,159	-£10,761,122	-£5,811,016	-£8,959,159
45%	80%	-£11,833,661	-£6,039,791	-£9,806,452	-£11,833,661	-£6,039,791	-£9,806,452
50%	80%	-£12,906,201	-£6,468,567	-£10,653,746	-£12,906,201	-£6,468,567	-£10,653,746
10%	60%	-£4,149,556	-£3,183,912	-£3,811,688	-£4,149,556	-£3,183,912	-£3,811,688
15%	60%	-£5,133,931	-£3,685,464	-£4,627,129	-£5,133,931	-£3,685,464	-£4,627,129
20%	60%	-£6,118,305	-£4,187,016	-£5,442,569	-£6,118,305	-£4,187,016	-£5,442,569
25%	60%	-£7,102,679	-£4,688,567	-£6,258,010	-£7,102,679	-£4,688,567	-£6,258,010
30%	60%	-£8,087,054	-£5,190,119	-£7,073,450	-£8,087,054	-£5,190,119	-£7,073,450
35%	60%	-£9,071,428	-£5,691,671	-£7,888,889	-£9,071,428	-£5,691,671	-£7,888,889
40%	60%	-£10,055,803	-£6,193,223	-£8,704,330	-£10,055,803	-£6,193,223	-£8,704,330
50%	60%	-£11,040,177	-£6,694,775	-£9,519,771	-£11,040,177	-£6,694,775	-£9,519,771

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681	-£1,307,681
10%	70%	-£3,350,279	-£2,223,693	-£2,956,099	-£3,350,279	-£2,223,693	-£2,956,099
15%	70%	-£4,378,736	-£2,688,856	-£3,787,466	-£4,378,736	-£2,688,856	-£3,787,466
20%	70%	-£5,407,192	-£3,154,021	-£4,618,834	-£5,407,192	-£3,154,021	-£4,618,834
25%	70%	-£6,435,649	-£3,619,184	-£5,450,200	-£6,435,649	-£3,619,184	-£5,450,200
30%	70%	-£7,464,106	-£4,084,348	-£6,281,567	-£7,464,106	-£4,084,348	-£6,281,567
35%	70%	-£8,492,563	-£4,549,513	-£7,112,934	-£8,492,563	-£4,549,513	-£7,112,934
40%	70%	-£9,521,019	-£5,014,676	-£7,944,301	-£9,521,019	-£5,014,676	-£7,944,301
45%	70%	-£10,549,476	-£5,479,840	-£8,775,669	-£10,549,476	-£5,479,840	-£8,775,669
50%	70%	-£11,577,933	-£5,945,004	-£9,607,035	-£11,577,933	-£5,945,004	-£9,607,035
100%	70%	-£21,862,501	-£10,596,643	-£17,920,705	-£21,862,501	-£10,596,643	-£17,920,705
10%	80%	-£3,438,444	-£2,151,433	-£2,987,953	-£3,438,444	-£2,151,433	-£2,987,953
15%	80%	-£4,510,983	-£2,579,693	-£3,835,247	-£4,510,983	-£2,579,693	-£3,835,247
20%	80%	-£5,583,522	-£3,008,469	-£4,682,540	-£5,583,522	-£3,008,469	-£4,682,540
40%	80%	-£9,873,679	-£4,723,573	-£8,071,716	-£9,873,679	-£4,723,573	-£8,071,716
45%	80%	-£10,946,218	-£5,152,348	-£8,919,009	-£10,946,218	-£5,152,348	-£8,919,009
50%	80%	-£12,018,758	-£5,581,124	-£9,766,303	-£12,018,758	-£5,581,124	-£9,766,303
10%	60%	-£3,262,113	-£2,296,469	-£2,924,245	-£3,262,113	-£2,296,469	-£2,924,245
15%	60%	-£4,246,488	-£2,728,021	-£3,739,686	-£4,246,488	-£2,728,021	-£3,739,686
20%	60%	-£5,230,862	-£3,159,573	-£4,555,126	-£5,230,862	-£3,159,573	-£4,555,126
25%	60%	-£6,215,236	-£3,591,124	-£5,370,567	-£6,215,236	-£3,591,124	-£5,370,567
30%	60%	-£7,199,611	-£4,022,676	-£6,186,007	-£7,199,611	-£4,022,676	-£6,186,007
35%	60%	-£8,183,985	-£4,454,228	-£7,001,446	-£8,183,985	-£4,454,228	-£7,001,446
40%	60%	-£9,168,360	-£4,885,780	-£7,816,887	-£9,168,360	-£4,885,780	-£7,816,887
50%	60%	-£10,152,734	-£5,317,332	-£8,632,327	-£10,152,734	-£5,317,332	-£8,632,327

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,833,831	£5,833,831	£5,833,831	£5,833,831	£5,833,831	£5,833,831
10%	70%	£3,396,106	£4,471,298	£3,771,254	£3,396,106	£4,471,298	£3,771,254
15%	70%	£2,177,243	£3,790,032	£2,739,965	£2,177,243	£3,790,032	£2,739,965
20%	70%	£968,380	£3,108,765	£1,708,676	£968,380	£3,108,765	£1,708,676
25%	70%	£-264,742	£2,427,498	£677,388	£-264,742	£2,427,498	£677,388
30%	70%	£-1,503,540	£1,746,232	£-359,689	£-1,503,540	£1,746,232	£-359,689
35%	70%	£-2,742,337	£1,064,965	£-1,407,645	£-2,742,337	£1,064,965	£-1,407,645
40%	70%	£-3,981,135	£383,698	£-2,456,001	£-3,981,135	£383,698	£-2,456,001
45%	70%	£-5,219,932	£-302,436	£-3,504,157	£-5,219,932	£-302,436	£-3,504,157
50%	70%	£-6,458,730	£-994,844	£-4,552,313	£-6,458,730	£-994,844	£-4,552,313
100%	70%	£-18,846,704	£-7,918,933	£-15,033,870	£-18,846,704	£-7,918,933	£-15,033,870
0%	80%	£3,297,886	£4,536,677	£3,726,626	£3,297,886	£4,536,677	£3,726,626
15%	80%	£2,029,913	£3,873,100	£2,673,024	£2,029,913	£3,873,100	£2,673,024
20%	80%	£761,940	£3,219,522	£1,619,421	£761,940	£3,219,522	£1,619,421
25%	80%	£-514,308	£2,565,946	£565,819	£-514,308	£2,565,946	£565,819
30%	80%	£-1,803,019	£1,912,368	£-495,761	£-1,803,019	£1,912,368	£-495,761
35%	80%	£-3,091,729	£1,258,791	£-1,566,596	£-3,091,729	£1,258,791	£-1,566,596
40%	80%	£-4,380,439	£605,214	£-2,637,429	£-4,380,439	£605,214	£-2,637,429
45%	80%	£-5,669,150	£-49,154	£-3,708,264	£-5,669,150	£-49,154	£-3,708,264
50%	80%	£-6,957,861	£-713,421	£-4,779,099	£-6,957,861	£-713,421	£-4,779,099
10%	60%	£3,494,325	£4,415,919	£3,815,881	£3,494,325	£4,415,919	£3,815,881
15%	60%	£2,324,572	£3,706,962	£2,806,906	£2,324,572	£3,706,962	£2,806,906
20%	60%	£1,154,819	£2,998,006	£1,797,930	£1,154,819	£2,998,006	£1,797,930
25%	60%	£-115,178	£2,289,051	£788,955	£-115,178	£2,289,051	£788,955
30%	60%	£-1,204,062	£1,580,094	£-223,619	£-1,204,062	£1,580,094	£-223,619
35%	60%	£-2,392,946	£871,138	£-1,249,096	£-2,392,946	£871,138	£-1,249,096
40%	60%	£-3,581,830	£162,181	£-2,274,573	£-3,581,830	£162,181	£-2,274,573
45%	60%	£-4,770,715	£-555,717	£-3,300,050	£-4,770,715	£-555,717	£-3,300,050
50%	60%	£-5,959,599	£-1,276,269	£-4,325,526	£-5,959,599	£-1,276,269	£-4,325,526

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903	£-118,837,903
10%	70%	£-121,275,628	£-120,200,436	£-120,900,480	£-121,275,628	£-120,200,436	£-120,900,480
15%	70%	£-122,494,491	£-120,881,702	£-121,931,770	£-122,494,491	£-120,881,702	£-121,931,770
20%	70%	£-123,713,354	£-121,562,970	£-122,963,058	£-123,713,354	£-121,562,970	£-122,963,058
25%	70%	£-124,932,217	£-122,244,237	£-123,994,347	£-124,932,217	£-122,244,237	£-123,994,347
30%	70%	£-126,151,080	£-122,925,503	£-125,025,634	£-126,151,080	£-122,925,503	£-125,025,634
35%	70%	£-127,369,943	£-123,606,770	£-126,056,922	£-127,369,943	£-123,606,770	£-126,056,922
40%	70%	£-128,588,806	£-124,288,037	£-127,088,209	£-128,588,806	£-124,288,037	£-127,088,209
45%	70%	£-129,807,669	£-124,969,304	£-128,119,497	£-129,807,669	£-124,969,304	£-128,119,497
50%	70%	£-131,026,532	£-125,650,571	£-129,150,784	£-131,026,532	£-125,650,571	£-129,150,784
100%	70%	£-143,518,438	£-132,590,667	£-139,705,604	£-143,518,438	£-132,590,667	£-139,705,604
0%	80%	£-121,373,849	£-120,145,058	£-121,373,849	£-121,373,849	£-120,145,058	£-121,373,849
15%	80%	£-122,641,821	£-120,798,634	£-122,641,821	£-122,641,821	£-120,798,634	£-122,641,821
20%	80%	£-123,909,794	£-121,452,210	£-123,909,794	£-123,909,794	£-121,452,210	£-123,909,794
25%	80%	£-125,177,767	£-122,105,786	£-124,939,767	£-125,177,767	£-122,105,786	£-124,939,767
30%	80%	£-126,445,740	£-122,759,362	£-125,969,740	£-126,445,740	£-122,759,362	£-125,969,740
35%	80%	£-127,713,713	£-123,412,938	£-126,999,713	£-127,713,713	£-123,412,938	£-126,999,713
40%	80%	£-128,981,686	£-124,066,514	£-128,029,686	£-128,981,686	£-124,066,514	£-128,029,686
45%	80%	£-130,249,659	£-124,720,090	£-129,059,659	£-130,249,659	£-124,720,090	£-129,059,659
50%	80%	£-131,517,632	£-125,373,666	£-130,089,632	£-131,517,632	£-125,373,666	£-130,089,632
10%	60%	£-122,347,162	£-120,964,772	£-122,347,162	£-122,347,162	£-120,964,772	£-122,347,162
15%	60%	£-123,516,915	£-121,618,298	£-123,516,915	£-123,516,915	£-121,618,298	£-123,516,915
20%	60%	£-124,686,668	£-122,271,824	£-124,686,668	£-124,686,668	£-122,271,824	£-124,686,668
25%	60%	£-125,856,421	£-122,925,350	£-125,856,421	£-125,856,421	£-122,925,350	£-125,856,421
30%	60%	£-127,026,174	£-123,578,876	£-126,886,174	£-127,026,174	£-123,578,876	£-126,886,174
35%	60%	£-128,195,927	£-124,232,402	£-127,915,927	£-128,195,927	£-124,232,402	£-127,915,927
40%	60%	£-129,365,680	£-124,885,928	£-128,945,680	£-129,365,680	£-124,885,928	£-128,945,680
45%	60%	£-130,535,433	£-125,539,454	£-129,975,433	£-130,535,433	£-125,539,454	£-129,975,433
50%	60%	£-131,705,186	£-126,192,980	£-131,005,186	£-131,705,186	£-126,192,980	£-131,005,186

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£91,183,216	£91,183,216	£91,183,216	£91,183,216	£91,183,216	£91,183,216
10%	70%	£93,620,941	£92,545,749	£93,245,793	£93,620,941	£92,545,749	£93,245,793
15%	70%	£94,839,804	£93,227,015	£94,277,062	£94,839,804	£93,227,015	£94,277,062
20%	70%	£96,058,667	£93,908,281	£95,306,314	£96,058,667	£93,908,281	£95,306,314
25%	70%	£97,277,530	£94,589,547	£96,335,566	£97,277,530	£94,589,547	£96,335,566
30%	70%	£98,496,393	£95,270,811	£97,364,818	£98,496,393	£95,270,811	£97,364,818
35%	70%	£99,715,256	£95,952,075	£98,394,070	£99,715,256	£95,952,075	£98,394,070
40%	70%	£100,934,119	£96,633,339	£99,423,322	£100,934,119	£96,633,339	£99,423,322
45%	70%	£102,152,982	£97,314,603	£100,452,574	£102,152,982	£97,314,603	£100,452,574
50%	70%	£103,371,845	£97,995,867	£101,481,826	£103,371,845	£97,995,867	£101,481,826
100%	70%	£115,863,751	£104,935,980	£112,050,917	£115,863,751	£104,935,980	£112,050,917
0%	80%	£93,719,161	£92,490,370	£93,290,421	£93,719,161	£92,490,370	£93,290,421
15%	80%	£94,938,024	£93,171,634	£94,341,023	£94,938,024	£93,171,634	£94,341,023
20%	80%	£96,156,887	£93,852,898	£95,370,275	£96,156,887	£93,852,898	£95,370,275
25%	80%	£97,375,750	£94,534,162	£96,401,527	£97,375,750	£94,534,162	£96,401,527
30%	80%	£98,594,613	£95,215,426	£97,432,779	£98,594,613	£95,215,426	£97,432,779
35%	80%	£99,813,476	£95,896,690	£98,464,031	£99,813,476	£95,896,690	£98,464,031
40%	80%	£101,032,339	£96,577,954	£99,495,283	£101,032,339	£96,577,954	£99,495,283
45%	80%	£102,251,202	£97,259,218	£100,526,535	£102,251,202	£97,259,218	£100,526,535
50%	80%	£103,470,065	£97,940,482	£101,557,787	£103,470,065	£97,940,482	£101,557,787
10%	60%	£92,522,722	£92,601,128	£93,222,722	£92,522,722	£92,601,128	£93,222,722
15%	60%	£94,692,475	£93,310,085	£94,210,141	£94,692,475	£93,310,085	£94,210,141
20%	60%	£96,862,228	£94,019,042	£95,199,098	£96,862,228	£94,019,042	£95,199,098
25%	60%	£99,031,981	£94,728,000	£96,188,055	£99,031,981	£94,728,000	£96,188,055
30%	60%	£101,201,734	£95,436,957	£97,177,012	£101,201,734	£95,436,957	£97,177,012
35%	60%	£103,371,487	£96,145,915	£98,166,969	£103,371,487	£96,145,915	£98,166,969
40%	60%	£105,541,240	£96,854,872	£99,155,926	£105,541,240	£96,854,872	£99,155,926
45%	60%	£107,710,993	£97,563,830	£100,144,883	£107,710,993	£97,563,830	£100,144,883
50%	60%	£109,880,746	£98,272,787	£101,133,840	£109,880,746	£98,272,787	£101,133,840

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GL
---------	-------------------	-----------------

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023	-£9,721,023
10%	70%	-£12,158,748	-£11,083,558	-£11,783,598	-£12,158,748	-£11,083,558	-£11,783,598
15%	70%	-£13,377,610	-£11,764,822	-£12,514,889	-£13,377,610	-£11,764,822	-£12,514,889
20%	70%	-£14,596,474	-£12,446,089	-£13,846,177	-£14,596,474	-£12,446,089	-£13,846,177
25%	70%	-£15,819,596	-£13,127,356	-£14,877,466	-£15,819,596	-£13,127,356	-£14,877,466
30%	70%	-£17,058,393	-£13,808,622	-£15,914,543	-£17,058,393	-£13,808,622	-£15,914,543
35%	70%	-£18,297,191	-£14,489,889	-£16,952,599	-£18,297,191	-£14,489,889	-£16,952,599
40%	70%	-£19,535,988	-£15,171,156	-£18,010,854	-£19,535,988	-£15,171,156	-£18,010,854
45%	70%	-£20,774,786	-£15,852,423	-£19,059,010	-£20,774,786	-£15,852,423	-£19,059,010
50%	70%	-£22,013,583	-£16,549,698	-£20,107,166	-£22,013,583	-£16,549,698	-£20,107,166
100%	70%	-£34,401,557	-£23,473,787	-£30,588,723	-£34,401,557	-£23,473,787	-£30,588,723
10%	80%	-£12,256,968	-£11,028,177	-£11,828,227	-£12,256,968	-£11,028,177	-£11,828,227
15%	80%	-£13,524,940	-£11,681,753	-£12,281,929	-£13,524,940	-£11,681,753	-£12,281,929
20%	80%	-£14,792,913	-£12,335,331	-£13,335,432	-£14,792,913	-£12,335,331	-£13,335,432
40%	80%	-£19,935,293	-£14,949,640	-£18,192,283	-£19,935,293	-£14,949,640	-£18,192,283
45%	80%	-£21,224,004	-£15,604,008	-£19,263,117	-£21,224,004	-£15,604,008	-£19,263,117
50%	80%	-£22,512,715	-£16,268,274	-£20,333,952	-£22,512,715	-£16,268,274	-£20,333,952
10%	60%	-£12,060,528	-£11,139,935	-£11,739,972	-£12,060,528	-£11,139,935	-£11,739,972
15%	60%	-£13,230,281	-£11,847,891	-£12,747,947	-£13,230,281	-£11,847,891	-£12,747,947
20%	60%	-£14,400,034	-£12,556,847	-£13,756,923	-£14,400,034	-£12,556,847	-£13,756,923
25%	60%	-£15,570,031	-£13,265,803	-£14,765,898	-£15,570,031	-£13,265,803	-£14,765,898
30%	60%	-£16,758,915	-£13,974,759	-£15,778,472	-£16,758,915	-£13,974,759	-£15,778,472
35%	60%	-£17,947,800	-£14,683,716	-£16,803,949	-£17,947,800	-£14,683,716	-£16,803,949
40%	60%	-£19,136,684	-£15,392,672	-£17,829,426	-£19,136,684	-£15,392,672	-£17,829,426
50%	60%	-£21,514,462	-£16,831,122	-£19,880,380	-£21,514,462	-£16,831,122	-£19,880,380

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169	-£3,115,169
10%	70%	-£5,552,894	-£4,477,702	-£4,777,746	-£5,552,894	-£4,477,702	-£4,777,746
15%	70%	-£6,771,756	-£5,188,968	-£5,208,058	-£6,771,756	-£5,188,968	-£5,208,058
20%	70%	-£7,990,620	-£5,840,235	-£6,240,324	-£7,990,620	-£5,840,235	-£6,240,324
25%	70%	-£9,213,742	-£6,521,502	-£7,271,612	-£9,213,742	-£6,521,502	-£7,271,612
30%	70%	-£10,452,539	-£7,202,768	-£8,308,689	-£10,452,539	-£7,202,768	-£8,308,689
35%	70%	-£11,691,337	-£7,884,035	-£9,339,845	-£11,691,337	-£7,884,035	-£9,339,845
40%	70%	-£12,930,135	-£8,565,301	-£10,405,901	-£12,930,135	-£8,565,301	-£10,405,901
45%	70%	-£14,168,932	-£9,251,436	-£11,453,157	-£14,168,932	-£9,251,436	-£11,453,157
50%	70%	-£15,407,730	-£9,943,844	-£12,501,312	-£15,407,730	-£9,943,844	-£12,501,312
100%	70%	-£27,795,703	-£18,867,933	-£23,982,870	-£27,795,703	-£18,867,933	-£23,982,870
10%	80%	-£5,651,114	-£4,422,323	-£5,222,374	-£5,651,114	-£4,422,323	-£5,222,374
15%	80%	-£6,919,086	-£5,075,900	-£6,275,976	-£6,919,086	-£5,075,900	-£6,275,976
20%	80%	-£8,187,060	-£5,729,477	-£7,329,573	-£8,187,060	-£5,729,477	-£7,329,573
40%	80%	-£13,329,439	-£8,343,786	-£11,586,429	-£13,329,439	-£8,343,786	-£11,586,429
45%	80%	-£14,618,150	-£9,098,154	-£12,657,264	-£14,618,150	-£9,098,154	-£12,657,264
50%	80%	-£15,906,861	-£9,862,420	-£13,728,098	-£15,906,861	-£9,862,420	-£13,728,098
10%	60%	-£5,454,675	-£4,533,081	-£5,133,119	-£5,454,675	-£4,533,081	-£5,133,119
15%	60%	-£6,624,427	-£5,242,037	-£6,142,094	-£6,624,427	-£5,242,037	-£6,142,094
20%	60%	-£7,794,180	-£5,950,994	-£7,151,070	-£7,794,180	-£5,950,994	-£7,151,070
25%	60%	-£8,964,177	-£6,659,949	-£8,160,045	-£8,964,177	-£6,659,949	-£8,160,045
30%	60%	-£10,133,062	-£7,368,906	-£9,172,619	-£10,133,062	-£7,368,906	-£9,172,619
35%	60%	-£11,341,946	-£8,077,862	-£10,198,095	-£11,341,946	-£8,077,862	-£10,198,095
40%	60%	-£12,530,830	-£8,786,819	-£11,223,572	-£12,530,830	-£8,786,819	-£11,223,572
50%	60%	-£14,908,599	-£10,225,269	-£13,274,526	-£14,908,599	-£10,225,269	-£13,274,526

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£199,238	-£199,238	-£199,238	-£199,238	-£199,238	-£199,238
10%	70%	-£2,636,963	-£1,561,771	-£2,261,815	-£2,636,963	-£1,561,771	-£2,261,815
15%	70%	-£3,855,826	-£2,243,037	-£3,293,105	-£3,855,826	-£2,243,037	-£3,293,105
20%	70%	-£5,074,689	-£2,924,304	-£4,324,393	-£5,074,689	-£2,924,304	-£4,324,393
25%	70%	-£6,297,811	-£3,605,571	-£5,355,681	-£6,297,811	-£3,605,571	-£5,355,681
30%	70%	-£7,536,609	-£4,286,837	-£6,392,758	-£7,536,609	-£4,286,837	-£6,392,758
35%	70%	-£8,775,406	-£4,968,105	-£7,440,914	-£8,775,406	-£4,968,105	-£7,440,914
40%	70%	-£10,014,204	-£5,649,372	-£8,489,070	-£10,014,204	-£5,649,372	-£8,489,070
45%	70%	-£11,253,002	-£6,330,638	-£9,537,226	-£11,253,002	-£6,330,638	-£9,537,226
50%	70%	-£12,491,799	-£7,027,913	-£10,585,382	-£12,491,799	-£7,027,913	-£10,585,382
100%	70%	-£24,875,773	-£13,952,002	-£21,066,939	-£24,875,773	-£13,952,002	-£21,066,939
10%	80%	-£2,735,184	-£1,506,393	-£2,306,443	-£2,735,184	-£1,506,393	-£2,306,443
15%	80%	-£4,003,156	-£2,159,969	-£3,360,045	-£4,003,156	-£2,159,969	-£3,360,045
20%	80%	-£5,271,129	-£2,813,546	-£4,413,648	-£5,271,129	-£2,813,546	-£4,413,648
40%	80%	-£10,413,508	-£5,427,855	-£8,670,498	-£10,413,508	-£5,427,855	-£8,670,498
45%	80%	-£11,702,219	-£6,082,224	-£9,741,333	-£11,702,219	-£6,082,224	-£9,741,333
50%	80%	-£12,990,930	-£6,746,490	-£10,812,168	-£12,990,930	-£6,746,490	-£10,812,168
10%	60%	-£2,538,744	-£1,617,150	-£2,218,188	-£2,538,744	-£1,617,150	-£2,218,188
15%	60%	-£3,798,497	-£2,326,107	-£3,226,163	-£3,798,497	-£2,326,107	-£3,226,163
20%	60%	-£5,078,250	-£3,035,063	-£4,235,139	-£5,078,250	-£3,035,063	-£4,235,139
25%	60%	-£6,348,247	-£3,744,019	-£5,244,114	-£6,348,247	-£3,744,019	-£5,244,114
30%	60%	-£7,627,131	-£4,452,975	-£6,256,688	-£7,627,131	-£4,452,975	-£6,256,688
35%	60%	-£8,906,015	-£5,161,931	-£7,282,165	-£8,906,015	-£5,161,931	-£7,282,165
40%	60%	-£10,184,900	-£5,870,888	-£8,307,642	-£10,184,900	-£5,870,888	-£8,307,642
50%	60%	-£11,992,668	-£7,309,338	-£10,358,596	-£11,992,668	-£7,309,338	-£10,358,596

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915	-£10,137,915
10%	70%	-£12,575,640	-£11,500,448	-£12,200,492	-£12,575,640	-£11,500,448	-£12,200,492
15%	70%	-£13,794,503	-£12,181,714	-£13,231,782	-£13,794,503	-£12,181,714	-£13,231,782
20%	70%	-£15,013,366	-£12,862,981	-£14,263,070	-£15,013,366	-£12,862,981	-£14,263,070
25%	70%	-£16,236,488	-£13,544,248	-£15,294,358	-£16,236,488	-£13,544,248	-£15,294,358
30%	70%	-£17,475,286	-£14,225,515	-£16,331,435	-£17,475,286	-£14,225,515	-£16,331,435
35%	70%	-£18,714,083	-£14,906,782	-£17,379,591	-£18,714,083	-£14,906,782	-£17,379,591
40%	70%	-£19,952,881	-£15,588,049	-£18,427,747	-£19,952,881	-£15,588,049	-£18,427,747
45%	70%	-£21,191,679	-£16,274,182	-£19,475,903	-£21,191,679	-£16,274,182	-£19,475,903
50%	70%	-£22,430,476	-£16,966,590	-£20,524,059	-£22,430,476	-£16,966,590	-£20,524,059
100%	70%	-£34,818,450	-£23,890,679	-£31,005,616	-£34,818,450	-£23,890,679	-£31,005,616
10%	80%	-£12,673,861	-£11,445,070	-£12,245,120	-£12,673,861	-£11,445,070	-£12,245,120
15%	80%	-£13,941,833	-£12,098,646	-£13,298,722	-£13,941,833	-£12,098,646	-£13,298,722
20%	80%	-£15,209,806	-£12,752,224	-£14,352,325	-£15,209,806	-£12,752,224	-£14,352,325
40%	80%	-£20,352,185	-£15,366,532	-£18,609,175	-£20,352,185	-£15,366,532	-£18,609,175
45%	80%	-£21,640,896	-£16,020,901	-£19,680,010	-£21,640,896	-£16,020,901	-£19,680,010
50%	80%	-£22,929,607	-£16,685,167	-£20,750,845	-£22,929,607	-£16,685,167	-£20,750,845
10%	60%	-£12,477,421	-£11,555,827	-£12,155,865	-£12,477,421	-£11,555,827	-£12,155,865
15%	60%	-£13,647,174	-£12,264,784	-£13,164,840	-£13,647,174	-£12,264,784	-£13,164,840
20%	60%	-£14,816,927	-£12,973,740	-£14,173,816	-£14,816,927	-£12,973,740	-£14,173,816
25%	60%	-£15,986,680	-£13,682,696	-£15,182,791	-£15,986,680	-£13,682,696	-£15,182,791
30%	60%	-£17,175,808	-£14,391,652	-£16,195,365	-£17,175,808	-£14,391,652	-£16,195,365
35%	60%	-£18,364,936	-£15,100,608	-£17,208,842	-£18,364,936	-£15,100,608	-£17,208,842
40%	60%	-£19,553,577	-£15,809,565	-£18,246,319	-£19,553,577	-£15,809,565	-£18,246,319
50%	60%	-£21,991,345	-£17,248,015	-£20,297,273	-£21,991,345	-£17,248,015	-£20,297,273

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,763,411	£2,763,411	£2,763,411	£2,763,411	£2,763,411	£2,763,411
10%	70%	£325,699	£1,400,878	£700,831	£325,699	£1,400,878	£700,831
15%	70%	-£393,177	£719,612	-£330,455	-£393,177	£719,612	-£330,455
20%	70%	-£2,112,040	£38,345	-£1,361,744	-£2,112,040	£38,345	-£1,361,744
25%	70%	-£3,335,162	-£642,922	-£2,393,032	-£3,335,162	-£642,922	-£2,393,032
30%	70%	-£4,573,960	-£1,324,188	-£3,430,109	-£4,573,960	-£1,324,188	-£3,430,109
35%	70%	-£5,812,757	-£2,005,455	-£4,478,265	-£5,812,757	-£2,005,455	-£4,478,265
40%	70%	-£7,051,555	-£2,686,722	-£5,538,421	-£7,051,555	-£2,686,722	-£5,538,421
45%	70%	-£8,290,352	-£3,372,856	-£6,574,577	-£8,290,352	-£3,372,856	-£6,574,577
50%	70%	-£9,529,150	-£4,065,264	-£7,622,733	-£9,529,150	-£4,065,264	-£7,622,733
100%	70%	-£21,917,124	-£10,989,353	-£18,104,290	-£21,917,124	-£10,989,353	-£18,104,290
10%	80%	£227,466	£1,456,257	£656,206	£227,466	£1,456,257	£656,206
15%	80%	-£1,940,507	£802,690	-£397,395	-£1,940,507	£802,690	-£397,395
20%	80%	-£2,308,490	£149,102	-£1,450,999	-£2,308,490	£149,102	-£1,450,999
40%	80%	-£7,450,859	-£2,465,205	-£5,707,849	-£7,450,859	-£2,465,205	-£5,707,849
45%	80%	-£8,739,570	-£3,119,574	-£6,778,684	-£8,739,570	-£3,119,574	-£6,778,684
50%	80%	-£10,028,281	-£3,783,841	-£7,849,519	-£10,028,281	-£3,783,841	-£7,849,519
10%	60%	£423,905	£1,345,499	£745,461	£423,905	£1,345,499	£745,461
15%	60%	£745,848	£235,543	£263,514	£745,848	£235,543	£263,514
20%	60%	-£1,915,600	-£72,414	-£1,272,490	-£1,915,600	-£72,414	-£1,272,490
25%	60%	-£3,085,598	-£781,369	-£2,281,465	-£3,085,598	-£781,369	-£2,281,465
30%	60%	-£4,274,482	-£1,490,326	-£3,294,039	-£4,274,482	-£1,490,326	-£3,294,039
35%	60%	-£5,463,366	-£2,199,282	-£4,319,516	-£5,463,366	-£2,199,282	-£4,319,516
40%	60%	-£6,652,250	-£2,908,239	-£5,344,993	-£6,652,250	-£2,908,239	-£5,344,993
50%	60%	-£9,030,019	-£4,346,689	-£7,595,946	-£9,030,019	-£4,346,689	-£7,595,946

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,650,854	£3,650,854	£3,650,854	£3,650,854	£3,650,854	£3,650,854
10%	70%	£1,213,129	£2,289,321	£1,588,277	£1,213,129	£2,289,321	£1,588,277
15%	70%	-£3,734	£1,807,055	£596,399	-£3,734	£1,807,055	£596,399
20%	70%	-£1,224,597	£925,798	-£474,301	-£1,224,597	£925,798	-£474,301
25%	70%	-£2,447,719	£244,521	-£1,505,589	-£2,447,719	£244,521	-£1,505,589
30%	70%	-£3,686,517	-£436,745	-£2,542,666	-£3,686,517	-£436,745	-£2,542,666
35%	70%	-£4,925,314	-£1,118,012	-£3,590,822	-£4,925,314	-£1,118,012	-£3,590,822
40%	70%	-£6,164,112	-£1,799,278	-£4,638,978	-£6,164,112	-£1,799,278	-£4,638,978
45%	70%	-£7,402,909	-£2,485,413	-£5,687,134	-£7,402,909	-£2,485,413	-£5,687,134
50%	70%	-£8,641,707	-£3,177,821	-£6,735,290	-£8,641,707	-£3,177,821	-£6,735,290
100%	70%	-£21,028,681	-£10,101,910	-£17,216,847	-£21,028,681	-£10,101,910	-£17,216,847
10%	80%	£1,114,909	£2,343,700	£1,543,649	£1,114,909	£2,343,700	£1,543,649
15%	80%	-£153,064	£1,690,123	£490,047	-£153,064	£1,690,123	£490,047
20%	80%	-£1,421,037	£1,036,545	-£363,556	-£1,421,037	£1,036,545	-£363,556
40%	80%	-£6,563,416	-£1,577,763	-£4,820,406	-£6,563,416	-£1,577,763	-£4,820,406
45%	80%	-£7,852,127	-£2,232,131	-£5,891,241	-£7,852,127	-£2,232,131	-£5,891,241
50%	80%	-£9,140,838	-£2,896,398	-£6,962,076	-£9,140,838	-£2,896,398	-£6,962,076
10%	60%	£1,311,348	£2,232,942	£1,632,904	£1,311,348	£2,232,942	£1,632,904
15%	60%	£141,895	£1,523,986	£623,323	£141,895	£1,523,986	£623,323
20%	60%	-£1,028,157	£815,029	-£385,047	-£1,028,157	£815,029	-£385,047
25%	60%	-£2,198,155	£106,074	-£1,394,022	-£2,198,155	£106,074	-£1,394,022
30%	60%	-£3,387,039	-£602,883	-£2,406,596	-£3,387,039	-£602,883	-£2,406,596
35%	60%	-£4,575,923	-£1,311,839	-£3,432,073	-£4,575,923	-£1,311,839	-£3,432,073
40%	60%	-£5,764,807	-£2,020,796	-£4,457,550	-£5,764,807	-£2,020,796	-£4,457,550
50%	60%	-£8,142,576	-£3,469,246	-£6,508,503	-£8,142,576	-£3,469,246	-£6,508,503

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,988,613	£2,988,613	£2,988,613	£2,988,613	£2,988,613	£2,988,613
10%	70%	£770,189	£1,874,530	£1,158,025	£770,189	£1,874,530	£1,158,025
15%	70%	£349,651	£1,312,489	£237,731	£349,651	£1,312,489	£237,731
20%	70%	£1,482,085	£750,447	£693,726	£1,482,085	£750,447	£693,726
25%	70%	£2,614,521	£188,406	£1,629,072	£2,614,521	£188,406	£1,629,072
30%	70%	£3,746,957	£379,747	£2,564,418	£3,746,957	£379,747	£2,564,418
35%	70%	£4,879,391	£393,990	£3,499,764	£4,879,391	£393,990	£3,499,764
40%	70%	£6,011,827	£1,522,215	£4,435,109	£6,011,827	£1,522,215	£4,435,109
45%	70%	£7,144,263	£2,093,448	£5,370,455	£7,144,263	£2,093,448	£5,370,455
50%	70%	£8,276,698	£2,664,682	£6,305,800	£8,276,698	£2,664,682	£6,305,800
100%	70%	£19,601,052	£8,377,019	£11,659,256	£19,601,052	£8,377,019	£11,659,256
10%	80%	£882,828	£1,944,933	£1,128,070	£882,828	£1,944,933	£1,128,070
15%	80%	£482,833	£1,418,093	£189,799	£482,833	£1,418,093	£189,799
20%	80%	£1,659,664	£891,253	£758,682	£1,659,664	£891,253	£758,682
25%	80%	£2,836,494	£364,413	£1,710,266	£2,836,494	£364,413	£1,710,266
30%	80%	£4,013,323	£165,084	£2,661,851	£4,013,323	£165,084	£2,661,851
35%	80%	£5,190,153	£700,540	£3,613,435	£5,190,153	£700,540	£3,613,435
40%	80%	£6,366,983	£1,235,997	£4,565,020	£6,366,983	£1,235,997	£4,565,020
45%	80%	£7,543,813	£1,771,454	£5,516,603	£7,543,813	£1,771,454	£5,516,603
50%	80%	£8,720,643	£2,306,910	£6,468,188	£8,720,643	£2,306,910	£6,468,188
10%	60%	£857,549	£1,804,127	£1,189,980	£857,549	£1,804,127	£1,189,980
15%	60%	£216,467	£1,206,885	£285,663	£216,467	£1,206,885	£285,663
20%	60%	£1,304,508	£808,642	£492,771	£1,304,508	£808,642	£492,771
25%	60%	£2,392,548	£12,389	£1,547,878	£2,392,548	£12,389	£1,547,878
30%	60%	£3,480,589	£594,410	£2,466,985	£3,480,589	£594,410	£2,466,985
35%	60%	£4,568,630	£1,201,420	£3,386,092	£4,568,630	£1,201,420	£3,386,092
40%	60%	£5,656,671	£1,808,432	£4,305,198	£5,656,671	£1,808,432	£4,305,198
45%	60%	£6,744,712	£2,415,442	£5,224,306	£6,744,712	£2,415,442	£5,224,306
50%	60%	£7,832,753	£3,022,453	£6,143,412	£7,832,753	£3,022,453	£6,143,412

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£121,673,121	£121,673,121	£121,673,121	£121,673,121	£121,673,121	£121,673,121
10%	70%	£123,901,545	£122,797,204	£123,513,709	£123,901,545	£122,797,204	£123,513,709
15%	70%	£125,021,385	£123,359,245	£124,434,003	£125,021,385	£123,359,245	£124,434,003
20%	70%	£126,153,830	£123,921,287	£125,355,460	£126,153,830	£123,921,287	£125,355,460
25%	70%	£127,286,255	£124,483,328	£126,300,806	£127,286,255	£124,483,328	£126,300,806
30%	70%	£128,418,691	£125,051,481	£127,236,152	£128,418,691	£125,051,481	£127,236,152
35%	70%	£129,551,126	£125,622,715	£128,171,498	£129,551,126	£125,622,715	£128,171,498
40%	70%	£130,683,561	£126,193,949	£129,106,843	£130,683,561	£126,193,949	£129,106,843
45%	70%	£131,815,996	£126,765,182	£130,042,189	£131,815,996	£126,765,182	£130,042,189
50%	70%	£132,948,432	£127,336,416	£130,977,535	£132,948,432	£127,336,416	£130,977,535
100%	70%	£144,272,786	£133,048,753	£140,330,991	£144,272,786	£133,048,753	£140,330,991
10%	80%	£123,988,906	£122,726,801	£123,545,664	£123,988,906	£122,726,801	£123,545,664
15%	80%	£125,154,568	£123,253,642	£124,481,938	£125,154,568	£123,253,642	£124,481,938
20%	80%	£126,331,398	£123,780,481	£125,430,416	£126,331,398	£123,780,481	£125,430,416
25%	80%	£131,038,713	£124,309,731	£130,007,714	£131,038,713	£124,309,731	£130,007,714
45%	80%	£132,215,547	£126,443,188	£130,188,338	£132,215,547	£126,443,188	£130,188,338
50%	80%	£133,392,377	£126,978,644	£131,139,822	£133,392,377	£126,978,644	£131,139,822
10%	60%	£123,814,185	£122,867,607	£123,481,754	£123,814,185	£122,867,607	£123,481,754
15%	60%	£124,898,201	£123,464,850	£124,388,071	£124,898,201	£123,464,850	£124,388,071
20%	60%	£125,976,242	£124,062,092	£125,300,508	£125,976,242	£124,062,092	£125,300,508
25%	60%	£127,054,283	£124,659,335	£126,219,812	£127,054,283	£124,659,335	£126,219,812
30%	60%	£128,152,323	£125,266,144	£127,138,719	£128,152,323	£125,266,144	£127,138,719
35%	60%	£129,240,364	£125,873,155	£128,057,826	£129,240,364	£125,873,155	£128,057,826
40%	60%	£130,328,405	£126,480,166	£128,976,933	£130,328,405	£126,480,166	£128,976,933
50%	60%	£132,504,488	£127,694,187	£130,815,146	£132,504,488	£127,694,187	£130,815,146

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£94,018,434	£94,018,434	£94,018,434	£94,018,434	£94,018,434	£94,018,434
10%	70%	£96,248,858	£95,142,517	£95,859,022	£96,248,858	£95,142,517	£95,859,022
15%	70%	£97,368,698	£95,704,558	£96,779,316	£97,368,698	£95,704,558	£96,779,316
20%	70%	£98,488,132	£96,266,599	£97,710,773	£98,488,132	£96,266,599	£97,710,773
25%	70%	£99,631,568	£96,828,641	£98,646,119	£99,631,568	£96,828,641	£98,646,119
30%	70%	£100,764,004	£97,386,734	£99,581,465	£100,764,004	£97,386,734	£99,581,465
35%	70%	£101,896,438	£97,968,027	£100,516,811	£101,896,438	£97,968,027	£100,516,811
40%	70%	£103,028,874	£98,539,262	£101,452,156	£103,028,874	£98,539,262	£101,452,156
45%	70%	£104,161,310	£99,110,495	£102,387,502	£104,161,310	£99,110,495	£102,387,502
50%	70%	£105,293,745	£99,681,728	£103,322,847	£105,293,745	£99,681,728	£103,322,847
100%	70%	£116,618,099	£105,394,066	£112,676,303	£116,618,099	£105,394,066	£112,676,303
10%	80%	£96,334,219	£95,072,114	£95,890,977	£96,334,219	£95,072,114	£95,890,977
15%	80%	£97,499,890	£95,598,954	£96,827,248	£97,499,890	£95,598,954	£96,827,248
20%	80%	£98,676,711	£96,125,794	£97,775,729	£98,676,711	£96,125,794	£97,775,729
40%	80%	£103,394,030	£98,655,044	£101,892,612	£103,394,030	£98,655,044	£101,892,612
45%	80%	£104,560,860	£98,788,501	£102,833,650	£104,560,860	£98,788,501	£102,833,650
50%	80%	£105,737,690	£99,323,957	£103,485,235	£105,737,690	£99,323,957	£103,485,235
10%	60%	£96,159,438	£95,212,920	£96,159,438	£96,159,438	£95,212,920	£96,159,438
15%	60%	£97,233,514	£95,810,162	£96,731,384	£97,233,514	£95,810,162	£96,731,384
20%	60%	£98,321,555	£96,407,405	£97,645,618	£98,321,555	£96,407,405	£97,645,618
25%	60%	£99,409,595	£97,004,648	£98,564,825	£99,409,595	£97,004,648	£98,564,825
30%	60%	£100,497,636	£97,611,457	£99,484,032	£100,497,636	£97,611,457	£99,484,032
35%	60%	£101,585,677	£98,218,467	£100,403,139	£101,585,677	£98,218,467	£100,403,139
40%	60%	£102,673,718	£98,825,479	£101,322,245	£102,673,718	£98,825,479	£101,322,245
50%	60%	£104,849,800	£100,039,500	£103,180,459	£104,849,800	£100,039,500	£103,180,459

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£41,359,306	£41,359,306	£41,359,306	£41,359,306	£41,359,306	£41,359,306
10%	70%	£43,587,731	£42,483,389	£43,199,895	£43,587,731	£42,483,389	£43,199,895
15%	70%	£44,707,570	£43,045,430	£44,120,188	£44,707,570	£43,045,430	£44,120,188
20%	70%	£45,840,005	£43,607,472	£45,051,646	£45,840,005	£43,607,472	£45,051,646
25%	70%	£46,972,441	£44,169,514	£45,986,992	£46,972,441	£44,169,514	£45,986,992
30%	70%	£48,104,876	£44,737,667	£46,922,337	£48,104,876	£44,737,667	£46,922,337
35%	70%	£49,237,311	£45,308,900	£47,857,683	£49,237,311	£45,308,900	£47,857,683
40%	70%	£50,369,747	£45,880,134	£48,793,028	£50,369,747	£45,880,134	£48,793,028
45%	70%	£51,502,182	£46,451,367	£49,728,373	£51,502,182	£46,451,367	£49,728,373
50%	70%	£52,634,617	£47,022,602	£50,663,719	£52,634,617	£47,022,602	£50,663,719
100%	70%	£63,958,971	£52,734,938	£60,017,176	£63,958,971	£52,734,938	£60,017,176
10%	80%	£43,675,092	£42,412,987	£43,231,849	£43,675,092	£42,412,987	£43,231,849
15%	80%	£44,840,753	£42,939,827	£44,168,121	£44,840,753	£42,939,827	£44,168,121
20%	80%	£46,017,584	£43,466,666	£45,116,601	£46,017,584	£43,466,666	£45,116,601
40%	80%	£50,724,903	£45,993,916	£48,922,839	£50,724,903	£45,993,916	£48,922,839
45%	80%	£51,901,733	£46,129,373	£49,874,523	£51,901,733	£46,129,373	£49,874,523
50%	80%	£53,078,562	£46,664,830	£50,826,108	£53,078,562	£46,664,830	£50,826,108
10%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240	-£12,556,240
10%	70%	-£14,784,664	-£13,680,323	-£14,386,828	-£14,784,664	-£13,680,323	-£14,386,828
15%	70%	-£15,904,504	-£14,242,364	-£15,317,122	-£15,904,504	-£14,242,364	-£15,317,122
20%	70%	-£17,036,939	-£14,804,406	-£16,248,580	-£17,036,939	-£14,804,406	-£16,248,580
25%	70%	-£18,169,374	-£15,366,447	-£17,183,925	-£18,169,374	-£15,366,447	-£17,183,925
30%	70%	-£19,301,810	-£15,934,601	-£18,119,271	-£19,301,810	-£15,934,601	-£18,119,271
35%	70%	-£20,434,245	-£16,505,834	-£19,054,617	-£20,434,245	-£16,505,834	-£19,054,617
40%	70%	-£21,566,681	-£17,077,068	-£19,989,962	-£21,566,681	-£17,077,068	-£19,989,962
45%	70%	-£22,699,116	-£17,648,301	-£20,925,308	-£22,699,116	-£17,648,301	-£20,925,308
50%	70%	-£23,831,551	-£18,219,536	-£21,860,654	-£23,831,551	-£18,219,536	-£21,860,654
100%	70%	-£35,155,905	-£23,931,872	-£31,214,110	-£35,155,905	-£23,931,872	-£31,214,110
10%	80%	-£14,872,026	-£13,609,921	-£14,428,783	-£14,872,026	-£13,609,921	-£14,428,783
15%	80%	-£16,037,687	-£14,136,761	-£15,365,055	-£16,037,687	-£14,136,761	-£15,365,055
20%	80%	-£17,214,517	-£14,663,600	-£16,313,535	-£17,214,517	-£14,663,600	-£16,313,535
40%	80%	-£21,921,837	-£16,790,850	-£20,119,873	-£21,921,837	-£16,790,850	-£20,119,873
45%	80%	-£23,098,667	-£17,326,307	-£21,071,457	-£23,098,667	-£17,326,307	-£21,071,457
50%	80%	-£24,275,496	-£17,861,764	-£22,023,041	-£24,275,496	-£17,861,764	-£22,023,041
10%	60%	-£14,697,304	-£13,750,726	-£14,364,873	-£14,697,304	-£13,750,726	-£14,364,873
15%	60%	-£15,771,320	-£14,347,869	-£15,299,190	-£15,771,320	-£14,347,869	-£15,299,190
20%	60%	-£16,859,361	-£14,945,212	-£16,183,625	-£16,859,361	-£14,945,212	-£16,183,625
25%	60%	-£17,947,402	-£15,542,455	-£17,102,731	-£17,947,402	-£15,542,455	-£17,102,731
30%	60%	-£19,035,443	-£16,149,264	-£18,021,838	-£19,035,443	-£16,149,264	-£18,021,838
35%	60%	-£20,123,484	-£16,756,274	-£18,940,946	-£20,123,484	-£16,756,274	-£18,940,946
40%	60%	-£21,211,524	-£17,363,285	-£19,860,052	-£21,211,524	-£17,363,285	-£19,860,052
50%	60%	-£23,387,607	-£18,577,307	-£21,688,265	-£23,387,607	-£18,577,307	-£21,688,265

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387	-£5,950,387
10%	70%	-£8,176,811	-£7,074,870	-£7,790,875	-£8,176,811	-£7,074,870	-£7,790,875
15%	70%	-£9,298,650	-£7,638,511	-£8,711,288	-£9,298,650	-£7,638,511	-£8,711,288
20%	70%	-£10,431,085	-£8,198,553	-£9,642,726	-£10,431,085	-£8,198,553	-£9,642,726
25%	70%	-£11,563,521	-£8,760,594	-£10,578,072	-£11,563,521	-£8,760,594	-£10,578,072
30%	70%	-£12,695,956	-£9,328,747	-£11,513,418	-£12,695,956	-£9,328,747	-£11,513,418
35%	70%	-£13,828,391	-£9,899,980	-£12,448,764	-£13,828,391	-£9,899,980	-£12,448,764
40%	70%	-£14,960,827	-£10,471,214	-£13,384,108	-£14,960,827	-£10,471,214	-£13,384,108
45%	70%	-£16,093,263	-£11,042,448	-£14,319,454	-£16,093,263	-£11,042,448	-£14,319,454
50%	70%	-£17,225,697	-£11,613,682	-£15,254,800	-£17,225,697	-£11,613,682	-£15,254,800
100%	70%	-£28,550,051	-£17,326,019	-£24,608,258	-£28,550,051	-£17,326,019	-£24,608,258
10%	80%	-£8,266,172	-£7,004,067	-£7,822,929	-£8,266,172	-£7,004,067	-£7,822,929
15%	80%	-£9,431,833	-£7,530,907	-£8,759,201	-£9,431,833	-£7,530,907	-£8,759,201
20%	80%	-£10,608,664	-£8,057,746	-£9,707,681	-£10,608,664	-£8,057,746	-£9,707,681
40%	80%	-£15,315,983	-£10,184,996	-£13,514,020	-£15,315,983	-£10,184,996	-£13,514,020
45%	80%	-£16,492,813	-£10,720,454	-£14,465,603	-£16,492,813	-£10,720,454	-£14,465,603
50%	80%	-£17,669,642	-£11,255,910	-£15,417,188	-£17,669,642	-£11,255,910	-£15,417,188
10%	60%	-£8,091,451	-£7,144,872	-£7,759,019	-£8,091,451	-£7,144,872	-£7,759,019
15%	60%	-£9,165,467	-£7,742,115	-£8,683,337	-£9,165,467	-£7,742,115	-£8,683,337
20%	60%	-£10,253,507	-£8,339,358	-£9,577,771	-£10,253,507	-£8,339,358	-£9,577,771
25%	60%	-£11,341,548	-£8,936,601	-£10,496,877	-£11,341,548	-£8,936,601	-£10,496,877
30%	60%	-£12,429,589	-£9,543,410	-£11,415,985	-£12,429,589	-£9,543,410	-£11,415,985
35%	60%	-£13,517,630	-£10,150,420	-£12,335,092	-£13,517,630	-£10,150,420	-£12,335,092
40%	60%	-£14,605,671	-£10,757,431	-£13,254,198	-£14,605,671	-£10,757,431	-£13,254,198
50%	60%	-£16,781,753	-£11,971,453	-£15,092,412	-£16,781,753	-£11,971,453	-£15,092,412

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456	-£3,034,456
10%	70%	-£5,262,880	-£4,158,539	-£4,875,044	-£5,262,880	-£4,158,539	-£4,875,044
15%	70%	-£6,382,720	-£4,720,580	-£5,795,338	-£6,382,720	-£4,720,580	-£5,795,338
20%	70%	-£7,515,154	-£5,282,622	-£6,726,786	-£7,515,154	-£5,282,622	-£6,726,786
25%	70%	-£8,647,590	-£5,844,663	-£7,662,141	-£8,647,590	-£5,844,663	-£7,662,141
30%	70%	-£9,780,026	-£6,406,704	-£8,597,496	-£9,780,026	-£6,406,704	-£8,597,496
35%	70%	-£10,912,461	-£6,968,745	-£9,532,851	-£10,912,461	-£6,968,745	-£9,532,851
40%	70%	-£12,044,896	-£7,530,786	-£10,468,206	-£12,044,896	-£7,530,786	-£10,468,206
45%	70%	-£13,177,332	-£8,102,827	-£11,403,561	-£13,177,332	-£8,102,827	-£11,403,561
50%	70%	-£14,309,767	-£8,674,868	-£12,338,916	-£14,309,767	-£8,674,868	-£12,338,916
100%	70%	-£25,634,121	-£14,410,088	-£21,692,326	-£25,634,121	-£14,410,088	-£21,692,326
10%	80%	-£5,350,241	-£4,088,136	-£4,906,999	-£5,350,241	-£4,088,136	-£4,906,999
15%	80%	-£6,515,902	-£4,614,977	-£5,843,271	-£6,515,902	-£4,614,977	-£5,843,271
20%	80%	-£7,682,733	-£5,141,818	-£6,780,543	-£7,682,733	-£5,141,818	-£6,780,543
40%	80%	-£12,400,053	-£7,269,056	-£10,598,089	-£12,400,053	-£7,269,056	-£10,598,089
45%	80%	-£13,576,882	-£7,804,523	-£11,549,673	-£13,576,882	-£7,804,523	-£11,549,673
50%	80%	-£14,753,712	-£8,339,979	-£12,501,257	-£14,753,712	-£8,339,979	-£12,501,257
10%	60%	-£5,175,520	-£4,228,942	-£4,843,089	-£5,175,520	-£4,228,942	-£4,843,089
15%	60%	-£6,249,536	-£4,826,185	-£5,747,406	-£6,249,536	-£4,826,185	-£5,747,406
20%	60%	-£7,323,552	-£5,423,427	-£6,651,841	-£7,323,552	-£5,423,427	-£6,651,841
25%	60%	-£8,425,618	-£6,020,670	-£7,580,947	-£8,425,618	-£6,020,670	-£7,580,947
30%	60%	-£9,513,658	-£6,627,479	-£8,500,054	-£9,513,658	-£6,627,479	-£8,500,054
35%	60%	-£10,601,699	-£7,234,490	-£9,419,161	-£10,601,699	-£7,234,490	-£9,419,161
40%	60%	-£11,689,740	-£7,841,501	-£10,338,268	-£11,689,740	-£7,841,501	-£10,338,268
50%	60%	-£13,865,823	-£9,055,522	-£12,176,481	-£13,865,823	-£9,055,522	-£12,176,481

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133	-£12,973,133
10%	70%	-£15,201,557	-£14,097,216	-£14,813,721	-£15,201,557	-£14,097,216	-£14,813,721
15%	70%	-£16,321,397	-£14,659,257	-£15,734,015	-£16,321,397	-£14,659,257	-£15,734,015
20%	70%	-£17,453,831	-£15,221,299	-£16,655,472	-£17,453,831	-£15,221,299	-£16,655,472
25%	70%	-£18,586,267	-£15,783,340	-£17,600,818	-£18,586,267	-£15,783,340	-£17,600,818
30%	70%	-£19,718,703	-£16,351,493	-£18,536,164	-£19,718,703	-£16,351,493	-£18,536,164
35%	70%	-£20,851,138	-£16,922,728	-£19,471,510	-£20,851,138	-£16,922,728	-£19,471,510
40%	70%	-£21,983,573	-£17,493,961	-£20,406,855	-£21,983,573	-£17,493,961	-£20,406,855
45%	70%	-£23,116,009	-£18,065,194	-£21,342,201	-£23,116,009	-£18,065,194	-£21,342,201
50%	70%	-£24,248,444	-£18,636,428	-£22,277,547	-£24,248,444	-£18,636,428	-£22,277,547
100%	70%	-£35,572,798	-£24,348,765	-£31,631,003	-£35,572,798	-£24,348,765	-£31,631,003
10%	80%	-£15,288,918	-£14,026,813	-£14,845,676	-£15,288,918	-£14,026,813	-£14,845,676
15%	80%	-£16,454,579	-£14,553,654	-£15,781,948	-£16,454,579	-£14,553,654	-£15,781,948
20%	80%	-£17,631,410	-£15,080,493	-£16,730,428	-£17,631,410	-£15,080,493	-£16,730,428
40%	80%	-£22,398,790	-£17,207,743	-£20,538,766	-£22,398,790	-£17,207,743	-£20,538,766
45%	80%	-£23,515,559	-£17,743,200	-£21,488,350	-£23,515,559	-£17,743,200	-£21,488,350
50%	80%	-£24,692,389	-£18,278,656	-£22,439,934	-£24,692,389	-£18,278,656	-£22,439,934
10%	60%	-£15,114,197	-£14,167,619	-£14,781,766	-£15,114,197	-£14,167,619	-£14,781,766
15%	60%	-£16,188,213	-£14,764,862	-£15,686,083	-£16,188,213	-£14,764,862	-£15,686,083
20%	60%	-£17,276,254	-£15,362,104	-£16,600,518	-£17,276,254	-£15,362,104	-£16,600,518
25%	60%	-£18,364,295	-£15,959,347	-£17,519,624	-£18,364,295	-£15,959,347	-£17,519,624
30%	60%	-£19,452,335	-£16,566,156	-£18,438,731	-£19,452,335	-£16,566,156	-£18,438,731
35%	60%	-£20,540,376	-£17,173,167	-£19,357,838	-£20,540,376	-£17,173,167	-£19,357,838
40%	60%	-£21,628,417	-£17,780,178	-£20,276,945	-£21,628,417	-£17,780,178	-£20,276,945
50%	60%	-£23,804,500	-£18,994,199	-£22,115,158	-£23,80		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£71,807	-£71,807	-£71,807	-£71,807	-£71,807	-£71,807
10%	70%	-£2,300,231	-£1,195,890	-£1,912,295	-£2,300,231	-£1,195,890	-£1,912,295
15%	70%	-£3,420,071	-£1,757,931	-£2,832,689	-£3,420,071	-£1,757,931	-£2,832,689
20%	70%	-£4,552,505	-£2,319,973	-£3,764,146	-£4,552,505	-£2,319,973	-£3,764,146
25%	70%	-£5,684,941	-£2,882,014	-£4,699,492	-£5,684,941	-£2,882,014	-£4,699,492
30%	70%	-£6,817,377	-£3,450,167	-£5,634,838	-£6,817,377	-£3,450,167	-£5,634,838
35%	70%	-£7,949,811	-£4,021,400	-£6,570,184	-£7,949,811	-£4,021,400	-£6,570,184
40%	70%	-£9,082,247	-£4,592,635	-£7,505,529	-£9,082,247	-£4,592,635	-£7,505,529
45%	70%	-£10,214,683	-£5,163,868	-£8,440,874	-£10,214,683	-£5,163,868	-£8,440,874
50%	70%	-£11,347,118	-£5,735,102	-£9,376,220	-£11,347,118	-£5,735,102	-£9,376,220
100%	70%	-£22,671,472	-£11,447,439	-£18,729,676	-£22,671,472	-£11,447,439	-£18,729,676
10%	80%	-£2,387,592	-£1,125,487	-£1,944,350	-£2,387,592	-£1,125,487	-£1,944,350
15%	80%	-£3,553,253	-£1,652,327	-£2,880,621	-£3,553,253	-£1,652,327	-£2,880,621
20%	80%	-£4,730,084	-£2,179,167	-£3,829,102	-£4,730,084	-£2,179,167	-£3,829,102
25%	80%	-£5,937,403	-£2,706,007	-£4,777,583	-£5,937,403	-£2,706,007	-£4,777,583
30%	80%	-£7,144,722	-£3,232,847	-£5,726,064	-£7,144,722	-£3,232,847	-£5,726,064
35%	80%	-£8,352,041	-£3,759,687	-£6,674,545	-£8,352,041	-£3,759,687	-£6,674,545
40%	80%	-£9,559,360	-£4,286,527	-£7,623,026	-£9,559,360	-£4,286,527	-£7,623,026
45%	80%	-£10,766,679	-£4,813,367	-£8,571,507	-£10,766,679	-£4,813,367	-£8,571,507
50%	80%	-£11,974,000	-£5,340,207	-£9,520,000	-£11,974,000	-£5,340,207	-£9,520,000
10%	60%	-£2,212,871	-£1,266,293	-£1,880,440	-£2,212,871	-£1,266,293	-£1,880,440
15%	60%	-£3,286,887	-£1,863,335	-£2,784,757	-£3,286,887	-£1,863,335	-£2,784,757
20%	60%	-£4,374,928	-£2,460,378	-£3,699,191	-£4,374,928	-£2,460,378	-£3,699,191
25%	60%	-£5,462,968	-£3,057,421	-£4,613,625	-£5,462,968	-£3,057,421	-£4,613,625
30%	60%	-£6,551,009	-£3,654,464	-£5,528,059	-£6,551,009	-£3,654,464	-£5,528,059
35%	60%	-£7,639,050	-£4,251,507	-£6,442,493	-£7,639,050	-£4,251,507	-£6,442,493
40%	60%	-£8,727,091	-£4,848,550	-£7,356,927	-£8,727,091	-£4,848,550	-£7,356,927
50%	60%	-£10,903,173	-£6,092,673	-£9,213,932	-£10,903,173	-£6,092,673	-£9,213,932

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£815,636	£815,636	£815,636	£815,636	£815,636	£815,636
10%	70%	-£1,412,788	-£308,447	-£1,024,952	-£1,412,788	-£308,447	-£1,024,952
15%	70%	-£2,332,628	-£870,488	-£1,945,246	-£2,332,628	-£870,488	-£1,945,246
20%	70%	-£3,665,062	-£1,432,530	-£2,876,703	-£3,665,062	-£1,432,530	-£2,876,703
25%	70%	-£4,797,498	-£1,994,571	-£3,812,049	-£4,797,498	-£1,994,571	-£3,812,049
30%	70%	-£5,929,934	-£2,556,612	-£4,747,395	-£5,929,934	-£2,556,612	-£4,747,395
35%	70%	-£7,062,370	-£3,118,653	-£5,682,741	-£7,062,370	-£3,118,653	-£5,682,741
40%	70%	-£8,194,806	-£3,680,694	-£6,618,087	-£8,194,806	-£3,680,694	-£6,618,087
45%	70%	-£9,327,242	-£4,242,735	-£7,553,432	-£9,327,242	-£4,242,735	-£7,553,432
50%	70%	-£10,459,678	-£4,804,776	-£8,488,777	-£10,459,678	-£4,804,776	-£8,488,777
100%	70%	-£21,784,029	-£10,559,996	-£17,842,233	-£21,784,029	-£10,559,996	-£17,842,233
10%	80%	-£1,500,149	-£238,044	-£1,056,907	-£1,500,149	-£238,044	-£1,056,907
15%	80%	-£2,665,810	-£764,884	-£1,993,178	-£2,665,810	-£764,884	-£1,993,178
20%	80%	-£3,842,641	-£1,281,724	-£2,941,659	-£3,842,641	-£1,281,724	-£2,941,659
25%	80%	-£5,019,472	-£1,838,564	-£3,889,140	-£5,019,472	-£1,838,564	-£3,889,140
30%	80%	-£6,196,303	-£2,395,404	-£4,836,621	-£6,196,303	-£2,395,404	-£4,836,621
35%	80%	-£7,373,134	-£2,952,244	-£5,784,102	-£7,373,134	-£2,952,244	-£5,784,102
40%	80%	-£8,549,965	-£3,509,084	-£6,731,583	-£8,549,965	-£3,509,084	-£6,731,583
45%	80%	-£9,726,796	-£4,065,924	-£7,679,064	-£9,726,796	-£4,065,924	-£7,679,064
50%	80%	-£10,903,627	-£4,622,764	-£8,626,545	-£10,903,627	-£4,622,764	-£8,626,545
10%	60%	-£1,325,428	-£378,850	-£992,997	-£1,325,428	-£378,850	-£992,997
15%	60%	-£2,389,444	-£976,092	-£1,897,314	-£2,389,444	-£976,092	-£1,897,314
20%	60%	-£3,487,460	-£1,573,335	-£2,811,748	-£3,487,460	-£1,573,335	-£2,811,748
25%	60%	-£4,575,476	-£2,150,576	-£3,726,182	-£4,575,476	-£2,150,576	-£3,726,182
30%	60%	-£5,663,492	-£2,727,817	-£4,640,616	-£5,663,492	-£2,727,817	-£4,640,616
35%	60%	-£6,751,508	-£3,305,058	-£5,555,050	-£6,751,508	-£3,305,058	-£5,555,050
40%	60%	-£7,839,524	-£3,882,299	-£6,469,484	-£7,839,524	-£3,882,299	-£6,469,484
50%	60%	-£10,015,730	-£5,205,430	-£8,326,389	-£10,015,730	-£5,205,430	-£8,326,389

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£163,385	£163,385	£163,385	£163,385	£163,385	£163,385
10%	70%	-£1,887,682	-£222,347	-£1,483,187	-£1,887,682	-£222,347	-£1,483,187
15%	70%	-£2,914,557	-£1,316,555	-£2,307,813	-£2,914,557	-£1,316,555	-£2,307,813
20%	70%	-£3,941,433	-£1,810,762	-£3,132,440	-£3,941,433	-£1,810,762	-£3,132,440
25%	70%	-£4,968,308	-£2,304,970	-£3,957,067	-£4,968,308	-£2,304,970	-£3,957,067
30%	70%	-£5,995,183	-£2,799,177	-£4,781,694	-£5,995,183	-£2,799,177	-£4,781,694
35%	70%	-£7,022,058	-£3,293,385	-£5,606,321	-£7,022,058	-£3,293,385	-£5,606,321
40%	70%	-£8,048,932	-£3,787,593	-£6,430,947	-£8,048,932	-£3,787,593	-£6,430,947
45%	70%	-£9,075,807	-£4,281,800	-£7,255,574	-£9,075,807	-£4,281,800	-£7,255,574
50%	70%	-£10,102,682	-£4,776,008	-£8,080,201	-£10,102,682	-£4,776,008	-£8,080,201
100%	70%	-£20,371,433	-£9,718,082	-£16,326,468	-£20,371,433	-£9,718,082	-£16,326,468
10%	80%	-£1,965,684	-£748,137	-£1,503,382	-£1,965,684	-£748,137	-£1,503,382
15%	80%	-£3,031,528	-£1,205,240	-£2,338,106	-£3,031,528	-£1,205,240	-£2,338,106
20%	80%	-£4,097,394	-£1,662,343	-£3,172,831	-£4,097,394	-£1,662,343	-£3,172,831
25%	80%	-£5,163,259	-£2,119,445	-£4,007,555	-£5,163,259	-£2,119,445	-£4,007,555
30%	80%	-£6,229,125	-£2,576,548	-£4,842,280	-£6,229,125	-£2,576,548	-£4,842,280
35%	80%	-£7,294,990	-£3,033,651	-£5,677,004	-£7,294,990	-£3,033,651	-£5,677,004
40%	80%	-£8,360,856	-£3,490,752	-£6,511,729	-£8,360,856	-£3,490,752	-£6,511,729
45%	80%	-£9,426,721	-£3,947,855	-£7,346,454	-£9,426,721	-£3,947,855	-£7,346,454
50%	80%	-£10,492,587	-£4,404,958	-£8,181,179	-£10,492,587	-£4,404,958	-£8,181,179
10%	60%	-£1,809,702	-£896,558	-£1,462,991	-£1,809,702	-£896,558	-£1,462,991
15%	60%	-£2,797,586	-£1,427,869	-£2,277,520	-£2,797,586	-£1,427,869	-£2,277,520
20%	60%	-£3,785,470	-£1,959,182	-£3,785,470	-£3,785,470	-£1,959,182	-£3,785,470
25%	60%	-£4,773,354	-£2,490,494	-£3,906,578	-£4,773,354	-£2,490,494	-£3,906,578
30%	60%	-£5,761,240	-£3,021,807	-£4,721,106	-£5,761,240	-£3,021,807	-£4,721,106
35%	60%	-£6,749,125	-£3,553,119	-£5,535,636	-£6,749,125	-£3,553,119	-£5,535,636
40%	60%	-£7,737,010	-£4,084,432	-£6,350,164	-£7,737,010	-£4,084,432	-£6,350,164
45%	60%	-£8,724,894	-£4,615,744	-£7,164,694	-£8,724,894	-£4,615,744	-£7,164,694
50%	60%	-£9,712,778	-£5,147,057	-£7,979,222	-£9,712,778	-£5,147,057	-£7,979,222

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339	-£124,508,339
10%	70%	-£126,559,417	-£125,494,082	-£126,154,921	-£126,559,417	-£125,494,082	-£126,154,921
15%	70%	-£127,596,291	-£125,988,289	-£126,979,547	-£127,596,291	-£125,988,289	-£126,979,547
20%	70%	-£128,633,165	-£126,482,496	-£127,804,174	-£128,633,165	-£126,482,496	-£127,804,174
25%	70%	-£129,670,040	-£126,976,704	-£128,628,801	-£129,670,040	-£126,976,704	-£128,628,801
30%	70%	-£130,706,915	-£127,470,912	-£129,453,428	-£130,706,915	-£127,470,912	-£129,453,428
35%	70%	-£131,743,790	-£127,965,120	-£130,278,055	-£131,743,790	-£127,965,120	-£130,278,055
40%	70%	-£132,780,665	-£128,459,327	-£131,102,682	-£132,780,665	-£128,459,327	-£131,102,682
45%	70%	-£133,817,540	-£128,953,534	-£131,927,309	-£133,817,540	-£128,953,534	-£131,927,309
50%	70%	-£134,854,415	-£129,447,742	-£132,751,935	-£134,854,415	-£129,447,742	-£132,751,935
100%	70%	-£145,043,167	-£134,389,817	-£140,998,203	-£145,043,167	-£134,389,817	-£140,998,203
10%	80%	-£126,637,398	-£125,419,872	-£126,175,116	-£126,637,398	-£125,419,872	-£126,175,116
15%	80%	-£127,703,263	-£125,876,974	-£127,009,840	-£127,703,263	-£125,876,974	-£127,009,840
20%	80%	-£128,769,129	-£126,334,077	-£127,844,565	-£128,769,129	-£126,334,077	-£127,844,565
25%	80%	-£129,834,994	-£126,791,180	-£128,679,290	-£129,834,994	-£126,791,180	-£128,679,290
30%	80%	-£130,900,859	-£127,248,282	-£129,513,915	-£130,900,859	-£127,248,282	-£129,513,915
35%	80%	-£131,966,724	-£127,705,385	-£130,348,540	-£131,966,724	-£127,705,385	-£130,348,540
40%	80%	-£133,032,589	-£128,162,487	-£131,183,165	-£133,032,589	-£128,162,487	-£131,183,165
45%	80%	-£134,098,454	-£128,619,589	-£132,017,789	-£134,098,454	-£128,619,589	-£132,017,789
50%	80%	-£135,164,319	-£129,076,692	-£132,852,414	-£135,164,319	-£129,076,692	-£132,852,414
10%	60%	-£126,481,436	-£125,568,292	-£126,134,225	-£126,481,436	-£125,568,292	-£126,134,225
15%	60%	-£127,469,320	-£126,099,604	-£126,949,254	-£127,469,320	-£126,099,604	-£126,949,254
20%	60%	-£128,457,204	-£126,630,917	-£127,763,783	-£128,457,204	-£126,630,917	-£127,763,783
25%	60%	-£129,445,088	-£127,162,229	-£128,578,312	-£129,445,088	-£127,162,229	-£128,578,312
30%	60%	-£130,432,972	-£127,693,541	-£129,392,841	-£130,432,972	-£127,693,541	-£129,392,841
35%	60%	-£131,420,856	-£128,224,853	-£130,207,370	-£131,420,856	-£128,224,853	-£130,207,370
40%	60%	-£132,408,740	-£128,756,166	-£131,021,899	-£132,408,740	-£128,756,166	-£131,021,899
50%	60%	-£134,384,513	-£129,618,791	-£132,650,956	-£134,384,513	-£129,618,791	-£132,650,956

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652	-£96,853,652
10%	70%	-£98,904,729	-£97,839,394	-£98,500,234	-£98,904,729	-£97,839,394	-£98,500,234
15%	70%	-£99,931,604	-£98,333,602	-£99,324,960	-£99,931,604	-£98,333,602	-£99,324,960
20%	70%	-£100,958,479	-£98,827,810	-£100,149,685	-£100,958,479	-£98,827,810	-£100,149,685
25%	70%	-£101,985,354	-£99,322,017	-£100,974,411	-£101,985,354	-£99,322,017	-£100,974,411
30%	70%	-£103,012,229	-£99,816,224	-£101,799,136	-£103,012,229	-£99,816,224	-£101,799,136
35%	70%	-£104,039,104	-£100,310,432	-£102,623,368	-£104,039,104	-£100,310,432	-£102,623,368
40%	70%	-£105,065,979	-£100,804,640	-£103,447,594	-£105,065,979	-£100,804,640	-£103,447,594
45%	70%	-£106,092,854	-£101,298,847	-£104,271,821	-£106,092,854	-£101,298,847	-£104,271,821
50%	70%	-£107,119,729	-£101,793,055	-£105,097,248	-£107,119,729	-£101,793,055	-£105,097,248
100%	70%	-£117,388,480	-£106,735,129	-£113,343,515	-£117,388,480	-£106,735,129	-£113,343,515
10%	80%	-£98,982,711	-£97,765,184	-£98,520,429	-£98,982,711	-£97,765,184	-£98,520,429
15%	80%	-£100,048,575	-£98,222,287	-£99,355,153	-£100,048,575	-£98,222,287	-£99,355,153
20%	80%	-£101,114,469	-£98,679,390	-£100,189,978	-£101,114,469	-£98,679,390	-£100,189,978
25%	80%	-£102,180,363	-£99,136,493	-£101,024,803	-£102,180,363	-£99,136,493	-£101,024,803
30%	80%	-£103,246,257	-£99,593,596	-£101,859,628	-£103,246,257	-£99,593,596	-£101,859,628
35%	80%	-£104,312,151	-£100,050,699	-£102,694,453	-£104,312,151	-£100,050,699	-£102,694,453
40%	80%	-£105,378,045	-£100,507,802	-£103,529,278	-£105,378,045	-£100,507,802	-£103,529,278
45%	80%	-£106,443,939	-£100,964,905	-£104,364,103	-£106,443,939	-£100,964,905	-£104,364,103
50%	80%	-£107,509,833	-£101,422,008	-£105,198,928	-£107,509,833	-£101,422,008	-£105,198,928
10%	60%	-£98,828,749	-£97,913,605	-£98,480,038	-£98,828,749	-£97,913,605	-£98,480,038
15%	60%	-£99,814,633	-£98,444,818	-£99,294,567	-£99,814,633	-£98,444,818	-£99,294,567
20%	60%	-£100,800,517	-£98,976,226	-£100,109,096	-£100,800,517	-£98,976,226	-£100,109,096
25%	60%	-£101,786,401	-£99,507,541	-£100,923,625	-£101,786,401	-£99,507,541	-£100,923,625
30%	60%	-£102,772,285	-£100,038,854	-£101,738,153	-£102,772,285	-£100,038,854	-£101,738,153
35%	60%	-£103,758,169	-£100,570,166	-£102,552,683	-£103,758,169	-£100,570,166	-£102,552,683
40%	60%	-£104,744,053	-£101,101,479	-£103,367,211	-£104,744,053	-£101,101,479	-£103,367,211
50%	60%	-£106,729,826	-£102,184,104	-£104,996,269	-£106,729,826	-£102,184,104	-£104,996,269

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524	-£44,194,524
10%	70%	-£46,245,602	-£45,180,267	-£45,941,106	-£46,245,602	-£45,180,267	-£45,941,106
15%	70%	-£47,272,477	-£45,674,474	-£46,435,312	-£47,272,477	-£45,674,474	-£46,435,312
20%	70%	-£48,299,352	-£46,168,682	-£46,929,519	-£48,299,352	-£46,168,682	-£46,929,519
25%	70%	-£49,326,227	-£46,662,889	-£47,423,726	-£49,326,227	-£46,662,889	-£47,423,726
30%	70%	-£50,353,102	-£47,157,097	-£47,917,933	-£50,353,102	-£47,157,097	-£47,917,933
35%	70%	-£51,379,977	-£47,651,305	-£48,412,140	-£51,379,977	-£47,651,305	-£48,412,140
40%	70%	-£52,406,852	-£48,145,512	-£48,906,347	-£52,406,852	-£48,145,512	-£48,906,347
45%	70%	-£53,433,727	-£48,639,720	-£49,400,554	-£53,433,727	-£48,639,720	-£49,400,554
50%	70%	-£54,460,602	-£49,133,927	-£49,894,761	-£54,460,602	-£49,133,927	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458	-£15,391,458
10%	70%	-£17,442,536	-£16,377,201	-£17,038,040	-£17,442,536	-£16,377,201	-£17,038,040
15%	70%	-£18,469,411	-£16,871,408	-£17,982,666	-£18,469,411	-£16,871,408	-£17,982,666
20%	70%	-£19,496,287	-£17,365,616	-£18,687,293	-£19,496,287	-£17,365,616	-£18,687,293
25%	70%	-£20,523,161	-£17,859,823	-£19,511,920	-£20,523,161	-£17,859,823	-£19,511,920
30%	70%	-£21,550,036	-£18,354,030	-£20,336,547	-£21,550,036	-£18,354,030	-£20,336,547
35%	70%	-£22,576,911	-£18,848,239	-£21,161,174	-£22,576,911	-£18,848,239	-£21,161,174
40%	70%	-£23,603,786	-£19,342,446	-£21,985,800	-£23,603,786	-£19,342,446	-£21,985,800
45%	70%	-£24,630,661	-£19,836,654	-£22,810,427	-£24,630,661	-£19,836,654	-£22,810,427
50%	70%	-£25,657,536	-£20,330,861	-£23,635,054	-£25,657,536	-£20,330,861	-£23,635,054
100%	70%	-£35,928,286	-£25,272,936	-£31,881,322	-£35,928,286	-£25,272,936	-£31,881,322
10%	80%	-£17,520,517	-£16,302,991	-£17,058,235	-£17,520,517	-£16,302,991	-£17,058,235
15%	80%	-£18,586,382	-£16,760,094	-£17,892,960	-£18,586,382	-£16,760,094	-£17,892,960
20%	80%	-£19,652,248	-£17,217,196	-£18,727,684	-£19,652,248	-£17,217,196	-£18,727,684
40%	80%	-£23,915,710	-£19,045,606	-£22,066,582	-£23,915,710	-£19,045,606	-£22,066,582
45%	80%	-£24,981,575	-£19,502,709	-£22,901,308	-£24,981,575	-£19,502,709	-£22,901,308
50%	80%	-£26,047,441	-£19,959,812	-£23,736,032	-£26,047,441	-£19,959,812	-£23,736,032
10%	60%	-£17,364,556	-£16,451,411	-£17,017,844	-£17,364,556	-£16,451,411	-£17,017,844
15%	60%	-£18,397,432	-£16,982,723	-£17,852,573	-£18,397,432	-£16,982,723	-£17,852,573
20%	60%	-£19,430,324	-£17,514,036	-£18,646,902	-£19,430,324	-£17,514,036	-£18,646,902
25%	60%	-£20,463,209	-£18,045,348	-£19,461,431	-£20,463,209	-£18,045,348	-£19,461,431
30%	60%	-£21,496,094	-£18,576,661	-£20,275,960	-£21,496,094	-£18,576,661	-£20,275,960
35%	60%	-£22,528,979	-£19,107,973	-£21,090,489	-£22,528,979	-£19,107,973	-£21,090,489
40%	60%	-£23,561,854	-£19,639,286	-£21,905,018	-£23,561,854	-£19,639,286	-£21,905,018
50%	60%	-£24,594,729	-£20,170,598	-£22,719,547	-£24,594,729	-£20,170,598	-£22,719,547

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604	-£8,785,604
10%	70%	-£10,836,682	-£9,771,347	-£10,836,682	-£10,836,682	-£9,771,347	-£10,836,682
15%	70%	-£11,863,557	-£10,265,555	-£11,266,812	-£11,863,557	-£10,265,555	-£11,266,812
20%	70%	-£12,890,433	-£10,759,762	-£12,081,439	-£12,890,433	-£10,759,762	-£12,081,439
25%	70%	-£13,917,308	-£11,253,969	-£12,906,066	-£13,917,308	-£11,253,969	-£12,906,066
30%	70%	-£14,944,183	-£11,748,177	-£13,730,693	-£14,944,183	-£11,748,177	-£13,730,693
35%	70%	-£15,971,057	-£12,242,385	-£14,555,320	-£15,971,057	-£12,242,385	-£14,555,320
40%	70%	-£16,997,932	-£12,736,593	-£15,379,948	-£16,997,932	-£12,736,593	-£15,379,948
45%	70%	-£18,024,807	-£13,230,800	-£16,204,573	-£18,024,807	-£13,230,800	-£16,204,573
50%	70%	-£19,051,682	-£13,725,007	-£17,029,200	-£19,051,682	-£13,725,007	-£17,029,200
100%	70%	-£29,320,432	-£18,667,082	-£25,275,468	-£29,320,432	-£18,667,082	-£25,275,468
10%	80%	-£10,914,663	-£9,697,137	-£10,452,381	-£10,914,663	-£9,697,137	-£10,452,381
15%	80%	-£11,980,528	-£10,154,240	-£11,297,106	-£11,980,528	-£10,154,240	-£11,297,106
20%	80%	-£13,046,394	-£10,611,343	-£12,141,831	-£13,046,394	-£10,611,343	-£12,141,831
40%	80%	-£17,309,856	-£12,439,752	-£15,460,729	-£17,309,856	-£12,439,752	-£15,460,729
45%	80%	-£18,375,721	-£12,896,855	-£16,295,454	-£18,375,721	-£12,896,855	-£16,295,454
50%	80%	-£19,441,587	-£13,353,958	-£17,130,179	-£19,441,587	-£13,353,958	-£17,130,179
10%	60%	-£10,758,702	-£9,845,557	-£10,411,990	-£10,758,702	-£9,845,557	-£10,411,990
15%	60%	-£11,746,586	-£10,376,869	-£11,226,520	-£11,746,586	-£10,376,869	-£11,226,520
20%	60%	-£12,734,470	-£10,908,182	-£12,041,048	-£12,734,470	-£10,908,182	-£12,041,048
25%	60%	-£13,722,355	-£11,439,494	-£12,855,576	-£13,722,355	-£11,439,494	-£12,855,576
30%	60%	-£14,710,240	-£11,970,807	-£13,670,106	-£14,710,240	-£11,970,807	-£13,670,106
35%	60%	-£15,698,125	-£12,502,119	-£14,484,636	-£15,698,125	-£12,502,119	-£14,484,636
40%	60%	-£16,686,010	-£13,033,432	-£15,299,164	-£16,686,010	-£13,033,432	-£15,299,164
50%	60%	-£17,673,895	-£13,564,745	-£16,113,692	-£17,673,895	-£13,564,745	-£16,113,692

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674	-£5,869,674
10%	70%	-£7,920,751	-£6,855,417	-£7,516,256	-£7,920,751	-£6,855,417	-£7,516,256
15%	70%	-£8,947,626	-£7,349,624	-£8,340,882	-£8,947,626	-£7,349,624	-£8,340,882
20%	70%	-£9,974,502	-£7,843,831	-£9,165,508	-£9,974,502	-£7,843,831	-£9,165,508
25%	70%	-£11,001,377	-£8,338,039	-£9,990,136	-£11,001,377	-£8,338,039	-£9,990,136
30%	70%	-£12,028,252	-£8,832,246	-£10,814,763	-£12,028,252	-£8,832,246	-£10,814,763
35%	70%	-£13,055,127	-£9,326,454	-£11,639,390	-£13,055,127	-£9,326,454	-£11,639,390
40%	70%	-£14,082,002	-£9,820,662	-£12,464,016	-£14,082,002	-£9,820,662	-£12,464,016
45%	70%	-£15,108,877	-£10,314,869	-£13,288,643	-£15,108,877	-£10,314,869	-£13,288,643
50%	70%	-£16,135,752	-£10,809,077	-£14,113,270	-£16,135,752	-£10,809,077	-£14,113,270
100%	70%	-£26,404,502	-£15,751,152	-£22,359,537	-£26,404,502	-£15,751,152	-£22,359,537
10%	80%	-£7,998,733	-£6,781,206	-£7,536,451	-£7,998,733	-£6,781,206	-£7,536,451
15%	80%	-£9,064,598	-£7,238,309	-£8,371,175	-£9,064,598	-£7,238,309	-£8,371,175
20%	80%	-£10,130,463	-£7,694,412	-£9,205,899	-£10,130,463	-£7,694,412	-£9,205,899
40%	80%	-£14,393,925	-£9,523,822	-£12,544,798	-£14,393,925	-£9,523,822	-£12,544,798
45%	80%	-£15,459,790	-£9,980,924	-£13,379,523	-£15,459,790	-£9,980,924	-£13,379,523
50%	80%	-£16,525,655	-£10,438,027	-£14,214,248	-£16,525,655	-£10,438,027	-£14,214,248
10%	60%	-£7,842,771	-£6,929,627	-£7,496,060	-£7,842,771	-£6,929,627	-£7,496,060
15%	60%	-£8,930,655	-£7,460,939	-£8,310,589	-£8,930,655	-£7,460,939	-£8,310,589
20%	60%	-£9,918,540	-£7,992,252	-£9,125,118	-£9,918,540	-£7,992,252	-£9,125,118
25%	60%	-£10,906,425	-£8,523,563	-£9,939,647	-£10,906,425	-£8,523,563	-£9,939,647
30%	60%	-£11,894,309	-£9,054,876	-£10,754,175	-£11,894,309	-£9,054,876	-£10,754,175
35%	60%	-£12,882,194	-£9,586,188	-£11,568,705	-£12,882,194	-£9,586,188	-£11,568,705
40%	60%	-£13,870,079	-£10,117,501	-£12,383,233	-£13,870,079	-£10,117,501	-£12,383,233
50%	60%	-£14,857,964	-£10,648,814	-£13,197,761	-£14,857,964	-£10,648,814	-£13,197,761

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351	-£15,808,351
10%	70%	-£17,859,428	-£16,794,094	-£17,454,933	-£17,859,428	-£16,794,094	-£17,454,933
15%	70%	-£18,886,303	-£17,288,301	-£18,279,559	-£18,886,303	-£17,288,301	-£18,279,559
20%	70%	-£19,913,179	-£17,782,508	-£19,104,186	-£19,913,179	-£17,782,508	-£19,104,186
25%	70%	-£20,940,054	-£18,276,716	-£19,928,813	-£20,940,054	-£18,276,716	-£19,928,813
30%	70%	-£21,966,929	-£18,770,923	-£20,753,440	-£21,966,929	-£18,770,923	-£20,753,440
35%	70%	-£22,993,804	-£19,265,131	-£21,578,067	-£22,993,804	-£19,265,131	-£21,578,067
40%	70%	-£24,020,679	-£19,759,339	-£22,402,693	-£24,020,679	-£19,759,339	-£22,402,693
45%	70%	-£25,047,554	-£20,253,546	-£23,227,320	-£25,047,554	-£20,253,546	-£23,227,320
50%	70%	-£26,074,429	-£20,747,754	-£24,051,947	-£26,074,429	-£20,747,754	-£24,051,947
100%	70%	-£36,343,179	-£25,689,829	-£32,298,214	-£36,343,179	-£25,689,829	-£32,298,214
10%	80%	-£17,937,410	-£16,719,883	-£17,475,128	-£17,937,410	-£16,719,883	-£17,475,128
15%	80%	-£19,003,275	-£17,176,986	-£18,309,852	-£19,003,275	-£17,176,986	-£18,309,852
20%	80%	-£20,069,141	-£17,634,089	-£19,144,577	-£20,069,141	-£17,634,089	-£19,144,577
40%	80%	-£24,332,602	-£19,462,499	-£22,463,075	-£24,332,602	-£19,462,499	-£22,463,075
45%	80%	-£25,398,467	-£19,919,601	-£23,287,603	-£25,398,467	-£19,919,601	-£23,287,603
50%	80%	-£26,464,332	-£20,376,704	-£24,112,131	-£26,464,332	-£20,376,704	-£24,112,131
10%	60%	-£17,781,448	-£16,868,304	-£17,434,737	-£17,781,448	-£16,868,304	-£17,434,737
15%	60%	-£18,769,332	-£17,399,616	-£18,249,266	-£18,769,332	-£17,399,616	-£18,249,266
20%	60%	-£19,757,217	-£17,930,929	-£19,063,795	-£19,757,217	-£17,930,929	-£19,063,795
25%	60%	-£20,745,102	-£18,462,240	-£19,878,324	-£20,745,102	-£18,462,240	-£19,878,324
30%	60%	-£21,732,987	-£18,993,553	-£20,692,852	-£21,732,987	-£18,993,553	-£20,692,852
35%	60%	-£22,720,871	-£19,524,865	-£21,507,382	-£22,720,871	-£19,524,865	-£21,507,382
40%	60%	-£23,708,756	-£20,056,178	-£22,321,910	-£23,708,756	-£20,056,178	-£22,321,9

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024	-£2,907,024
10%	70%	-£4,358,102	-£3,892,767	-£4,553,607	-£4,858,102	-£3,892,767	-£4,553,607
15%	70%	-£5,984,977	-£4,386,975	-£5,378,233	-£5,984,977	-£4,386,975	-£5,378,233
20%	70%	-£7,011,853	-£4,881,182	-£6,202,860	-£7,011,853	-£4,881,182	-£6,202,860
25%	70%	-£8,038,728	-£5,375,390	-£7,027,487	-£8,038,728	-£5,375,390	-£7,027,487
30%	70%	-£9,065,603	-£5,869,597	-£7,852,114	-£9,065,603	-£5,869,597	-£7,852,114
35%	70%	-£10,092,478	-£6,363,805	-£8,676,740	-£10,092,478	-£6,363,805	-£8,676,740
40%	70%	-£11,119,352	-£6,858,013	-£9,501,366	-£11,119,352	-£6,858,013	-£9,501,366
45%	70%	-£12,146,227	-£7,352,220	-£10,325,993	-£12,146,227	-£7,352,220	-£10,325,993
50%	70%	-£13,173,102	-£7,846,427	-£11,150,620	-£13,173,102	-£7,846,427	-£11,150,620
100%	70%	-£23,441,853	-£12,788,502	-£19,396,888	-£23,441,853	-£12,788,502	-£19,396,888
10%	80%	-£5,036,083	-£3,818,857	-£4,573,802	-£5,036,083	-£3,818,857	-£4,573,802
15%	80%	-£6,101,948	-£4,275,950	-£5,408,526	-£6,101,948	-£4,275,950	-£5,408,526
20%	80%	-£7,167,814	-£4,732,763	-£6,243,251	-£7,167,814	-£4,732,763	-£6,243,251
40%	80%	-£11,431,276	-£6,561,172	-£9,582,149	-£11,431,276	-£6,561,172	-£9,582,149
45%	80%	-£12,497,141	-£7,018,275	-£10,416,874	-£12,497,141	-£7,018,275	-£10,416,874
50%	80%	-£13,563,007	-£7,475,378	-£11,251,599	-£13,563,007	-£7,475,378	-£11,251,599
10%	60%	-£4,880,122	-£3,966,977	-£4,533,410	-£4,880,122	-£3,966,977	-£4,533,410
15%	60%	-£5,968,006	-£4,488,289	-£5,347,940	-£5,968,006	-£4,488,289	-£5,347,940
20%	60%	-£6,855,891	-£5,029,602	-£6,162,468	-£6,855,891	-£5,029,602	-£6,162,468
25%	60%	-£7,843,775	-£5,560,914	-£6,976,998	-£7,843,775	-£5,560,914	-£6,976,998
30%	60%	-£8,831,660	-£6,092,227	-£7,791,526	-£8,831,660	-£6,092,227	-£7,791,526
35%	60%	-£9,819,545	-£6,623,539	-£8,606,056	-£9,819,545	-£6,623,539	-£8,606,056
40%	60%	-£10,807,430	-£7,154,852	-£9,420,584	-£10,807,430	-£7,154,852	-£9,420,584
50%	60%	-£12,783,198	-£8,217,477	-£11,049,642	-£12,783,198	-£8,217,477	-£11,049,642

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582	-£2,019,582
10%	70%	-£4,070,659	-£3,005,324	-£3,666,164	-£4,070,659	-£3,005,324	-£3,666,164
15%	70%	-£5,097,534	-£3,499,532	-£4,490,790	-£5,097,534	-£3,499,532	-£4,490,790
20%	70%	-£6,124,410	-£3,993,739	-£5,315,417	-£6,124,410	-£3,993,739	-£5,315,417
25%	70%	-£7,151,285	-£4,487,947	-£6,140,044	-£7,151,285	-£4,487,947	-£6,140,044
30%	70%	-£8,178,160	-£4,982,154	-£6,964,671	-£8,178,160	-£4,982,154	-£6,964,671
35%	70%	-£9,205,035	-£5,476,362	-£7,789,298	-£9,205,035	-£5,476,362	-£7,789,298
40%	70%	-£10,231,909	-£5,970,570	-£8,613,924	-£10,231,909	-£5,970,570	-£8,613,924
45%	70%	-£11,258,784	-£6,464,777	-£9,438,550	-£11,258,784	-£6,464,777	-£9,438,550
50%	70%	-£12,285,659	-£6,958,984	-£10,263,177	-£12,285,659	-£6,958,984	-£10,263,177
100%	70%	-£22,554,410	-£11,901,059	-£18,509,445	-£22,554,410	-£11,901,059	-£18,509,445
10%	80%	-£4,148,641	-£2,931,114	-£3,686,359	-£4,148,641	-£2,931,114	-£3,686,359
15%	80%	-£5,214,505	-£3,388,217	-£4,521,083	-£5,214,505	-£3,388,217	-£4,521,083
20%	80%	-£6,280,371	-£3,845,320	-£5,355,808	-£6,280,371	-£3,845,320	-£5,355,808
40%	80%	-£10,543,833	-£6,673,729	-£8,694,706	-£10,543,833	-£6,673,729	-£8,694,706
45%	80%	-£11,609,698	-£7,130,832	-£9,529,431	-£11,609,698	-£7,130,832	-£9,529,431
50%	80%	-£12,675,564	-£7,587,935	-£10,364,156	-£12,675,564	-£7,587,935	-£10,364,156
10%	60%	-£3,992,679	-£3,079,534	-£3,645,968	-£3,992,679	-£3,079,534	-£3,645,968
15%	60%	-£4,980,563	-£3,610,846	-£4,460,497	-£4,980,563	-£3,610,846	-£4,460,497
20%	60%	-£5,968,448	-£4,142,159	-£5,275,025	-£5,968,448	-£4,142,159	-£5,275,025
25%	60%	-£6,956,332	-£4,673,471	-£6,089,555	-£6,956,332	-£4,673,471	-£6,089,555
30%	60%	-£7,944,217	-£5,204,784	-£6,904,083	-£7,944,217	-£5,204,784	-£6,904,083
35%	60%	-£8,932,102	-£5,736,096	-£7,718,613	-£8,932,102	-£5,736,096	-£7,718,613
40%	60%	-£9,919,987	-£6,267,409	-£8,533,141	-£9,919,987	-£6,267,409	-£8,533,141
50%	60%	-£11,895,755	-£7,330,034	-£10,162,199	-£11,895,755	-£7,330,034	-£10,162,199

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6	CIL Zone	1
	Value Area	High
No Units		300
Site Area		1.08 Ha
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£87,317,081	£87,317,081	£87,317,081	£87,317,081	£87,317,081	£87,317,081
10%	70%	£76,676,144	£77,969,890	£77,010,891	£76,676,144	£77,969,890	£77,010,891
15%	70%	£71,352,191	£73,296,295	£71,857,796	£71,352,191	£73,296,295	£71,857,796
20%	70%	£66,016,947	£68,622,698	£66,695,298	£66,016,947	£68,622,698	£66,695,298
25%	70%	£60,681,703	£63,949,103	£61,529,643	£60,681,703	£63,949,103	£61,529,643
30%	70%	£55,346,460	£59,275,507	£56,363,986	£55,346,460	£59,275,507	£56,363,986
35%	70%	£50,011,216	£54,599,240	£51,198,330	£50,011,216	£54,599,240	£51,198,330
40%	70%	£44,675,972	£49,919,428	£46,032,674	£44,675,972	£49,919,428	£46,032,674
45%	70%	£39,334,959	£45,239,616	£40,867,018	£39,334,959	£45,239,616	£40,867,018
50%	70%	£33,974,054	£40,559,804	£35,695,054	£33,974,054	£40,559,804	£35,695,054
100%	70%	£21,296,215	£6,869,366	£-17,563,385	£-21,296,215	£6,869,366	£-17,563,385
10%	80%	£76,485,139	£77,963,705	£76,867,706	£76,485,139	£77,963,705	£76,867,706
15%	80%	£71,061,891	£73,287,016	£71,643,018	£71,061,891	£73,287,016	£71,643,018
20%	80%	£65,629,880	£68,610,328	£66,405,139	£65,629,880	£68,610,328	£66,405,139
25%	80%	£60,197,869	£63,933,640	£61,166,943	£60,197,869	£63,933,640	£61,166,943
30%	80%	£54,765,859	£59,256,952	£55,928,747	£54,765,859	£59,256,952	£55,928,747
35%	80%	£49,333,848	£54,577,305	£50,690,551	£49,333,848	£54,577,305	£50,690,551
40%	80%	£43,901,838	£49,898,359	£45,452,354	£43,901,838	£49,898,359	£45,452,354
45%	80%	£38,451,157	£45,211,413	£40,214,158	£38,451,157	£45,211,413	£40,214,158
50%	80%	£32,992,052	£40,528,469	£34,958,910	£32,992,052	£40,528,469	£34,958,910
10%	60%	£76,867,151	£77,976,075	£77,154,076	£76,867,151	£77,976,075	£77,154,076
15%	60%	£71,642,186	£73,305,572	£72,072,574	£71,642,186	£73,305,572	£72,072,574
20%	60%	£66,404,014	£68,635,070	£66,385,458	£66,404,014	£68,635,070	£66,385,458
25%	60%	£61,165,537	£63,964,567	£61,892,342	£61,165,537	£63,964,567	£61,892,342
30%	60%	£55,927,060	£59,294,064	£56,799,226	£55,927,060	£59,294,064	£56,799,226
35%	60%	£50,688,583	£54,621,175	£51,706,110	£50,688,583	£54,621,175	£51,706,110
40%	60%	£45,450,106	£49,944,497	£46,612,994	£45,450,106	£49,944,497	£46,612,994
45%	60%	£40,211,629	£45,267,818	£41,519,877	£40,211,629	£45,267,818	£41,519,877
50%	60%	£34,956,057	£40,591,141	£36,426,761	£34,956,057	£40,591,141	£36,426,761

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-2,278,951	£-2,278,951	£-2,278,951	£-2,278,951	£-2,278,951	£-2,278,951
10%	70%	£-12,919,888	£-11,626,143	£-12,585,141	£-12,919,888	£-11,626,143	£-12,585,141
15%	70%	£-18,243,841	£-16,299,738	£-17,738,236	£-18,243,841	£-16,299,738	£-17,738,236
20%	70%	£-23,570,885	£-20,973,334	£-22,800,734	£-23,570,885	£-20,973,334	£-22,800,734
25%	70%	£-28,914,329	£-25,646,929	£-28,066,350	£-28,914,329	£-25,646,929	£-28,066,350
30%	70%	£-34,249,573	£-30,320,525	£-33,232,046	£-34,249,573	£-30,320,525	£-33,232,046
35%	70%	£-39,584,817	£-34,996,793	£-38,397,702	£-39,584,817	£-34,996,793	£-38,397,702
40%	70%	£-44,920,060	£-39,673,064	£-43,563,359	£-44,920,060	£-39,673,064	£-43,563,359
45%	70%	£-50,255,304	£-34,349,335	£-48,728,014	£-50,255,304	£-34,349,335	£-48,728,014
50%	70%	£-55,590,548	£-29,025,606	£-53,892,670	£-55,590,548	£-29,025,606	£-53,892,670
100%	70%	£-110,892,248	£-86,465,398	£-107,159,417	£-110,892,248	£-86,465,398	£-107,159,417
10%	80%	£-13,110,894	£-11,632,328	£-12,728,327	£-13,110,894	£-11,632,328	£-12,728,327
15%	80%	£-18,534,142	£-16,309,016	£-17,853,014	£-18,534,142	£-16,309,016	£-17,853,014
20%	80%	£-23,956,152	£-20,985,704	£-23,190,893	£-23,956,152	£-20,985,704	£-23,190,893
25%	80%	£-29,378,162	£-25,662,392	£-28,514,874	£-29,378,162	£-25,662,392	£-28,514,874
30%	80%	£-34,800,172	£-30,339,080	£-33,838,855	£-34,800,172	£-30,339,080	£-33,838,855
35%	80%	£-40,222,182	£-35,015,768	£-39,162,836	£-40,222,182	£-35,015,768	£-39,162,836
40%	80%	£-45,644,192	£-39,692,456	£-44,486,817	£-45,644,192	£-39,692,456	£-44,486,817
45%	80%	£-51,066,202	£-34,369,144	£-49,810,798	£-51,066,202	£-34,369,144	£-49,810,798
50%	80%	£-56,488,212	£-29,045,832	£-55,134,779	£-56,488,212	£-29,045,832	£-55,134,779
10%	60%	£-12,728,882	£-11,619,957	£-12,441,956	£-12,728,882	£-11,619,957	£-12,441,956
15%	60%	£-17,953,847	£-16,290,460	£-17,523,458	£-17,953,847	£-16,290,460	£-17,523,458
20%	60%	£-23,178,812	£-20,961,963	£-22,610,574	£-23,178,812	£-20,961,963	£-22,610,574
25%	60%	£-28,403,777	£-25,633,466	£-27,703,690	£-28,403,777	£-25,633,466	£-27,703,690
30%	60%	£-33,628,742	£-30,305,969	£-32,796,806	£-33,628,742	£-30,305,969	£-32,796,806
35%	60%	£-38,853,707	£-34,978,472	£-37,889,922	£-38,853,707	£-34,978,472	£-37,889,922
40%	60%	£-44,078,672	£-39,650,975	£-42,983,038	£-44,078,672	£-39,650,975	£-42,983,038
50%	60%	£-49,303,637	£-34,323,478	£-48,076,154	£-49,303,637	£-34,323,478	£-48,076,154

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£17,595,243	£17,595,243	£17,595,243	£17,595,243	£17,595,243	£17,595,243
10%	70%	£6,954,306	£8,248,052	£7,289,053	£6,954,306	£8,248,052	£7,289,053
15%	70%	£1,520,253	£3,574,496	£1,750,858	£1,520,253	£3,574,496	£1,750,858
20%	70%	£-204,891	£-1,099,140	£-3,026,540	£-204,891	£-1,099,140	£-3,026,540
25%	70%	£-940,135	£-5,772,735	£-8,192,196	£-940,135	£-5,772,735	£-8,192,196
30%	70%	£-1,475,379	£-10,446,331	£-13,357,852	£-1,475,379	£-10,446,331	£-13,357,852
35%	70%	£-2,010,623	£-15,120,927	£-18,523,508	£-2,010,623	£-15,120,927	£-18,523,508
40%	70%	£-2,545,867	£-19,804,523	£-23,689,164	£-2,545,867	£-19,804,523	£-23,689,164
45%	70%	£-3,081,111	£-24,488,119	£-28,854,820	£-3,081,111	£-24,488,119	£-28,854,820
50%	70%	£-3,616,355	£-29,171,715	£-34,020,476	£-3,616,355	£-29,171,715	£-34,020,476
100%	70%	£-9,018,054	£-76,591,204	£-87,285,223	£-9,018,054	£-76,591,204	£-87,285,223
10%	80%	£6,763,300	£8,241,866	£7,145,867	£6,763,300	£8,241,866	£7,145,867
15%	80%	£1,340,053	£3,585,178	£1,921,180	£1,340,053	£3,585,178	£1,921,180
20%	80%	£-4,091,958	£-1,111,510	£-3,316,699	£-4,091,958	£-1,111,510	£-3,316,699
25%	80%	£-8,507,011	£-5,827,419	£-7,269,450	£-8,507,011	£-5,827,419	£-7,269,450
30%	80%	£-12,922,064	£-10,543,328	£-11,494,401	£-12,922,064	£-10,543,328	£-11,494,401
35%	80%	£-17,337,117	£-15,259,237	£-16,725,352	£-17,337,117	£-15,259,237	£-16,725,352
40%	80%	£-21,752,170	£-19,975,146	£-21,956,303	£-21,752,170	£-19,975,146	£-21,956,303
45%	80%	£-26,167,223	£-24,691,055	£-27,187,254	£-26,167,223	£-24,691,055	£-27,187,254
50%	80%	£-30,582,276	£-29,406,964	£-32,418,205	£-30,582,276	£-29,406,964	£-32,418,205
100%	80%	£-76,591,204	£-104,981,693	£-116,566,442	£-76,591,204	£-104,981,693	£-116,566,442
10%	60%	£7,145,867	£8,241,866	£7,432,238	£7,145,867	£8,241,866	£7,432,238
15%	60%	£1,921,180	£3,585,178	£1,921,180	£1,921,180	£3,585,178	£1,921,180
20%	60%	£-3,316,699	£-1,111,510	£-3,316,699	£-3,316,699	£-1,111,510	£-3,316,699
25%	60%	£-7,269,450	£-5,827,419	£-7,269,450	£-7,269,450	£-5,827,419	£-7,269,450
30%	60%	£-11,494,401	£-10,543,328	£-11,494,401	£-11,494,401	£-10,543,328	£-11,494,401
35%	60%	£-15,725,352	£-15,259,237	£-15,725,352	£-15,725,352	£-15,259,237	£-15,725,352
40%	60%	£-20,000,000	£-19,975,146	£-20,000,000	£-20,000,000	£-19,975,146	£-20,000,000
45%	60%	£-24,275,000	£-24,691,055	£-24,275,000	£-24,275,000	£-24,691,055	£-24,275,000
50%	60%	£-28,550,000	£-29,406,964	£-28,550,000	£-28,550,000	£-29,406,964	£-28,550,000

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£55,439,016	£55,439,016	£55,439,016	£55,439,016	£55,439,016	£55,439,016
10%	70%	£44,798,080	£46,091,825	£45,132,826	£44,798,080	£46,091,825	£45,132,826
15%	70%	£39,471,727	£41,418,230	£39,979,731	£39,471,727	£41,418,230	£39,979,731
20%	70%	£34,138,883	£36,744,634	£34,817,233	£34,138,883	£36,744,634	£34,817,233
25%	70%	£28,803,639	£32,071,039	£29,651,578	£28,803,639	£32,071,039	£29,651,578
30%	70%	£23,468,395	£27,397,443	£24,485,922	£23,468,395	£27,397,443	£24,485,922
35%	70%	£18,133,151	£22,721,175	£19,320,265	£18,133,151	£22,721,175	£19,320,265
40%	70%	£12,797,907	£18,044,364	£1			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£76,138,499	£76,138,499	£76,138,499	£76,138,499	£76,138,499	£76,138,499
10%	70%	£95,487,983	£96,791,398	£95,332,309	£95,487,983	£96,791,398	£95,332,309
15%	70%	£90,173,610	£92,117,713	£90,679,214	£90,173,610	£92,117,713	£90,679,214
20%	70%	£54,836,366	£57,444,117	£55,516,716	£54,836,366	£57,444,117	£55,516,716
25%	70%	£48,503,122	£52,770,522	£50,351,061	£48,503,122	£52,770,522	£50,351,061
30%	70%	£44,167,878	£48,096,926	£45,185,405	£44,167,878	£48,096,926	£45,185,405
35%	70%	£38,832,634	£43,420,658	£40,019,748	£38,832,634	£43,420,658	£40,019,748
40%	70%	£33,497,390	£38,740,847	£34,854,092	£33,497,390	£38,740,847	£34,854,092
45%	70%	£28,156,378	£34,061,035	£29,888,437	£28,156,378	£34,061,035	£29,888,437
50%	70%	£22,795,473	£29,381,223	£24,516,473	£22,795,473	£29,381,223	£24,516,473
100%	70%	£32,474,797	£18,047,947	£28,741,967	£32,474,797	£18,047,947	£28,741,967
10%	80%	£66,306,557	£66,785,123	£65,689,124	£66,306,557	£66,785,123	£65,689,124
15%	80%	£59,883,369	£62,108,435	£60,464,436	£59,883,369	£62,108,435	£60,464,436
20%	80%	£54,451,299	£57,431,746	£55,226,557	£54,451,299	£57,431,746	£55,226,557
25%	80%	£32,723,256	£38,715,777	£34,273,773	£32,723,256	£38,715,777	£34,273,773
30%	80%	£27,272,576	£34,032,832	£29,035,577	£27,272,576	£34,032,832	£29,035,577
35%	80%	£21,813,470	£29,349,887	£23,780,328	£21,813,470	£29,349,887	£23,780,328
40%	80%	£16,354,369	£24,666,938	£18,319,493	£16,354,369	£24,666,938	£18,319,493
45%	80%	£10,895,268	£19,984,000	£13,850,600	£10,895,268	£19,984,000	£13,850,600
50%	80%	£5,436,167	£15,301,051	£8,381,701	£5,436,167	£15,301,051	£8,381,701
10%	60%	£44,748,479	£48,115,482	£45,620,645	£44,748,479	£48,115,482	£45,620,645
15%	60%	£39,297,980	£43,431,535	£40,727,528	£39,297,980	£43,431,535	£40,727,528
20%	60%	£33,847,481	£38,746,588	£35,832,471	£33,847,481	£38,746,588	£35,832,471
25%	60%	£28,396,982	£34,061,641	£30,937,414	£28,396,982	£34,061,641	£30,937,414
30%	60%	£22,946,483	£29,376,694	£26,042,357	£22,946,483	£29,376,694	£26,042,357
35%	60%	£17,495,984	£24,691,747	£21,147,300	£17,495,984	£24,691,747	£21,147,300
40%	60%	£12,045,485	£19,996,799	£16,252,243	£12,045,485	£19,996,799	£16,252,243
45%	60%	£6,594,986	£15,301,852	£11,357,186	£6,594,986	£15,301,852	£11,357,186
50%	60%	£1,144,487	£10,606,905	£6,462,129	£1,144,487	£10,606,905	£6,462,129

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£80,885,833	£80,885,833	£80,885,833	£80,885,833	£80,885,833	£80,885,833
10%	70%	£70,244,896	£71,538,642	£70,579,643	£70,244,896	£71,538,642	£70,579,643
15%	70%	£34,520,643	£36,885,046	£35,885,046	£34,520,643	£36,885,046	£35,885,046
20%	70%	£50,585,699	£62,191,450	£60,264,050	£50,585,699	£62,191,450	£60,264,050
25%	70%	£54,250,455	£57,517,855	£55,098,394	£54,250,455	£57,517,855	£55,098,394
30%	70%	£48,915,211	£52,844,259	£49,932,738	£48,915,211	£52,844,259	£49,932,738
35%	70%	£43,579,968	£48,167,991	£44,767,082	£43,579,968	£48,167,991	£44,767,082
40%	70%	£38,244,724	£43,488,180	£39,274,424	£38,244,724	£43,488,180	£39,274,424
45%	70%	£32,903,711	£38,808,368	£34,435,770	£32,903,711	£38,808,368	£34,435,770
50%	70%	£27,542,806	£34,128,556	£29,263,806	£27,542,806	£34,128,556	£29,263,806
100%	70%	£27,727,464	£13,300,614	£23,994,633	£27,727,464	£13,300,614	£23,994,633
10%	80%	£70,053,890	£71,532,456	£70,436,457	£70,053,890	£71,532,456	£70,436,457
15%	80%	£64,630,643	£66,885,768	£65,211,770	£64,630,643	£66,885,768	£65,211,770
20%	80%	£59,210,397	£62,191,080	£60,573,891	£59,210,397	£62,191,080	£60,573,891
25%	80%	£53,790,143	£57,501,106	£55,021,106	£53,790,143	£57,501,106	£55,021,106
30%	80%	£48,370,889	£52,811,132	£49,871,358	£48,370,889	£52,811,132	£49,871,358
35%	80%	£42,950,635	£48,121,158	£44,371,604	£42,950,635	£48,121,158	£44,371,604
40%	80%	£37,530,381	£43,431,184	£39,871,850	£37,530,381	£43,431,184	£39,871,850
45%	80%	£32,110,127	£38,741,210	£35,372,096	£32,110,127	£38,741,210	£35,372,096
50%	80%	£26,690,873	£34,051,236	£30,872,342	£26,690,873	£34,051,236	£30,872,342
10%	60%	£70,435,902	£71,544,827	£70,722,828	£70,435,902	£71,544,827	£70,722,828
15%	60%	£65,015,656	£66,854,324	£65,341,325	£65,015,656	£66,854,324	£65,341,325
20%	60%	£59,595,410	£62,164,350	£60,921,351	£59,595,410	£62,164,350	£60,921,351
25%	60%	£54,175,164	£57,474,376	£56,491,376	£54,175,164	£57,474,376	£56,491,376
30%	60%	£48,754,918	£52,784,402	£51,981,402	£48,754,918	£52,784,402	£51,981,402
35%	60%	£43,334,672	£48,094,428	£47,471,428	£43,334,672	£48,094,428	£47,471,428
40%	60%	£37,914,426	£43,404,454	£42,961,454	£37,914,426	£43,404,454	£42,961,454
45%	60%	£32,494,180	£38,714,480	£38,451,480	£32,494,180	£38,714,480	£38,451,480
50%	60%	£27,073,934	£34,024,506	£33,941,506	£27,073,934	£34,024,506	£33,941,506

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£82,981,383	£82,981,383	£82,981,383	£82,981,383	£82,981,383	£82,981,383
10%	70%	£72,340,446	£73,634,191	£72,675,192	£72,340,446	£73,634,191	£72,675,192
15%	70%	£67,016,493	£68,309,596	£67,522,097	£67,016,493	£68,309,596	£67,522,097
20%	70%	£61,692,540	£62,984,999	£61,692,540	£61,692,540	£62,984,999	£61,692,540
25%	70%	£56,368,587	£57,660,402	£56,368,587	£56,368,587	£57,660,402	£56,368,587
30%	70%	£51,044,634	£52,335,805	£51,044,634	£51,044,634	£52,335,805	£51,044,634
35%	70%	£45,720,681	£47,011,208	£45,720,681	£45,720,681	£47,011,208	£45,720,681
40%	70%	£40,396,728	£41,686,611	£40,396,728	£40,396,728	£41,686,611	£40,396,728
45%	70%	£35,072,775	£36,362,014	£35,072,775	£35,072,775	£36,362,014	£35,072,775
50%	70%	£29,748,822	£31,037,417	£29,748,822	£29,748,822	£31,037,417	£29,748,822
100%	70%	£25,631,914	£11,205,064	£21,899,083	£25,631,914	£11,205,064	£21,899,083
10%	80%	£72,149,440	£73,628,006	£72,532,007	£72,149,440	£73,628,006	£72,532,007
15%	80%	£66,729,192	£68,313,318	£67,307,319	£66,729,192	£68,313,318	£67,307,319
20%	80%	£61,308,944	£62,998,630	£61,308,944	£61,308,944	£62,998,630	£61,308,944
25%	80%	£55,888,696	£57,683,942	£55,888,696	£55,888,696	£57,683,942	£55,888,696
30%	80%	£50,468,448	£52,369,254	£50,468,448	£50,468,448	£52,369,254	£50,468,448
35%	80%	£45,048,200	£47,054,566	£45,048,200	£45,048,200	£47,054,566	£45,048,200
40%	80%	£39,627,952	£41,739,878	£39,627,952	£39,627,952	£41,739,878	£39,627,952
45%	80%	£34,207,704	£36,425,190	£34,207,704	£34,207,704	£36,425,190	£34,207,704
50%	80%	£28,787,456	£31,110,502	£28,787,456	£28,787,456	£31,110,502	£28,787,456
10%	60%	£72,531,452	£73,640,376	£72,531,452	£72,531,452	£73,640,376	£72,531,452
15%	60%	£67,111,204	£68,325,688	£67,111,204	£67,111,204	£68,325,688	£67,111,204
20%	60%	£61,690,956	£62,999,999	£61,690,956	£61,690,956	£62,999,999	£61,690,956
25%	60%	£56,270,708	£57,675,311	£56,270,708	£56,270,708	£57,675,311	£56,270,708
30%	60%	£50,850,460	£52,350,623	£50,850,460	£50,850,460	£52,350,623	£50,850,460
35%	60%	£45,430,212	£47,025,935	£45,430,212	£45,430,212	£47,025,935	£45,430,212
40%	60%	£40,010,964	£41,701,247	£40,010,964	£40,010,964	£41,701,247	£40,010,964
45%	60%	£34,590,716	£36,376,559	£34,590,716	£34,590,716	£36,376,559	£34,590,716
50%	60%	£29,170,468	£31,051,871	£29,170,468	£29,170,468	£31,051,871	£29,170,468

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£75,838,897	£75,838,897	£75,838,897	£75,838,897	£75,838,897	£75,838,897
10%	70%	£65,197,960	£66,491,706	£65,532,707	£65,197,960	£66,491,706	£65,532,707
15%	70%	£59,874,007	£61,815,111	£60,379,612	£59,874,007	£61,815,111	£60,379,612
20%	70%	£54,550,054	£57,139,516	£55,924,517	£54,550,054	£57,139,516	£55,924,517
25%	70%	£49,226,101	£52,463,921	£50,469,468	£49,226,101	£52,463,921	£50,469,468
30%	70%	£43,902,148	£47,788,326	£45,014,419	£43,902,148	£47,788,326	£45,014,419
35%	70%	£38,578,195	£43,112,731	£40,559,370	£38,578,195	£43,112,731	£40,559,370
40%	70%	£33,254,242	£38,437,136	£36,104,321	£33,254,242	£38,437,136	£36,104,321
45%	70%	£27,930,289	£33,761,541	£31,649,272	£27,930,289	£33,761,541	£31,649,272
50%	70%	£22,606,336	£29,085,946	£27,194,223	£22,606,336	£29,085,946	£27,194,223
100%	70%	£32,774,399	£18,347,500	£29,041,569	£32,774,399	£18,347,500	£29,041,569
10%	80%	£65,006					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£85,110,507	£85,110,507	£85,110,507	£85,110,507	£85,110,507	£85,110,507
10%	70%	£74,469,570	£75,763,315	£74,804,317	£74,469,570	£75,763,315	£74,804,317
15%	70%	£68,145,617	£71,089,720	£69,651,222	£68,145,617	£71,089,720	£69,651,222
20%	70%	£63,810,373	£66,416,124	£64,488,724	£63,810,373	£66,416,124	£64,488,724
25%	70%	£58,475,129	£61,742,529	£59,323,068	£58,475,129	£61,742,529	£59,323,068
30%	70%	£53,139,885	£57,068,933	£54,157,412	£53,139,885	£57,068,933	£54,157,412
35%	70%	£47,804,641	£52,392,665	£48,991,756	£47,804,641	£52,392,665	£48,991,756
40%	70%	£42,469,398	£47,712,354	£43,826,099	£42,469,398	£47,712,354	£43,826,099
45%	70%	£37,128,385	£43,033,042	£38,660,444	£37,128,385	£43,033,042	£38,660,444
50%	70%	£31,767,480	£38,353,230	£33,488,480	£31,767,480	£38,353,230	£33,488,480
100%	70%	£23,502,790	£9,075,940	£19,769,959	£23,502,790	£9,075,940	£19,769,959
10%	80%	£74,278,564	£75,757,130	£74,661,131	£74,278,564	£75,757,130	£74,661,131
15%	80%	£68,855,316	£71,080,442	£69,436,444	£68,855,316	£71,080,442	£69,436,444
20%	80%	£63,423,306	£66,403,754	£64,198,565	£63,423,306	£66,403,754	£64,198,565
25%	80%	£41,695,263	£47,687,785	£43,245,780	£41,695,263	£47,687,785	£43,245,780
30%	80%	£36,244,583	£43,004,839	£38,007,584	£36,244,583	£43,004,839	£38,007,584
35%	80%	£30,785,478	£38,321,894	£32,752,335	£30,785,478	£38,321,894	£32,752,335
40%	80%	£24,660,576	£33,638,949	£27,447,502	£24,660,576	£33,638,949	£27,447,502
45%	80%	£18,535,611	£28,956,000	£20,135,511	£18,535,611	£28,956,000	£20,135,511
50%	80%	£12,410,646	£24,273,051	£14,824,562	£12,410,646	£24,273,051	£14,824,562
100%	80%	£8,285,681	£9,598,933	£7,707,993	£8,285,681	£9,598,933	£7,707,993
15%	60%	£53,720,486	£57,087,490	£54,592,652	£53,720,486	£57,087,490	£54,592,652
20%	60%	£48,482,009	£52,414,601	£49,499,536	£48,482,009	£52,414,601	£49,499,536
25%	60%	£43,243,532	£47,737,923	£44,406,420	£43,243,532	£47,737,923	£44,406,420
30%	60%	£38,005,055	£43,061,245	£40,320,186	£38,005,055	£43,061,245	£40,320,186

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£85,748,273	£85,748,273	£85,748,273	£85,748,273	£85,748,273	£85,748,273
10%	70%	£75,107,336	£76,401,081	£75,442,083	£75,107,336	£76,401,081	£75,442,083
15%	70%	£69,783,383	£71,727,466	£70,288,987	£69,783,383	£71,727,466	£70,288,987
20%	70%	£64,448,139	£67,053,890	£65,126,490	£64,448,139	£67,053,890	£65,126,490
25%	70%	£59,112,895	£62,380,295	£59,960,834	£59,112,895	£62,380,295	£59,960,834
30%	70%	£53,777,651	£57,706,699	£54,795,178	£53,777,651	£57,706,699	£54,795,178
35%	70%	£48,442,407	£53,030,431	£49,629,521	£48,442,407	£53,030,431	£49,629,521
40%	70%	£43,107,163	£48,356,620	£44,463,865	£43,107,163	£48,356,620	£44,463,865
45%	70%	£37,766,151	£43,670,808	£39,298,210	£37,766,151	£43,670,808	£39,298,210
50%	70%	£32,425,246	£38,990,996	£34,126,246	£32,425,246	£38,990,996	£34,126,246
100%	70%	£22,865,024	£8,438,174	£19,132,193	£22,865,024	£8,438,174	£19,132,193
10%	80%	£74,916,330	£76,394,896	£75,288,897	£74,916,330	£76,394,896	£75,288,897
15%	80%	£69,493,082	£71,718,208	£70,074,209	£69,493,082	£71,718,208	£70,074,209
20%	80%	£64,061,072	£67,041,520	£64,836,330	£64,061,072	£67,041,520	£64,836,330
25%	80%	£42,333,029	£48,325,551	£43,883,546	£42,333,029	£48,325,551	£43,883,546
30%	80%	£36,882,349	£43,642,605	£38,645,350	£36,882,349	£43,642,605	£38,645,350
35%	80%	£31,423,243	£38,959,660	£33,390,101	£31,423,243	£38,959,660	£33,390,101
40%	80%	£25,964,267	£34,276,715	£29,140,155	£25,964,267	£34,276,715	£29,140,155
45%	80%	£20,505,291	£29,593,769	£24,891,209	£20,505,291	£29,593,769	£24,891,209
50%	80%	£15,046,315	£24,910,823	£19,642,263	£15,046,315	£24,910,823	£19,642,263
100%	80%	£10,587,340	£10,228,871	£9,397,390	£10,587,340	£10,228,871	£9,397,390
15%	60%	£74,916,330	£76,394,896	£75,288,897	£74,916,330	£76,394,896	£75,288,897
20%	60%	£69,493,082	£71,718,208	£70,074,209	£69,493,082	£71,718,208	£70,074,209
25%	60%	£64,061,072	£67,041,520	£64,836,330	£64,061,072	£67,041,520	£64,836,330
30%	60%	£42,333,029	£48,325,551	£43,883,546	£42,333,029	£48,325,551	£43,883,546
35%	60%	£36,882,349	£43,642,605	£38,645,350	£36,882,349	£43,642,605	£38,645,350
40%	60%	£31,423,243	£38,959,660	£33,390,101	£31,423,243	£38,959,660	£33,390,101
45%	60%	£25,964,267	£34,276,715	£29,140,155	£25,964,267	£34,276,715	£29,140,155
50%	60%	£20,505,291	£29,593,769	£24,891,209	£20,505,291	£29,593,769	£24,891,209
100%	60%	£15,046,315	£10,228,871	£14,151,952	£15,046,315	£10,228,871	£14,151,952

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	1
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£59,722,772	£59,722,772	£59,722,772	£59,722,772	£59,722,772	£59,722,772
0%	70%	£51,768,729	£53,134,900	£52,157,117	£51,768,729	£53,134,900	£52,157,117
15%	70%	£47,780,925	£49,840,964	£48,363,507	£47,780,925	£49,840,964	£48,363,507
20%	70%	£43,793,120	£46,545,754	£44,569,895	£43,793,120	£46,545,754	£44,569,895
25%	70%	£39,805,316	£43,246,109	£40,776,285	£39,805,316	£43,246,109	£40,776,285
30%	70%	£35,817,512	£39,946,463	£36,982,674	£35,817,512	£39,946,463	£36,982,674
35%	70%	£31,829,708	£36,646,818	£33,189,064	£31,829,708	£36,646,818	£33,189,064
40%	70%	£27,841,904	£33,347,172	£29,383,165	£27,841,904	£33,347,172	£29,383,165
45%	70%	£23,854,100	£30,047,526	£25,578,266	£23,854,100	£30,047,526	£25,578,266
50%	70%	£19,866,296	£26,747,881	£21,773,367	£19,866,296	£26,747,881	£21,773,367
100%	70%	£-21,704,804	£-6,778,714	£-17,492,759	£-21,704,804	£-6,778,714	£-17,492,759
10%	80%	£51,562,965	£53,125,887	£52,006,838	£51,562,965	£53,125,887	£52,006,838
15%	80%	£47,472,279	£49,827,445	£48,138,087	£47,472,279	£49,827,445	£48,138,087
20%	80%	£43,381,593	£46,527,462	£44,269,337	£43,381,593	£46,527,462	£44,269,337
25%	80%	£39,290,908	£43,223,243	£40,400,587	£39,290,908	£43,223,243	£40,400,587
30%	80%	£35,200,222	£39,919,025	£36,531,837	£35,200,222	£39,919,025	£36,531,837
35%	80%	£31,109,536	£36,614,805	£32,663,087	£31,109,536	£36,614,805	£32,663,087
40%	80%	£27,018,850	£33,310,587	£28,792,217	£27,018,850	£33,310,587	£28,792,217
45%	80%	£22,928,164	£30,006,368	£24,923,467	£22,928,164	£30,006,368	£24,923,467
50%	80%	£18,837,478	£26,702,149	£21,054,717	£18,837,478	£26,702,149	£21,054,717
10%	60%	£51,974,492	£53,143,912	£52,307,396	£51,974,492	£53,143,912	£52,307,396
15%	60%	£48,089,569	£49,854,483	£48,588,925	£48,089,569	£49,854,483	£48,588,925
20%	60%	£44,204,646	£46,564,047	£44,804,464	£44,204,646	£46,564,047	£44,804,464
25%	60%	£40,319,723	£43,268,976	£41,151,383	£40,319,723	£43,268,976	£41,151,383
30%	60%	£36,434,800	£39,973,903	£37,433,512	£36,434,800	£39,973,903	£37,433,512
35%	60%	£32,549,877	£36,678,830	£33,715,041	£32,549,877	£36,678,830	£33,715,041
40%	60%	£28,664,954	£33,383,757	£29,994,114	£28,664,954	£33,383,757	£29,994,114
45%	60%	£24,780,031	£30,088,685	£26,275,845	£24,780,031	£30,088,685	£26,275,845
50%	60%	£20,895,108	£26,793,612	£22,557,577	£20,895,108	£26,793,612	£22,557,577

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-29,873,261	£28,873,261	£-29,873,261	£-29,873,261	£28,873,261	£-29,873,261
10%	70%	£-37,827,304	£38,461,133	£-37,827,304	£-37,827,304	£38,461,133	£-37,827,304
15%	70%	£-41,815,108	£39,755,068	£-41,815,108	£-41,815,108	£39,755,068	£-41,815,108
20%	70%	£-45,802,913	£41,050,003	£-45,802,913	£-45,802,913	£41,050,003	£-45,802,913
25%	70%	£-49,790,717	£42,344,938	£-49,790,717	£-49,790,717	£42,344,938	£-49,790,717
30%	70%	£-53,778,521	£43,639,873	£-53,778,521	£-53,778,521	£43,639,873	£-53,778,521
35%	70%	£-57,766,325	£44,934,808	£-57,766,325	£-57,766,325	£44,934,808	£-57,766,325
40%	70%	£-61,754,129	£46,229,743	£-61,754,129	£-61,754,129	£46,229,743	£-61,754,129
45%	70%	£-65,741,933	£47,524,678	£-65,741,933	£-65,741,933	£47,524,678	£-65,741,933
50%	70%	£-69,729,737	£48,819,613	£-69,729,737	£-69,729,737	£48,819,613	£-69,729,737
100%	70%	£-111,300,837	£-56,374,746	£-107,088,791	£-111,300,837	£-56,374,746	£-107,088,791
10%	80%	£-38,033,067	£-36,470,146	£-37,589,194	£-38,033,067	£-36,470,146	£-37,589,194
15%	80%	£-42,123,753	£-39,768,588	£-41,457,945	£-42,123,753	£-39,768,588	£-41,457,945
20%	80%	£-46,214,439	£-43,067,030	£-45,326,695	£-46,214,439	£-43,067,030	£-45,326,695
25%	80%	£-50,305,125	£-46,365,472	£-49,195,446	£-50,305,125	£-46,365,472	£-49,195,446
30%	80%	£-54,395,811	£-49,663,914	£-52,964,197	£-54,395,811	£-49,663,914	£-52,964,197
35%	80%	£-58,486,497	£-52,962,356	£-56,632,948	£-58,486,497	£-52,962,356	£-56,632,948
40%	80%	£-62,577,183	£-56,260,798	£-60,301,699	£-62,577,183	£-56,260,798	£-60,301,699
45%	80%	£-66,667,869	£-59,559,240	£-63,970,450	£-66,667,869	£-59,559,240	£-63,970,450
50%	80%	£-70,758,555	£-62,857,682	£-67,639,201	£-70,758,555	£-62,857,682	£-67,639,201
10%	60%	£-37,621,540	£-36,452,120	£-37,288,636	£-37,621,540	£-36,452,120	£-37,288,636
15%	60%	£-41,506,463	£-39,741,549	£-41,007,108	£-41,506,463	£-39,741,549	£-41,007,108
20%	60%	£-45,391,386	£-43,031,978	£-44,725,578	£-45,391,386	£-43,031,978	£-44,725,578
25%	60%	£-49,276,309	£-46,322,407	£-48,440,048	£-49,276,309	£-46,322,407	£-48,440,048
30%	60%	£-53,161,232	£-49,612,836	£-52,154,518	£-53,161,232	£-49,612,836	£-52,154,518
35%	60%	£-57,046,155	£-52,903,265	£-55,868,988	£-57,046,155	£-52,903,265	£-55,868,988
40%	60%	£-60,931,078	£-56,193,694	£-59,583,458	£-60,931,078	£-56,193,694	£-59,583,458
50%	60%	£-64,816,001	£-59,484,123	£-63,297,928	£-64,816,001	£-59,484,123	£-63,297,928

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-9,999,066	£-9,999,066	£-9,999,066	£-9,999,066	£-9,999,066	£-9,999,066
10%	70%	£-17,953,110	£-16,586,939	£-17,564,721	£-17,953,110	£-16,586,939	£-17,564,721
15%	70%	£-21,940,914	£-19,880,874	£-21,356,332	£-21,940,914	£-19,880,874	£-21,356,332
20%	70%	£-25,928,718	£-23,174,809	£-25,151,943	£-25,928,718	£-23,174,809	£-25,151,943
25%	70%	£-29,916,522	£-26,468,744	£-28,945,553	£-29,916,522	£-26,468,744	£-28,945,553
30%	70%	£-33,904,326	£-29,762,679	£-32,739,164	£-33,904,326	£-29,762,679	£-32,739,164
35%	70%	£-37,892,130	£-33,056,614	£-36,532,774	£-37,892,130	£-33,056,614	£-36,532,774
40%	70%	£-41,879,934	£-36,350,549	£-40,326,384	£-41,879,934	£-36,350,549	£-40,326,384
45%	70%	£-45,867,738	£-39,644,484	£-44,120,000	£-45,867,738	£-39,644,484	£-44,120,000
50%	70%	£-49,855,542	£-42,938,419	£-47,913,616	£-49,855,542	£-42,938,419	£-47,913,616
100%	70%	£-91,426,643	£-76,500,552	£-87,214,597	£-91,426,643	£-76,500,552	£-87,214,597
10%	80%	£-18,158,873	£-18,595,951	£-17,715,000	£-18,158,873	£-18,595,951	£-17,715,000
15%	80%	£-22,249,559	£-19,894,394	£-21,583,751	£-22,249,559	£-19,894,394	£-21,583,751
20%	80%	£-26,340,245	£-23,193,837	£-25,452,501	£-26,340,245	£-23,193,837	£-25,452,501
25%	80%	£-30,430,931	£-26,493,280	£-29,321,251	£-30,430,931	£-26,493,280	£-29,321,251
30%	80%	£-34,521,617	£-29,792,723	£-33,190,001	£-34,521,617	£-29,792,723	£-33,190,001
35%	80%	£-38,612,303	£-33,087,166	£-37,058,751	£-38,612,303	£-33,087,166	£-37,058,751
40%	80%	£-42,702,989	£-36,381,609	£-40,927,501	£-42,702,989	£-36,381,609	£-40,927,501
45%	80%	£-46,793,675	£-39,676,052	£-44,796,251	£-46,793,675	£-39,676,052	£-44,796,251
50%	80%	£-50,884,361	£-42,970,495	£-48,665,001	£-50,884,361	£-42,970,495	£-48,665,001
10%	60%	£-17,747,346	£-18,577,326	£-17,747,346	£-17,747,346	£-18,577,326	£-17,747,346
15%	60%	£-21,632,269	£-19,877,955	£-21,132,814	£-21,632,269	£-19,877,955	£-21,132,814
20%	60%	£-25,517,192	£-23,178,584	£-24,851,384	£-25,517,192	£-23,178,584	£-24,851,384
25%	60%	£-29,402,115	£-26,478,027	£-28,569,955	£-29,402,115	£-26,478,027	£-28,569,955
30%	60%	£-33,287,038	£-29,777,470	£-32,281,525	£-33,287,038	£-29,777,470	£-32,281,525
35%	60%	£-37,171,961	£-33,076,913	£-36,000,095	£-37,171,961	£-33,076,913	£-36,000,095
40%	60%	£-41,056,884	£-36,376,356	£-39,718,665	£-41,056,884	£-36,376,356	£-39,718,665
50%	60%	£-44,941,807	£-39,675,799	£-43,437,235	£-44,941,807	£-39,675,799	£-43,437,235

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,844,707	£27,844,707	£27,844,707	£27,844,707	£27,844,707	£27,844,707
10%	70%	£19,890,664	£21,256,835	£20,279,052	£19,890,664	£21,256,835	£20,279,052
15%	70%	£15,936,620	£17,962,960	£16,485,444	£15,936,620	£17,962,960	£16,485,444
20%	70%	£11,982,576	£14,669,085	£12,691,831	£11,982,576	£14,669,085	£12,691,831
25%	70%	£8,028,532	£11,375,210	£9,908,218	£8,028,532	£11,375,210	£9,908,218
30%	70%	£4,074,488	£8,081,335	£6,524,605	£4,074,488	£8,081,335	£6,524,605
35%	70%	£1,119,444	£4,787,460	£4,140,992	£1,119,444	£4,787,460	£4,140,992
40%	70%	£-2,775,500	£1,493,585	£1,757,379	£-2,775,500	£1,493,585	£1,757,379
4							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£48,544,190	£48,544,190	£48,544,190	£48,544,190	£48,544,190	£48,544,190
10%	70%	£40,950,147	£41,955,319	£40,978,535	£40,950,147	£41,955,319	£40,978,535
15%	70%	£36,602,343	£36,662,363	£37,184,925	£36,602,343	£36,662,363	£37,184,925
20%	70%	£32,614,538	£35,367,173	£33,391,314	£32,614,538	£35,367,173	£33,391,314
25%	70%	£28,626,734	£32,067,527	£29,597,703	£28,626,734	£32,067,527	£29,597,703
30%	70%	£24,638,930	£28,767,882	£25,804,093	£24,638,930	£28,767,882	£25,804,093
35%	70%	£20,657,630	£25,468,236	£22,010,482	£20,657,630	£25,468,236	£22,010,482
40%	70%	£16,675,624	£22,168,590	£18,204,583	£16,675,624	£22,168,590	£18,204,583
45%	70%	£12,613,618	£18,868,945	£14,389,947	£12,613,618	£18,868,945	£14,389,947
50%	70%	£8,601,611	£15,569,299	£10,575,311	£8,601,611	£15,569,299	£10,575,311
100%	70%	£2,683,386	£17,857,296	£28,671,340	£2,683,386	£17,857,296	£28,671,340
10%	80%	£40,384,384	£41,947,305	£40,828,256	£40,384,384	£41,947,305	£40,828,256
15%	80%	£36,337,688	£36,648,863	£36,959,506	£36,337,688	£36,648,863	£36,959,506
20%	80%	£32,203,012	£35,348,881	£33,090,755	£32,203,012	£35,348,881	£33,090,755
25%	80%	£28,179,110	£22,132,005	£17,593,635	£28,179,110	£22,132,005	£17,593,635
30%	80%	£24,167,540	£18,827,786	£13,702,631	£24,167,540	£18,827,786	£13,702,631
35%	80%	£20,155,113	£15,523,568	£9,811,625	£20,155,113	£15,523,568	£9,811,625
40%	80%	£16,143,610	£12,219,341	£8,912,814	£16,143,610	£12,219,341	£8,912,814
45%	80%	£12,132,107	£8,915,901	£7,013,917	£12,132,107	£8,915,901	£7,013,917
50%	80%	£8,120,604	£5,611,474	£5,115,020	£8,120,604	£5,611,474	£5,115,020
25%	60%	£29,141,142	£32,090,394	£29,973,401	£29,141,142	£32,090,394	£29,973,401
30%	60%	£25,256,219	£28,795,321	£26,254,931	£25,256,219	£28,795,321	£26,254,931
35%	60%	£21,369,580	£25,500,248	£22,536,460	£21,369,580	£25,500,248	£22,536,460
40%	60%	£17,462,138	£22,205,176	£18,815,532	£17,462,138	£22,205,176	£18,815,532
50%	60%	£9,647,253	£15,615,031	£11,338,996	£9,647,253	£15,615,031	£11,338,996

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£53,291,524	£53,291,524	£53,291,524	£53,291,524	£53,291,524	£53,291,524
10%	70%	£45,337,480	£46,703,951	£45,725,969	£45,337,480	£46,703,951	£45,725,969
15%	70%	£41,349,676	£41,409,716	£41,932,258	£41,349,676	£41,409,716	£41,932,258
20%	70%	£37,361,871	£40,114,506	£38,138,647	£37,361,871	£40,114,506	£38,138,647
25%	70%	£33,374,067	£36,814,861	£34,345,037	£33,374,067	£36,814,861	£34,345,037
30%	70%	£29,386,263	£33,515,215	£30,551,426	£29,386,263	£33,515,215	£30,551,426
35%	70%	£25,394,964	£30,215,569	£26,757,816	£25,394,964	£30,215,569	£26,757,816
40%	70%	£21,402,958	£26,915,921	£22,960,206	£21,402,958	£26,915,921	£22,960,206
45%	70%	£17,410,951	£23,616,276	£19,162,595	£17,410,951	£23,616,276	£19,162,595
50%	70%	£13,418,944	£20,316,633	£15,364,984	£13,418,944	£20,316,633	£15,364,984
100%	70%	£28,136,053	£13,209,962	£22,924,007	£28,136,053	£13,209,962	£22,924,007
10%	80%	£45,131,717	£46,694,638	£45,575,590	£45,131,717	£46,694,638	£45,575,590
15%	80%	£41,141,031	£43,398,196	£41,706,839	£41,141,031	£43,398,196	£41,706,839
20%	80%	£37,150,345	£40,096,214	£37,838,089	£37,150,345	£40,096,214	£37,838,089
25%	80%	£33,159,659	£36,794,339	£33,530,343	£33,159,659	£36,794,339	£33,530,343
30%	80%	£29,168,973	£33,492,464	£29,225,597	£29,168,973	£33,492,464	£29,225,597
35%	80%	£25,178,287	£30,190,589	£25,227,851	£25,178,287	£30,190,589	£25,227,851
40%	80%	£21,187,601	£26,888,714	£21,279,105	£21,187,601	£26,888,714	£21,279,105
45%	80%	£17,196,915	£23,586,839	£17,377,359	£17,196,915	£23,586,839	£17,377,359
50%	80%	£13,206,229	£20,284,964	£13,469,613	£13,206,229	£20,284,964	£13,469,613
25%	60%	£33,888,475	£36,837,727	£34,720,735	£33,888,475	£36,837,727	£34,720,735
30%	60%	£30,003,552	£33,542,655	£31,002,264	£30,003,552	£33,542,655	£31,002,264
35%	60%	£26,118,633	£30,247,582	£27,283,793	£26,118,633	£30,247,582	£27,283,793
40%	60%	£22,209,471	£26,952,509	£22,209,471	£22,209,471	£26,952,509	£22,209,471
50%	60%	£14,394,587	£20,362,364	£16,086,529	£14,394,587	£20,362,364	£16,086,529

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£55,387,073	£55,387,073	£55,387,073	£55,387,073	£55,387,073	£55,387,073
10%	70%	£47,433,030	£48,799,201	£47,821,418	£47,433,030	£48,799,201	£47,821,418
15%	70%	£43,445,226	£45,505,266	£44,027,808	£43,445,226	£45,505,266	£44,027,808
20%	70%	£39,457,421	£42,210,086	£40,234,197	£39,457,421	£42,210,086	£40,234,197
25%	70%	£35,469,617	£38,914,910	£36,440,586	£35,469,617	£38,914,910	£36,440,586
30%	70%	£31,481,813	£35,619,765	£32,646,976	£31,481,813	£35,619,765	£32,646,976
35%	70%	£27,494,009	£32,324,619	£28,853,366	£27,494,009	£32,324,619	£28,853,366
40%	70%	£23,506,205	£29,030,473	£25,060,756	£23,506,205	£29,030,473	£25,060,756
45%	70%	£19,518,401	£25,735,327	£21,268,146	£19,518,401	£25,735,327	£21,268,146
50%	70%	£15,530,597	£22,440,180	£17,475,536	£15,530,597	£22,440,180	£17,475,536
100%	70%	£26,040,503	£11,114,413	£21,628,457	£26,040,503	£11,114,413	£21,628,457
10%	80%	£47,227,267	£48,790,188	£47,671,139	£47,227,267	£48,790,188	£47,671,139
15%	80%	£43,239,463	£45,491,746	£43,802,389	£43,239,463	£45,491,746	£43,802,389
20%	80%	£39,251,659	£42,193,304	£39,823,633	£39,251,659	£42,193,304	£39,823,633
25%	80%	£35,263,855	£38,894,862	£36,435,022	£35,263,855	£38,894,862	£36,435,022
30%	80%	£31,276,051	£35,596,420	£32,641,411	£31,276,051	£35,596,420	£32,641,411
35%	80%	£27,288,247	£32,297,978	£28,847,800	£27,288,247	£32,297,978	£28,847,800
40%	80%	£23,300,443	£29,000,536	£25,053,190	£23,300,443	£29,000,536	£25,053,190
45%	80%	£19,312,639	£25,703,094	£21,255,580	£19,312,639	£25,703,094	£21,255,580
50%	80%	£15,324,835	£22,405,652	£17,457,970	£15,324,835	£22,405,652	£17,457,970
25%	60%	£35,984,025	£38,933,277	£36,816,294	£35,984,025	£38,933,277	£36,816,294
30%	60%	£32,099,102	£35,638,204	£33,097,814	£32,099,102	£35,638,204	£33,097,814
35%	60%	£28,214,463	£32,343,131	£29,379,343	£28,214,463	£32,343,131	£29,379,343
40%	60%	£24,305,021	£29,048,059	£25,658,415	£24,305,021	£29,048,059	£25,658,415
50%	60%	£16,480,137	£22,457,914	£18,181,879	£16,480,137	£22,457,914	£18,181,879

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£48,244,588	£48,244,588	£48,244,588	£48,244,588	£48,244,588	£48,244,588
10%	70%	£40,290,545	£41,656,716	£40,678,933	£40,290,545	£41,656,716	£40,678,933
15%	70%	£36,302,741	£38,362,781	£36,885,323	£36,302,741	£38,362,781	£36,885,323
20%	70%	£32,314,936	£35,067,651	£33,091,711	£32,314,936	£35,067,651	£33,091,711
25%	70%	£28,327,132	£31,772,525	£29,298,101	£28,327,132	£31,772,525	£29,298,101
30%	70%	£24,339,328	£28,477,399	£25,504,491	£24,339,328	£28,477,399	£25,504,491
35%	70%	£20,351,524	£25,182,273	£21,710,880	£20,351,524	£25,182,273	£21,710,880
40%	70%	£16,363,720	£21,887,147	£17,917,269	£16,363,720	£21,887,147	£17,917,269
45%	70%	£12,375,916	£18,592,021	£14,123,659	£12,375,916	£18,592,021	£14,123,659
50%	70%	£8,388,112	£15,296,895	£10,330,049	£8,388,112	£15,296,895	£10,330,049
100%	70%	£23,182,988	£18,256,898	£28,970,943	£23,182,988	£18,256,898	£28,970,943
10%	80%	£40,084,782	£41,647,703	£40,526,654	£40,084,782	£41,647,703	£40,526,654
15%	80%	£36,096,978	£38,349,261	£36,659,904	£36,096,978	£38,349,261	£36,659,904
20%	80%	£32,109,174	£35,051,819	£32,791,153	£32,109,174	£35,051,819	£32,791,153
25%	80%	£28,121,370	£31,754,377	£29,022,402	£28,121,370	£31,754,377	£29,022,402
30%	80%	£24,133,566	£28,456,935	£25,228,651	£24,133,566	£28,456,935	£25,228,651
35%	80%	£20,145,762	£25,159,493	£21,434,900	£20,145,762	£25,159,493	£21,434,900
40%	80%	£16,157,958	£21,862,051	£17,641,149	£16,157,958	£21,862,051	£17,641,149
45%	80%	£12,170,154	£18,564,609	£13,847,398	£12,170,154	£18,564,609	£13,847,398
50%	80%	£8,182,350	£15,267,167	£10,053,647	£8,182,350	£15,267,167	£10,053,647
25%	60%	£38,841,539	£31,790,792	£29,673,799	£38,841,539	£31,790,792	£29,673,799
30%	60%	£34,853,735	£28,491,350	£25,953,329	£34,853,735	£28,491,350	£25,953,329
35%	60%	£30,865,931	£25,191,908	£22,232,859	£30,865,931	£25,191,908	£22,232,859
40%	60%	£26,878,127	£21,8				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£57,516,198	£57,516,198	£57,516,198	£57,516,198	£57,516,198	£57,516,198
10%	70%	£49,962,154	£50,929,325	£49,962,154	£49,962,154	£50,929,325	£49,962,154
15%	70%	£45,574,250	£47,634,390	£45,574,250	£45,574,250	£47,634,390	£45,574,250
20%	70%	£41,586,545	£44,339,180	£42,363,321	£41,586,545	£44,339,180	£42,363,321
25%	70%	£37,598,741	£41,039,534	£38,569,710	£37,598,741	£41,039,534	£38,569,710
30%	70%	£33,610,937	£37,739,889	£34,776,100	£33,610,937	£37,739,889	£34,776,100
35%	70%	£29,609,638	£34,440,243	£30,982,490	£29,609,638	£34,440,243	£30,982,490
40%	70%	£25,597,631	£31,140,598	£27,176,591	£25,597,631	£31,140,598	£27,176,591
45%	70%	£21,585,625	£27,840,952	£23,361,955	£21,585,625	£27,840,952	£23,361,955
50%	70%	£17,573,618	£24,541,307	£19,547,318	£17,573,618	£24,541,307	£19,547,318
100%	70%	£23,911,379	£9,985,288	£19,698,333	£23,911,379	£9,985,288	£19,698,333
10%	80%	£49,356,391	£50,919,312	£49,800,264	£49,356,391	£50,919,312	£49,800,264
15%	80%	£45,265,705	£47,620,870	£45,931,513	£45,265,705	£47,620,870	£45,931,513
20%	80%	£41,175,019	£44,320,888	£42,062,763	£41,175,019	£44,320,888	£42,062,763
40%	80%	£24,761,118	£31,104,013	£26,565,643	£24,761,118	£31,104,013	£26,565,643
45%	80%	£20,644,547	£27,799,793	£22,674,638	£20,644,547	£27,799,793	£22,674,638
50%	80%	£16,528,120	£24,495,575	£18,783,633	£16,528,120	£24,495,575	£18,783,633
10%	60%	£49,767,918	£50,937,338	£50,100,822	£49,767,918	£50,937,338	£50,100,822
15%	60%	£45,382,589	£47,647,999	£46,382,350	£45,382,589	£47,647,999	£46,382,350
20%	60%	£41,998,072	£44,357,473	£42,663,880	£41,998,072	£44,357,473	£42,663,880
25%	60%	£38,113,149	£41,062,401	£38,945,409	£38,113,149	£41,062,401	£38,945,409
30%	60%	£34,228,226	£37,767,328	£35,226,938	£34,228,226	£37,767,328	£35,226,938
35%	60%	£30,341,587	£34,472,256	£31,508,467	£30,341,587	£34,472,256	£31,508,467
40%	60%	£26,434,145	£31,177,183	£27,787,539	£26,434,145	£31,177,183	£27,787,539
50%	60%	£18,619,261	£24,587,038	£20,311,003	£18,619,261	£24,587,038	£20,311,003

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£58,153,963	£58,153,963	£58,153,963	£58,153,963	£58,153,963	£58,153,963
10%	70%	£50,199,920	£51,566,091	£50,588,308	£50,199,920	£51,566,091	£50,588,308
15%	70%	£46,212,116	£48,272,156	£46,794,698	£46,212,116	£48,272,156	£46,794,698
20%	70%	£42,224,311	£44,976,946	£43,001,087	£42,224,311	£44,976,946	£43,001,087
25%	70%	£38,236,507	£41,677,300	£39,207,476	£38,236,507	£41,677,300	£39,207,476
30%	70%	£34,248,703	£38,377,655	£35,413,866	£34,248,703	£38,377,655	£35,413,866
35%	70%	£30,247,403	£35,078,009	£31,620,255	£30,247,403	£35,078,009	£31,620,255
40%	70%	£26,236,397	£31,778,364	£27,814,356	£26,236,397	£31,778,364	£27,814,356
45%	70%	£22,223,391	£28,478,719	£23,969,720	£22,223,391	£28,478,719	£23,969,720
50%	70%	£18,211,384	£25,179,072	£20,185,084	£18,211,384	£25,179,072	£20,185,084
100%	70%	£23,273,613	£9,347,523	£19,061,567	£23,273,613	£9,347,523	£19,061,567
10%	80%	£49,994,157	£51,557,078	£50,438,029	£49,994,157	£51,557,078	£50,438,029
15%	80%	£45,903,471	£48,258,636	£46,569,279	£45,903,471	£48,258,636	£46,569,279
20%	80%	£41,812,785	£44,958,854	£42,700,529	£41,812,785	£44,958,854	£42,700,529
40%	80%	£25,398,883	£31,741,778	£27,203,409	£25,398,883	£31,741,778	£27,203,409
45%	80%	£21,282,313	£28,437,559	£23,312,404	£21,282,313	£28,437,559	£23,312,404
50%	80%	£17,163,886	£25,133,341	£19,421,399	£17,163,886	£25,133,341	£19,421,399
10%	60%	£50,405,683	£51,575,104	£50,738,587	£50,405,683	£51,575,104	£50,738,587
15%	60%	£46,520,780	£48,285,675	£47,020,116	£46,520,780	£48,285,675	£47,020,116
20%	60%	£42,635,938	£44,995,239	£43,301,646	£42,635,938	£44,995,239	£43,301,646
25%	60%	£38,750,915	£41,700,167	£39,583,174	£38,750,915	£41,700,167	£39,583,174
30%	60%	£34,865,992	£38,405,094	£35,864,704	£34,865,992	£38,405,094	£35,864,704
35%	60%	£30,979,353	£35,110,021	£32,146,233	£30,979,353	£35,110,021	£32,146,233
40%	60%	£27,071,911	£31,814,949	£28,425,305	£27,071,911	£31,814,949	£28,425,305
50%	60%	£19,257,027	£25,224,804	£20,948,769	£19,257,027	£25,224,804	£20,948,769

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

No Units	300
Site Area	1.08 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£31,804,870	£31,804,870	£31,804,870	£31,804,870	£31,804,870	£31,804,870
10%	70%	£26,416,856	£27,898,604	£26,416,856	£26,416,856	£27,898,604	£26,416,856
15%	70%	£23,713,891	£25,945,470	£24,439,338	£23,713,891	£25,945,470	£24,439,338
20%	70%	£20,999,137	£23,992,336	£21,970,080	£20,999,137	£23,992,336	£21,970,080
25%	70%	£18,284,382	£22,039,202	£19,498,061	£18,284,382	£22,039,202	£19,498,061
30%	70%	£15,569,628	£20,086,069	£17,026,043	£15,569,628	£20,086,069	£17,026,043
35%	70%	£12,854,873	£18,132,938	£14,554,024	£12,854,873	£18,132,938	£14,554,024
40%	70%	£10,119,040	£16,184,044	£12,082,006	£10,119,040	£16,184,044	£12,082,006
45%	70%	£7,375,429	£14,202,280	£9,595,782	£7,375,429	£14,202,280	£9,595,782
50%	70%	£4,629,652	£12,240,516	£7,098,875	£4,629,652	£12,240,516	£7,098,875
100%	70%	£-23,556,552	£-7,745,671	£-18,459,716	£-23,556,552	£-7,745,671	£-18,459,716
10%	80%	£26,226,089	£27,919,514	£26,226,089	£27,919,514	£26,226,089	£27,919,514
15%	80%	£23,423,060	£25,976,836	£24,255,297	£23,423,060	£25,976,836	£24,255,297
20%	80%	£20,611,361	£24,034,158	£21,721,012	£20,611,361	£24,034,158	£21,721,012
25%	80%	£17,799,664	£22,091,480	£19,186,726	£17,799,664	£22,091,480	£19,186,726
30%	80%	£14,987,965	£20,148,802	£16,652,441	£14,987,965	£20,148,802	£16,652,441
35%	80%	£12,176,266	£18,206,124	£14,118,154	£12,176,266	£18,206,124	£14,118,154
40%	80%	£9,364,567	£16,263,446	£11,583,869	£9,364,567	£16,263,446	£11,583,869
45%	80%	£6,552,868	£14,320,768	£9,049,582	£6,552,868	£14,320,768	£9,049,582
50%	80%	£3,741,169	£12,378,090	£6,515,295	£3,741,169	£12,378,090	£6,515,295
100%	80%	£-23,556,552	£-7,745,671	£-18,459,716	£-23,556,552	£-7,745,671	£-18,459,716
10%	60%	£24,004,721	£25,914,103	£24,623,134	£24,004,721	£25,914,103	£24,623,134
15%	60%	£21,388,915	£23,969,915	£22,218,948	£21,388,915	£23,969,915	£22,218,948
20%	60%	£18,789,100	£21,986,226	£19,809,397	£18,789,100	£21,986,226	£19,809,397
25%	60%	£16,151,290	£20,023,337	£17,389,646	£16,151,290	£20,023,337	£17,389,646
30%	60%	£13,533,478	£18,061,423	£14,989,894	£13,533,478	£18,061,423	£14,989,894
35%	60%	£10,907,275	£16,079,033	£12,580,143	£10,907,275	£16,079,033	£12,580,143
40%	60%	£8,281,072	£14,096,643	£10,172,392	£8,281,072	£14,096,643	£10,172,392
45%	60%	£5,654,869	£12,114,253	£7,764,641	£5,654,869	£12,114,253	£7,764,641
50%	60%	£3,028,666	£10,131,863	£5,356,890	£3,028,666	£10,131,863	£5,356,890

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-57,791,162	£-57,791,162	£-57,791,162	£-57,791,162	£-57,791,162	£-57,791,162
10%	70%	£-63,179,177	£-61,697,429	£-62,701,517	£-63,179,177	£-61,697,429	£-62,701,517
15%	70%	£-65,982,142	£-63,650,593	£-65,156,694	£-65,982,142	£-63,650,593	£-65,156,694
20%	70%	£-68,989,896	£-65,603,757	£-67,625,953	£-68,989,896	£-65,603,757	£-67,625,953
25%	70%	£-71,311,651	£-67,556,921	£-70,097,971	£-71,311,651	£-67,556,921	£-70,097,971
30%	70%	£-74,026,405	£-69,509,963	£-72,569,990	£-74,026,405	£-69,509,963	£-72,569,990
35%	70%	£-76,741,160	£-71,470,225	£-75,042,008	£-76,741,160	£-71,470,225	£-75,042,008
40%	70%	£-79,476,992	£-73,431,988	£-77,514,027	£-79,476,992	£-73,431,988	£-77,514,027
45%	70%	£-82,226,089	£-75,393,751	£-80,226,089	£-82,226,089	£-75,393,751	£-80,226,089
50%	70%	£-84,966,381	£-77,355,516	£-82,957,157	£-84,966,381	£-77,355,516	£-82,957,157
100%	70%	£-113,152,584	£-97,341,703	£-108,055,748	£-113,152,584	£-97,341,703	£-108,055,748
10%	80%	£-63,369,944	£-61,676,518	£-62,824,046	£-63,369,944	£-61,676,518	£-62,824,046
15%	80%	£-66,172,973	£-63,619,196	£-65,340,735	£-66,172,973	£-63,619,196	£-65,340,735
20%	80%	£-68,984,671	£-65,561,874	£-67,875,021	£-68,984,671	£-65,561,874	£-67,875,021
25%	80%	£-71,805,225	£-67,514,552	£-70,397,043	£-71,805,225	£-67,514,552	£-70,397,043
30%	80%	£-74,636,779	£-69,467,229	£-72,919,064	£-74,636,779	£-69,467,229	£-72,919,064
35%	80%	£-77,478,333	£-71,420,906	£-75,441,085	£-77,478,333	£-71,420,906	£-75,441,085
40%	80%	£-80,329,887	£-73,373,583	£-77,963,106	£-80,329,887	£-73,373,583	£-77,963,106
45%	80%	£-83,181,441	£-75,326,260	£-80,485,127	£-83,181,441	£-75,326,260	£-80,485,127
50%	80%	£-86,032,995	£-77,278,937	£-83,007,148	£-86,032,995	£-77,278,937	£-83,007,148
100%	80%	£-113,152,584	£-97,341,703	£-108,055,748	£-113,152,584	£-97,341,703	£-108,055,748
10%	60%	£-65,991,311	£-63,681,929	£-64,972,898	£-65,991,311	£-63,681,929	£-64,972,898
15%	60%	£-68,802,121	£-65,635,107	£-67,504,918	£-68,802,121	£-65,635,107	£-67,504,918
20%	60%	£-71,613,931	£-67,588,285	£-70,036,938	£-71,613,931	£-67,588,285	£-70,036,938
25%	60%	£-74,425,741	£-69,541,463	£-72,568,959	£-74,425,741	£-69,541,463	£-72,568,959
30%	60%	£-77,237,551	£-71,494,641	£-75,098,980	£-77,237,551	£-71,494,641	£-75,098,980
35%	60%	£-80,049,361	£-73,447,819	£-77,628,001	£-80,049,361	£-73,447,819	£-77,628,001
40%	60%	£-82,861,171	£-75,400,997	£-80,158,022	£-82,861,171	£-75,400,997	£-80,158,022
45%	60%	£-85,672,981	£-77,354,175	£-82,688,043	£-85,672,981	£-77,354,175	£-82,688,043
50%	60%	£-88,484,791	£-79,307,353	£-85,218,064	£-88,484,791	£-79,307,353	£-85,218,064

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-37,916,968	£-37,916,968	£-37,916,968	£-37,916,968	£-37,916,968	£-37,916,968
10%	70%	£-43,304,982	£-41,823,234	£-42,827,323	£-43,304,982	£-41,823,234	£-42,827,323
15%	70%	£-46,907,948	£-43,776,369	£-45,282,500	£-46,907,948	£-43,776,369	£-45,282,500
20%	70%	£-50,512,914	£-45,729,504	£-47,737,677	£-50,512,914	£-45,729,504	£-47,737,677
25%	70%	£-54,117,880	£-47,682,639	£-50,192,854	£-54,117,880	£-47,682,639	£-50,192,854
30%	70%	£-57,722,846	£-49,635,774	£-52,648,031	£-57,722,846	£-49,635,774	£-52,648,031
35%	70%	£-61,327,812	£-51,588,909	£-55,103,208	£-61,327,812	£-51,588,909	£-55,103,208
40%	70%	£-64,932,778	£-53,542,044	£-57,558,385	£-64,932,778	£-53,542,044	£-57,558,385
45%	70%	£-68,537,744	£-55,495,179	£-60,013,562	£-68,537,744	£-55,495,179	£-60,013,562
50%	70%	£-72,142,710	£-57,448,314	£-62,468,739	£-72,142,710	£-57,448,314	£-62,468,739
100%	70%	£-113,152,584	£-97,341,703	£-108,055,748	£-113,152,584	£-97,341,703	£-108,055,748
10%	80%	£-43,495,750	£-41,802,324	£-42,949,852	£-43,495,750	£-41,802,324	£-42,949,852
15%	80%	£-46,298,779	£-43,745,002	£-44,866,541	£-46,298,779	£-43,745,002	£-44,866,541
20%	80%	£-49,102,808	£-45,688,680	£-47,391,562	£-49,102,808	£-45,688,680	£-47,391,562
25%	80%	£-51,906,837	£-47,631,359	£-49,916,583	£-51,906,837	£-47,631,359	£-49,916,583
30%	80%	£-54,710,866	£-49,574,037	£-52,441,604	£-54,710,866	£-49,574,037	£-52,441,604
35%	80%	£-57,514,895	£-51,516,715	£-54,966,625	£-57,514,895	£-51,516,715	£-54,966,625
40%	80%	£-60,318,924	£-53,459,393	£-57,491,646	£-60,318,924	£-53,459,393	£-57,491,646
45%	80%	£-63,122,953	£-55,402,071	£-60,016,667	£-63,122,953	£-55,402,071	£-60,016,667
50%	80%	£-65,926,982	£-57,344,749	£-62,541,688	£-65,926,982	£-57,344,749	£-62,541,688
100%	80%	£-113,152,584	£-97,341,703	£-108,055,748	£-113,152,584	£-97,341,703	£-108,055,748
10%	60%	£-45,717,117	£-43,807,135	£-44,998,704	£-45,717,117	£-43,807,135	£-44,998,704
15%	60%	£-48,521,146	£-45,750,270	£-47,523,725	£-48,521,146	£-45,750,270	£-47,523,725
20%	60%	£-51,325,175	£-47,693,405	£-50,048,746	£-51,325,175	£-47,693,405	£-50,048,746
25%	60%	£-54,129,204	£-49,636,540	£-52,573,767	£-54,129,204	£-49,636,540	£-52,573,767
30%	60%	£-56,933,233	£-51,579,675	£-55,103,788	£-56,933,233	£-51,579,675	£-55,103,788
35%	60%	£-59,737,262	£-53,522,810	£-57,628,809	£-59,737,262	£-53,522,810	£-57,628,809
40%	60%	£-62,541,291	£-55,465,945	£-60,153,830	£-62,541,291	£-55,465,945	£-60,153,830
45%	60%	£-65,345,320	£-57,409,080	£-62,678,851	£-65,345,320	£-57,409,080	£-62,678,851
50%	60%	£-68,149,349	£-59,352,215	£-65,203,872	£-68,149,349	£-59,352,215	£-65,203,872
100%	60%	£-113,152,584	£-97,341,703	£-108,055,748	£-113,152,584	£-97,341,703	£-108,055,748

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-73,194	£-73,194	£-73,194	£-7		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,626,289	£20,626,289	£20,626,289	£20,626,289	£20,626,289	£20,626,289
10%	70%	£15,238,274	£16,720,022	£15,719,894	£15,238,274	£16,720,022	£15,719,894
15%	70%	£12,535,305	£14,766,886	£13,260,757	£12,535,305	£14,766,886	£13,260,757
20%	70%	£9,820,555	£12,813,755	£10,791,498	£9,820,555	£12,813,755	£10,791,498
25%	70%	£7,105,800	£10,860,621	£8,319,480	£7,105,800	£10,860,621	£8,319,480
30%	70%	£4,391,046	£8,907,487	£5,847,461	£4,391,046	£8,907,487	£5,847,461
35%	70%	£1,676,291	£6,947,226	£3,375,443	£1,676,291	£6,947,226	£3,375,443
40%	70%	£-1,059,541	£4,985,462	£903,424	£-1,059,541	£4,985,462	£903,424
45%	70%	£-3,803,153	£3,023,699	£-1,582,800	£-3,803,153	£3,023,699	£-1,582,800
50%	70%	£-6,548,930	£1,061,935	£-4,079,706	£-6,548,930	£1,061,935	£-4,079,706
100%	70%	£-34,735,133	£-18,924,253	£-29,638,297	£-34,735,133	£-18,924,253	£-29,638,297
10%	80%	£15,047,507	£16,740,932	£15,593,404	£15,047,507	£16,740,932	£15,593,404
15%	80%	£12,244,478	£14,788,254	£13,078,715	£12,244,478	£14,788,254	£13,078,715
20%	80%	£9,432,779	£12,855,576	£10,542,430	£9,432,779	£12,855,576	£10,542,430
25%	80%	£-1,847,775	£5,070,473	£405,287	£-1,847,775	£5,070,473	£405,287
30%	80%	£-4,689,916	£3,119,336	£-2,152,369	£-4,689,916	£3,119,336	£-2,152,369
35%	80%	£-7,550,336	£1,168,199	£-4,712,561	£-7,550,336	£1,168,199	£-4,712,561
40%	80%	£-10,429,042	£-699,111	£-8,838,465	£-10,429,042	£-699,111	£-8,838,465
45%	80%	£-13,328,140	£-1,735,522	£-13,444,553	£-13,328,140	£-1,735,522	£-13,444,553
50%	80%	£-16,208,330	£-3,680,344	£-17,771,933	£-16,208,330	£-3,680,344	£-17,771,933
25%	60%	£7,590,518	£10,808,344	£8,630,815	£7,590,518	£10,808,344	£8,630,815
30%	60%	£4,972,708	£8,844,756	£6,221,064	£4,972,708	£8,844,756	£6,221,064
35%	60%	£2,354,897	£6,872,841	£3,811,313	£2,354,897	£6,872,841	£3,811,313
40%	60%	£-271,307	£4,900,451	£1,401,551	£-271,307	£4,900,451	£1,401,551
50%	60%	£-5,561,474	£2,955,670	£-3,446,851	£-5,561,474	£2,955,670	£-3,446,851

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£25,373,622	£25,373,622	£25,373,622	£25,373,622	£25,373,622	£25,373,622
10%	70%	£19,985,806	£21,487,356	£20,463,267	£19,985,806	£21,487,356	£20,463,267
15%	70%	£17,852,842	£19,514,221	£18,008,090	£17,852,842	£19,514,221	£18,008,090
20%	70%	£14,567,886	£17,561,088	£15,538,831	£14,567,886	£17,561,088	£15,538,831
25%	70%	£11,853,133	£15,607,954	£13,066,813	£11,853,133	£15,607,954	£13,066,813
30%	70%	£9,138,380	£13,654,821	£10,594,794	£9,138,380	£13,654,821	£10,594,794
35%	70%	£6,423,626	£11,699,560	£8,122,776	£6,423,626	£11,699,560	£8,122,776
40%	70%	£3,708,792	£9,742,796	£5,650,758	£3,708,792	£9,742,796	£5,650,758
45%	70%	£944,180	£7,771,032	£3,164,534	£944,180	£7,771,032	£3,164,534
50%	70%	£-1,801,596	£5,809,268	£867,627	£-1,801,596	£5,809,268	£867,627
100%	70%	£-29,987,800	£-14,176,919	£-24,890,964	£-29,987,800	£-14,176,919	£-24,890,964
10%	80%	£19,794,840	£21,488,266	£20,340,738	£19,794,840	£21,488,266	£20,340,738
15%	80%	£16,991,811	£19,545,598	£17,824,049	£16,991,811	£19,545,598	£17,824,049
20%	80%	£14,180,113	£17,602,910	£15,289,763	£14,180,113	£17,602,910	£15,289,763
25%	80%	£2,899,559	£9,817,806	£5,152,621	£2,899,559	£9,817,806	£5,152,621
30%	80%	£57,417	£7,866,669	£2,594,964	£57,417	£7,866,669	£2,594,964
35%	80%	£-2,803,003	£5,915,532	£34,772	£-2,803,003	£5,915,532	£34,772
40%	80%	£-5,644,444	£3,964,444	£-2,585,798	£-5,644,444	£3,964,444	£-2,585,798
45%	80%	£-8,485,663	£1,982,855	£-6,961,886	£-8,485,663	£1,982,855	£-6,961,886
50%	80%	£-11,327,852	£-1,555,677	£-13,378,149	£-11,327,852	£-1,555,677	£-13,378,149
25%	60%	£9,720,041	£13,592,089	£10,968,397	£9,720,041	£13,592,089	£10,968,397
30%	60%	£7,102,230	£11,620,175	£8,558,646	£7,102,230	£11,620,175	£8,558,646
35%	60%	£4,478,226	£9,647,784	£6,148,955	£4,478,226	£9,647,784	£6,148,955
40%	60%	£-1,814,140	£7,703,093	£1,300,483	£-1,814,140	£7,703,093	£1,300,483

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,469,172	£27,469,172	£27,469,172	£27,469,172	£27,469,172	£27,469,172
10%	70%	£22,081,157	£23,562,905	£22,558,817	£22,081,157	£23,562,905	£22,558,817
15%	70%	£19,376,192	£21,609,771	£20,103,640	£19,376,192	£21,609,771	£20,103,640
20%	70%	£16,663,438	£19,656,638	£17,634,381	£16,663,438	£19,656,638	£17,634,381
25%	70%	£13,948,683	£17,703,504	£15,162,363	£13,948,683	£17,703,504	£15,162,363
30%	70%	£11,233,929	£15,750,371	£12,690,344	£11,233,929	£15,750,371	£12,690,344
35%	70%	£8,519,174	£13,797,238	£10,218,326	£8,519,174	£13,797,238	£10,218,326
40%	70%	£5,793,342	£11,834,345	£7,746,307	£5,793,342	£11,834,345	£7,746,307
45%	70%	£3,069,730	£9,866,582	£5,260,083	£3,069,730	£9,866,582	£5,260,083
50%	70%	£393,953	£7,904,818	£2,763,177	£393,953	£7,904,818	£2,763,177
100%	70%	£-27,892,250	£-12,081,370	£-22,795,414	£-27,892,250	£-12,081,370	£-22,795,414
10%	80%	£21,890,390	£22,583,816	£22,436,287	£21,890,390	£22,583,816	£22,436,287
15%	80%	£19,087,361	£21,641,138	£19,919,598	£19,087,361	£21,641,138	£19,919,598
20%	80%	£16,276,663	£19,688,013	£17,385,473	£16,276,663	£19,688,013	£17,385,473
25%	80%	£13,465,965	£17,734,889	£14,853,351	£13,465,965	£17,734,889	£14,853,351
30%	80%	£10,655,267	£15,781,764	£12,321,229	£10,655,267	£15,781,764	£12,321,229
35%	80%	£7,844,569	£13,828,649	£9,799,107	£7,844,569	£13,828,649	£9,799,107
40%	80%	£5,033,871	£11,875,534	£7,277,985	£5,033,871	£11,875,534	£7,277,985
45%	80%	£2,223,173	£9,922,419	£4,756,863	£2,223,173	£9,922,419	£4,756,863
50%	80%	£-57,453	£8,011,082	£2,130,322	£-57,453	£8,011,082	£2,130,322
10%	60%	£22,271,925	£23,541,994	£22,681,348	£22,271,925	£23,541,994	£22,681,348
15%	60%	£19,460,923	£21,579,405	£20,287,436	£19,460,923	£21,579,405	£20,287,436
20%	60%	£17,051,213	£19,614,816	£17,882,450	£17,051,213	£19,614,816	£17,882,450
25%	60%	£14,433,401	£17,651,227	£15,473,699	£14,433,401	£17,651,227	£15,473,699
30%	60%	£11,815,591	£15,687,639	£13,063,947	£11,815,591	£15,687,639	£13,063,947
35%	60%	£9,197,780	£13,715,725	£10,654,196	£9,197,780	£13,715,725	£10,654,196
40%	60%	£6,571,576	£11,743,334	£8,244,444	£6,571,576	£11,743,334	£8,244,444
50%	60%	£1,281,409	£9,769,953	£3,396,033	£1,281,409	£9,769,953	£3,396,033

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,326,686	£20,326,686	£20,326,686	£20,326,686	£20,326,686	£20,326,686
10%	70%	£14,938,672	£16,420,420	£15,416,332	£14,938,672	£16,420,420	£15,416,332
15%	70%	£12,235,707	£14,467,286	£12,961,155	£12,235,707	£14,467,286	£12,961,155
20%	70%	£9,532,853	£12,514,153	£10,491,896	£9,532,853	£12,514,153	£10,491,896
25%	70%	£6,806,198	£10,561,018	£8,019,877	£6,806,198	£10,561,018	£8,019,877
30%	70%	£4,091,444	£8,607,885	£5,547,859	£4,091,444	£8,607,885	£5,547,859
35%	70%	£1,376,689	£6,647,624	£3,075,840	£1,376,689	£6,647,624	£3,075,840
40%	70%	£-1,359,144	£4,685,860	£603,822	£-1,359,144	£4,685,860	£603,822
45%	70%	£-4,102,755	£2,724,096	£-1,882,402	£-4,102,755	£2,724,096	£-1,882,402
50%	70%	£-6,848,532	£762,333	£-4,379,309	£-6,848,532	£762,333	£-4,379,309
100%	70%	£-35,034,736	£-19,223,855	£-29,937,900	£-35,034,736	£-19,223,855	£-29,937,900
10%	80%	£14,747,905	£16,441,330	£15,293,802	£14,747,905	£16,441,330	£15,293,802
15%	80%	£11,944,876	£14,498,652	£12,777,113	£11,944,876	£14,498,652	£12,777,113
20%	80%	£9,133,177	£12,555,974	£10,242,828	£9,133,177	£12,555,974	£10,242,828
25%	80%	£-2,147,871	£4,770,871	£-1,056,885	£-2,147,871	£4,770,871	£-1,056,885
30%	80%	£-4,989,518	£2,819,733	£-2,451,972	£-4,989,518	£2,819,733	£-2,451,972
35%	80%	£-7,849,939	£868,596	£-5,012,163	£-7,849,939	£868,596	£-5,012,163
40%	80%	£-10,710,360	£-1,939,509	£-7,538,862	£-10,710,360	£-1,939,509	£-7,538,862
45%	80%	£-13,570,781	£-3,980,919	£-10,069,866	£-13,570,781	£-3,980,919	£-10,069,866
50%	80%	£-16,431,202	£-6,032,330	£-12,599,870	£-16,431,202	£-6,032,330	£-12,599,870
25%	60%	£9,290,916	£10,508,742	£8,331,213	£9,290,916	£10,508,742	£8,331,213
30%	60%	£6,673,106	£8,545,153	£5,921,462	£6,673,106	£8,545,153	£5,921,462
35%	60%	£4,055,294	£6,573,239	£3,511,710	£4,055,294	£6,573,239	£3,511,710
40%							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£29,598,296	£29,598,296	£29,598,296	£29,598,296	£29,598,296	£29,598,296
10%	70%	£24,210,282	£25,692,030	£24,687,941	£24,210,282	£25,692,030	£24,687,941
15%	70%	£21,507,316	£23,738,895	£22,232,764	£21,507,316	£23,738,895	£22,232,764
20%	70%	£18,792,562	£21,785,762	£19,763,505	£18,792,562	£21,785,762	£19,763,505
25%	70%	£16,077,807	£19,832,628	£17,291,487	£16,077,807	£19,832,628	£17,291,487
30%	70%	£13,363,053	£17,879,495	£14,819,468	£13,363,053	£17,879,495	£14,819,468
35%	70%	£10,648,299	£15,919,234	£12,347,450	£10,648,299	£15,919,234	£12,347,450
40%	70%	£7,912,466	£13,957,470	£9,875,432	£7,912,466	£13,957,470	£9,875,432
45%	70%	£5,168,654	£11,995,706	£7,389,206	£5,168,654	£11,995,706	£7,389,206
50%	70%	£2,423,078	£10,033,942	£4,892,301	£2,423,078	£10,033,942	£4,892,301
100%	70%	£-25,763,128	£-9,952,245	£-20,666,290	£-25,763,128	£-9,952,245	£-20,666,290
10%	80%	£24,019,514	£25,712,940	£24,565,412	£24,019,514	£25,712,940	£24,565,412
15%	80%	£21,216,465	£23,770,262	£22,048,723	£21,216,465	£23,770,262	£22,048,723
20%	80%	£18,404,787	£21,827,584	£19,514,437	£18,404,787	£21,827,584	£19,514,437
40%	80%	£7,124,233	£14,042,480	£9,377,295	£7,124,233	£14,042,480	£9,377,295
45%	80%	£4,282,091	£12,091,343	£6,819,638	£4,282,091	£12,091,343	£6,819,638
50%	80%	£1,421,671	£10,140,206	£4,259,446	£1,421,671	£10,140,206	£4,259,446
10%	60%	£24,401,050	£25,671,118	£24,810,472	£24,401,050	£25,671,118	£24,810,472
20%	60%	£19,180,337	£21,743,941	£20,012,574	£19,180,337	£21,743,941	£20,012,574
25%	60%	£16,562,526	£19,780,351	£17,602,823	£16,562,526	£19,780,351	£17,602,823
30%	60%	£13,944,715	£17,816,763	£15,193,071	£13,944,715	£17,816,763	£15,193,071
35%	60%	£11,326,904	£15,844,849	£12,783,320	£11,326,904	£15,844,849	£12,783,320
40%	60%	£8,700,700	£13,872,458	£10,373,568	£8,700,700	£13,872,458	£10,373,568
50%	60%	£3,410,534	£9,927,677	£5,929,157	£3,410,534	£9,927,677	£5,929,157

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,236,062	£30,236,062	£30,236,062	£30,236,062	£30,236,062	£30,236,062
10%	70%	£24,848,047	£26,329,795	£25,325,707	£24,848,047	£26,329,795	£25,325,707
15%	70%	£22,145,082	£24,376,661	£22,870,530	£22,145,082	£24,376,661	£22,870,530
20%	70%	£19,430,328	£22,423,528	£20,401,271	£19,430,328	£22,423,528	£20,401,271
25%	70%	£16,715,573	£20,470,394	£17,929,253	£16,715,573	£20,470,394	£17,929,253
30%	70%	£14,000,819	£18,517,261	£15,457,234	£14,000,819	£18,517,261	£15,457,234
35%	70%	£11,286,064	£16,566,999	£12,985,216	£11,286,064	£16,566,999	£12,985,216
40%	70%	£8,550,232	£14,595,236	£10,513,197	£8,550,232	£14,595,236	£10,513,197
45%	70%	£5,806,620	£12,633,472	£8,029,973	£5,806,620	£12,633,472	£8,029,973
50%	70%	£3,060,843	£10,671,708	£5,530,067	£3,060,843	£10,671,708	£5,530,067
100%	70%	£-25,125,360	£-9,314,480	£-20,028,524	£-25,125,360	£-9,314,480	£-20,028,524
10%	80%	£24,657,280	£26,350,706	£25,203,178	£24,657,280	£26,350,706	£25,203,178
15%	80%	£21,854,251	£24,408,028	£22,686,489	£21,854,251	£24,408,028	£22,686,489
20%	80%	£19,042,553	£22,465,350	£20,152,203	£19,042,553	£22,465,350	£20,152,203
40%	80%	£7,761,999	£14,680,246	£10,015,060	£7,761,999	£14,680,246	£10,015,060
45%	80%	£4,919,857	£12,729,109	£7,457,404	£4,919,857	£12,729,109	£7,457,404
50%	80%	£2,069,437	£10,777,972	£4,897,212	£2,069,437	£10,777,972	£4,897,212
10%	60%	£25,038,815	£26,308,884	£25,448,238	£25,038,815	£26,308,884	£25,448,238
15%	60%	£22,435,913	£24,345,295	£22,054,326	£22,435,913	£24,345,295	£22,054,326
20%	60%	£19,818,103	£22,381,706	£20,650,340	£19,818,103	£22,381,706	£20,650,340
25%	60%	£17,200,291	£20,418,117	£18,240,589	£17,200,291	£20,418,117	£18,240,589
30%	60%	£14,582,481	£18,454,529	£15,830,837	£14,582,481	£18,454,529	£15,830,837
35%	60%	£11,964,670	£16,482,615	£13,421,086	£11,964,670	£16,482,615	£13,421,086
40%	60%	£9,338,466	£14,510,224	£11,011,334	£9,338,466	£14,510,224	£11,011,334
50%	60%	£4,048,299	£10,565,443	£6,162,923	£4,048,299	£10,565,443	£6,162,923

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	High

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£67,190,883	£67,190,883	£67,190,883	£67,190,883	£67,190,883	£67,190,883
10%	70%	£58,501,575	£59,851,395	£58,877,887	£58,501,575	£59,851,395	£58,877,887
15%	70%	£54,156,921	£56,181,651	£54,721,389	£54,156,921	£56,181,651	£54,721,389
20%	70%	£49,812,268	£52,511,908	£50,564,892	£49,812,268	£52,511,908	£50,564,892
25%	70%	£45,467,614	£48,842,164	£46,408,393	£45,467,614	£48,842,164	£46,408,393
30%	70%	£41,111,306	£45,172,420	£42,251,896	£41,111,306	£45,172,420	£42,251,896
35%	70%	£36,746,534	£41,502,677	£38,083,136	£36,746,534	£41,502,677	£38,083,136
40%	70%	£32,381,762	£37,832,933	£33,909,308	£32,381,762	£37,832,933	£33,909,308
45%	70%	£28,007,928	£34,163,188	£29,735,479	£28,007,928	£34,163,188	£29,735,479
50%	70%	£23,614,176	£30,493,444	£25,554,836	£23,614,176	£30,493,444	£25,554,836
100%	70%	£21,687,177	£6,831,594	£17,545,639	£21,687,177	£6,831,594	£17,545,639
10%	80%	£58,301,333	£59,843,965	£58,731,403	£58,301,333	£59,843,965	£58,731,403
15%	80%	£53,856,558	£56,170,535	£54,501,663	£53,856,558	£56,170,535	£54,501,663
20%	80%	£49,411,783	£52,497,085	£50,271,924	£49,411,783	£52,497,085	£50,271,924
25%	80%	£44,967,008	£48,823,636	£46,042,184	£44,967,008	£48,823,636	£46,042,184
30%	80%	£40,501,678	£45,150,186	£41,811,003	£40,501,678	£45,150,186	£41,811,003
35%	80%	£36,035,302	£41,476,737	£37,562,848	£36,035,302	£41,476,737	£37,562,848
40%	80%	£31,568,926	£37,802,287	£33,214,693	£31,568,926	£37,802,287	£33,214,693
45%	80%	£27,078,531	£34,129,837	£28,966,537	£27,078,531	£34,129,837	£28,966,537
50%	80%	£22,581,513	£30,456,389	£24,799,410	£22,581,513	£30,456,389	£24,799,410
10%	60%	£58,701,818	£59,858,807	£59,024,371	£58,701,818	£59,858,807	£59,024,371
15%	60%	£54,457,286	£56,192,768	£54,941,115	£54,457,286	£56,192,768	£54,941,115
20%	60%	£50,212,753	£52,527,730	£50,867,859	£50,212,753	£52,527,730	£50,867,859
25%	60%	£45,968,221	£48,860,692	£46,774,603	£45,968,221	£48,860,692	£46,774,603
30%	60%	£41,720,932	£45,194,653	£42,691,347	£41,720,932	£45,194,653	£42,691,347
35%	60%	£37,457,765	£41,528,615	£38,603,425	£37,457,765	£41,528,615	£38,603,425
40%	60%	£33,194,598	£37,862,578	£34,503,923	£33,194,598	£37,862,578	£34,503,923
45%	60%	£28,931,431	£34,196,539	£30,404,422	£28,931,431	£34,196,539	£30,404,422
50%	60%	£24,646,838	£30,530,501	£26,304,920	£24,646,838	£30,530,501	£26,304,920

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£22,405,149	£22,405,149	£22,405,149	£22,405,149	£22,405,149	£22,405,149
10%	70%	£31,094,457	£29,744,637	£30,718,145	£31,094,457	£29,744,637	£30,718,145
15%	70%	£35,439,111	£33,414,381	£34,974,644	£35,439,111	£33,414,381	£34,974,644
20%	70%	£39,783,764	£37,084,124	£39,031,441	£39,783,764	£37,084,124	£39,031,441
25%	70%	£44,128,418	£40,753,868	£43,187,639	£44,128,418	£40,753,868	£43,187,639
30%	70%	£48,448,727	£44,423,613	£47,344,137	£48,448,727	£44,423,613	£47,344,137
35%	70%	£52,849,498	£48,093,356	£51,512,897	£52,849,498	£48,093,356	£51,512,897
40%	70%	£57,214,271	£51,763,100	£55,686,724	£57,214,271	£51,763,100	£55,686,724
45%	70%	£61,568,044	£55,432,844	£59,860,553	£61,568,044	£55,432,844	£59,860,553
50%	70%	£65,981,857	£59,102,588	£64,041,198	£65,981,857	£59,102,588	£64,041,198
100%	70%	£111,283,210	£96,427,627	£107,141,672	£111,283,210	£96,427,627	£107,141,672
10%	80%	£31,294,700	£29,752,048	£30,864,629	£31,294,700	£29,752,048	£30,864,629
15%	80%	£35,739,475	£33,425,498	£35,739,475	£35,739,475	£33,425,498	£35,094,369
20%	80%	£40,184,250	£37,098,947	£39,324,109	£40,184,250	£37,098,947	£39,324,109
25%	80%	£44,629,024	£40,768,396	£43,927,740	£44,629,024	£40,768,396	£43,927,740
30%	80%	£49,073,798	£44,437,845	£48,531,371	£49,073,798	£44,437,845	£48,531,371
35%	80%	£53,518,572	£48,107,294	£53,135,002	£53,518,572	£48,107,294	£53,135,002
40%	80%	£57,963,346	£51,776,743	£57,738,633	£57,963,346	£51,776,743	£57,738,633
45%	80%	£62,408,120	£55,446,192	£62,522,264	£62,408,120	£55,446,192	£62,522,264
50%	80%	£66,852,894	£59,115,641	£67,915,895	£66,852,894	£59,115,641	£67,915,895
10%	60%	£30,894,214	£29,737,228	£30,571,661	£30,894,214	£29,737,228	£30,571,661
15%	60%	£35,138,746	£33,403,264	£34,654,917	£35,138,746	£33,403,264	£34,654,917
20%	60%	£39,383,278	£37,069,302	£38,736,174	£39,383,278	£37,069,302	£38,736,174
25%	60%	£43,627,810	£40,735,341	£42,821,612	£43,627,810	£40,735,341	£42,821,612
30%	60%	£47,872,342	£44,401,379	£46,904,685	£47,872,342	£44,401,379	£46,904,685
35%	60%	£52,116,874	£48,067,417	£50,992,607	£52,116,874	£48,067,417	£50,992,607
40%	60%	£56,361,406	£51,733,455	£55,082,109	£56,361,406	£51,733,455	£55,082,109
50%	60%	£60,605,938	£55,403,493	£59,171,611	£60,605,938	£55,403,493	£59,171,611

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,530,955	£2,530,955	£2,530,955	£2,530,955	£2,530,955	£2,530,955
10%	70%	£11,220,263	£9,870,443	£10,843,951	£11,220,263	£9,870,443	£10,843,951
15%	70%	£15,564,917	£13,540,187	£15,900,448	£15,564,917	£13,540,187	£15,900,448
20%	70%	£19,909,570	£17,209,931	£19,166,941	£19,909,570	£17,209,931	£19,166,941
25%	70%	£24,254,224	£20,879,674	£23,313,445	£24,254,224	£20,879,674	£23,313,445
30%	70%	£28,610,532	£24,549,418	£27,469,943	£28,610,532	£24,549,418	£27,469,943
35%	70%	£32,975,304	£28,219,162	£31,638,702	£32,975,304	£28,219,162	£31,638,702
40%	70%	£37,340,077	£31,888,906	£35,812,530	£37,340,077	£31,888,906	£35,812,530
45%	70%	£41,704,850	£35,559,150	£39,986,358	£41,704,850	£35,559,150	£39,986,358
50%	70%	£46,069,623	£39,229,394	£44,160,186	£46,069,623	£39,229,394	£44,160,186
100%	70%	£91,409,015	£76,553,433	£87,267,477	£91,409,015	£76,553,433	£87,267,477
10%	80%	£11,420,506	£9,877,854	£10,990,435	£11,420,506	£9,877,854	£10,990,435
15%	80%	£15,865,281	£13,551,303	£16,220,175	£15,865,281	£13,551,303	£16,220,175
20%	80%	£20,310,056	£17,224,753	£19,449,915	£20,310,056	£17,224,753	£19,449,915
25%	80%	£24,754,831	£20,901,202	£23,679,655	£24,754,831	£20,901,202	£23,679,655
30%	80%	£29,199,606	£24,577,650	£27,909,395	£29,199,606	£24,577,650	£27,909,395
35%	80%	£33,644,381	£28,254,198	£32,139,135	£33,644,381	£28,254,198	£32,139,135
40%	80%	£38,089,156	£31,930,646	£36,368,875	£38,089,156	£31,930,646	£36,368,875
45%	80%	£42,533,931	£35,607,094	£40,598,615	£42,533,931	£35,607,094	£40,598,615
50%	80%	£46,978,706	£39,283,542	£44,828,355	£46,978,706	£39,283,542	£44,828,355
10%	60%	£15,264,552	£13,529,070	£14,780,723	£15,264,552	£13,529,070	£14,780,723
20%	60%	£19,699,286	£17,195,108	£18,963,989	£19,699,286	£17,195,108	£18,963,989
25%	60%	£24,134,020	£20,860,146	£23,147,255	£24,134,020	£20,860,146	£23,147,255
30%	60%	£28,568,754	£24,525,184	£27,330,521	£28,568,754	£24,525,184	£27,330,521
35%	60%	£32,993,488	£28,190,222	£31,513,787	£32,993,488	£28,190,222	£31,513,787
40%	60%	£37,418,222	£31,855,260	£35,707,053	£37,418,222	£31,855,260	£35,707,053
45%	60%	£41,842,956	£35,520,298	£40,890,319	£41,842,956	£35,520,298	£40,890,319
50%	60%	£46,267,690	£39,185,336	£45,073,585	£46,267,690	£39,185,336	£45,073,585

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£35,312,819	£35,312,819	£35,312,819	£35,312,819	£35,312,819	£35,312,819
10%	70%	£26,623,511	£27,973,331	£26,999,822	£26,623,511	£27,973,331	£26,999,822
15%	70%	£22,278,957	£24,330,387	£22,943,324	£22,278,957	£24,330,387	£22,943,324
20%	70%	£17,934,204	£20,633,843	£18,686,827	£17,934,204	£20,633,843	£18,686,827
25%	70%	£13,589,550	£16,964,099	£14,530,329	£13,589,550	£16,964,099	£14,530,329
30%	70%	£9,233,241	£13,294,355	£10,373,831	£9,233,241	£13,294,355	£10,373,831
35%	70%	£4,868,470	£9,624,612	£6,205,071	£4,868,470	£9,624,612	£6,205,071
40%	70%	£3,033,697	£5,954,868	£3,031,243	£3,033,697	£5,954,868	£3,031,243
45%	70%	£1,200,127	£2,285,124	£1,199,947	£1,200,127	£2,285,124	£1,199,947
50%	70%	£-8,263,889	£-1,384,620	£-8,323,228	£-8,263,889	£-1,384,620	£-8,323,228
100%	70%	£-53,565,242	£-38,709,659	£-49,423,704	£-53,565,242	£-38,709,659</	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£56,012,302	£56,012,302	£56,012,302	£56,012,302	£56,012,302	£56,012,302
10%	70%	£47,322,894	£48,672,814	£47,699,305	£47,322,894	£48,672,814	£47,699,305
15%	70%	£42,978,240	£45,003,070	£43,542,807	£42,978,240	£45,003,070	£43,542,807
20%	70%	£38,633,687	£41,333,326	£39,386,310	£38,633,687	£41,333,326	£39,386,310
25%	70%	£34,289,033	£37,663,582	£35,229,812	£34,289,033	£37,663,582	£35,229,812
30%	70%	£29,932,724	£33,993,838	£31,073,314	£29,932,724	£33,993,838	£31,073,314
35%	70%	£25,567,953	£30,324,095	£26,904,554	£25,567,953	£30,324,095	£26,904,554
40%	70%	£21,203,180	£26,654,351	£22,730,726	£21,203,180	£26,654,351	£22,730,726
45%	70%	£16,838,346	£22,984,607	£18,556,898	£16,838,346	£22,984,607	£18,556,898
50%	70%	£12,473,594	£19,314,863	£14,376,255	£12,473,594	£19,314,863	£14,376,255
100%	70%	£2,865,759	£18,010,176	£28,724,221	£2,865,759	£18,010,176	£28,724,221
10%	80%	£47,122,751	£48,665,403	£47,552,821	£47,122,751	£48,665,403	£47,552,821
15%	80%	£42,877,976	£44,991,953	£43,323,082	£42,877,976	£44,991,953	£43,323,082
20%	80%	£38,533,201	£41,318,503	£39,093,342	£38,533,201	£41,318,503	£39,093,342
40%	80%	£20,390,345	£26,624,706	£22,136,111	£20,390,345	£26,624,706	£22,136,111
45%	80%	£15,899,950	£22,951,256	£17,887,956	£15,899,950	£22,951,256	£17,887,956
50%	80%	£11,402,931	£19,277,807	£13,620,829	£11,402,931	£19,277,807	£13,620,829
10%	60%	£47,523,237	£48,680,225	£47,945,789	£47,523,237	£48,680,225	£47,945,789
15%	60%	£43,278,704	£45,014,187	£43,762,534	£43,278,704	£45,014,187	£43,762,534
20%	60%	£39,034,171	£41,348,149	£39,679,277	£39,034,171	£41,348,149	£39,679,277
25%	60%	£34,789,639	£37,682,110	£35,596,021	£34,789,639	£37,682,110	£35,596,021
30%	60%	£30,542,351	£34,016,072	£31,512,766	£30,542,351	£34,016,072	£31,512,766
35%	60%	£26,297,184	£30,350,034	£27,424,843	£26,297,184	£30,350,034	£27,424,843
40%	60%	£22,051,016	£26,683,996	£23,325,342	£22,051,016	£26,683,996	£23,325,342
50%	60%	£13,468,256	£19,351,920	£15,126,338	£13,468,256	£19,351,920	£15,126,338

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£60,759,635	£60,759,635	£60,759,635	£60,759,635	£60,759,635	£60,759,635
10%	70%	£52,070,327	£53,420,147	£52,446,639	£52,070,327	£53,420,147	£52,446,639
15%	70%	£47,725,673	£49,750,403	£47,725,673	£47,725,673	£49,750,403	£47,725,673
20%	70%	£43,381,020	£46,080,660	£44,133,643	£43,381,020	£46,080,660	£44,133,643
25%	70%	£39,036,366	£42,410,916	£39,977,145	£39,036,366	£42,410,916	£39,977,145
30%	70%	£34,680,058	£38,741,172	£35,820,647	£34,680,058	£38,741,172	£35,820,647
35%	70%	£30,325,286	£35,071,428	£31,651,887	£30,325,286	£35,071,428	£31,651,887
40%	70%	£25,970,514	£31,401,684	£27,478,060	£25,970,514	£31,401,684	£27,478,060
45%	70%	£21,576,679	£27,731,940	£23,304,231	£21,576,679	£27,731,940	£23,304,231
50%	70%	£17,182,927	£24,062,196	£19,123,588	£17,182,927	£24,062,196	£19,123,588
100%	70%	£2,118,425	£13,262,843	£23,976,887	£2,118,425	£13,262,843	£23,976,887
10%	80%	£51,870,084	£53,412,736	£52,300,155	£51,870,084	£53,412,736	£52,300,155
15%	80%	£47,425,309	£49,739,287	£47,425,309	£47,425,309	£49,739,287	£47,425,309
20%	80%	£42,980,534	£46,065,837	£43,940,953	£42,980,534	£46,065,837	£43,940,953
40%	80%	£25,137,678	£31,372,039	£26,883,444	£25,137,678	£31,372,039	£26,883,444
45%	80%	£20,647,283	£27,698,589	£22,635,289	£20,647,283	£27,698,589	£22,635,289
50%	80%	£16,150,264	£24,025,140	£18,368,162	£16,150,264	£24,025,140	£18,368,162
10%	60%	£52,270,570	£53,427,559	£52,593,123	£52,270,570	£53,427,559	£52,593,123
15%	60%	£48,026,038	£49,761,520	£48,509,867	£48,026,038	£49,761,520	£48,509,867
20%	60%	£43,781,505	£46,095,482	£44,426,610	£43,781,505	£46,095,482	£44,426,610
25%	60%	£39,536,973	£42,429,444	£40,343,355	£39,536,973	£42,429,444	£40,343,355
30%	60%	£35,289,684	£38,763,405	£36,260,099	£35,289,684	£38,763,405	£36,260,099
35%	60%	£31,042,517	£35,097,367	£32,172,177	£31,042,517	£35,097,367	£32,172,177
40%	60%	£26,793,350	£31,431,330	£28,072,675	£26,793,350	£31,431,330	£28,072,675
50%	60%	£18,215,589	£24,099,253	£19,873,671	£18,215,589	£24,099,253	£19,873,671

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£62,855,185	£62,855,185	£62,855,185	£62,855,185	£62,855,185	£62,855,185
10%	70%	£54,165,877	£55,515,697	£54,542,189	£54,165,877	£55,515,697	£54,542,189
15%	70%	£49,821,223	£51,845,953	£50,385,690	£49,821,223	£51,845,953	£50,385,690
20%	70%	£45,476,570	£48,176,209	£46,229,193	£45,476,570	£48,176,209	£46,229,193
25%	70%	£41,131,916	£44,506,465	£42,072,695	£41,131,916	£44,506,465	£42,072,695
30%	70%	£36,775,607	£40,836,721	£37,916,197	£36,775,607	£40,836,721	£37,916,197
35%	70%	£32,410,836	£37,166,978	£33,747,437	£32,410,836	£37,166,978	£33,747,437
40%	70%	£28,046,063	£33,497,234	£29,573,609	£28,046,063	£33,497,234	£29,573,609
45%	70%	£23,672,229	£29,827,490	£25,399,781	£23,672,229	£29,827,490	£25,399,781
50%	70%	£19,278,477	£26,157,746	£21,219,138	£19,278,477	£26,157,746	£21,219,138
100%	70%	£2,026,876	£11,167,293	£21,881,338	£2,026,876	£11,167,293	£21,881,338
10%	80%	£53,965,634	£55,508,286	£54,395,705	£53,965,634	£55,508,286	£54,395,705
15%	80%	£49,520,859	£51,834,836	£50,165,965	£49,520,859	£51,834,836	£50,165,965
20%	80%	£45,076,084	£48,161,386	£46,935,225	£45,076,084	£48,161,386	£46,935,225
40%	80%	£27,233,228	£33,467,589	£28,978,594	£27,233,228	£33,467,589	£28,978,594
45%	80%	£22,742,833	£29,794,139	£24,730,839	£22,742,833	£29,794,139	£24,730,839
50%	80%	£18,245,814	£26,120,690	£20,463,712	£18,245,814	£26,120,690	£20,463,712
10%	60%	£54,366,120	£55,523,108	£54,366,120	£54,366,120	£55,523,108	£54,366,120
15%	60%	£50,121,588	£51,857,070	£50,605,417	£50,121,588	£51,857,070	£50,605,417
20%	60%	£45,877,054	£48,181,032	£46,522,160	£45,877,054	£48,181,032	£46,522,160
25%	60%	£41,632,522	£44,524,983	£42,438,904	£41,632,522	£44,524,983	£42,438,904
30%	60%	£37,385,234	£40,858,955	£38,355,649	£37,385,234	£40,858,955	£38,355,649
35%	60%	£33,122,067	£37,192,917	£34,267,726	£33,122,067	£37,192,917	£34,267,726
40%	60%	£28,858,900	£33,526,879	£30,168,225	£28,858,900	£33,526,879	£30,168,225
50%	60%	£20,311,139	£26,194,803	£21,969,221	£20,311,139	£26,194,803	£21,969,221

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£55,712,700	£55,712,700	£55,712,700	£55,712,700	£55,712,700	£55,712,700
10%	70%	£47,023,392	£48,373,211	£47,399,703	£47,023,392	£48,373,211	£47,399,703
15%	70%	£42,678,738	£44,703,467	£43,243,205	£42,678,738	£44,703,467	£43,243,205
20%	70%	£38,334,084	£41,033,724	£39,086,708	£38,334,084	£41,033,724	£39,086,708
25%	70%	£33,989,430	£37,363,980	£34,930,210	£33,989,430	£37,363,980	£34,930,210
30%	70%	£29,633,122	£33,694,236	£30,773,711	£29,633,122	£33,694,236	£30,773,711
35%	70%	£25,278,350	£30,024,493	£26,604,952	£25,278,350	£30,024,493	£26,604,952
40%	70%	£20,923,578	£26,354,749	£22,431,124	£20,923,578	£26,354,749	£22,431,124
45%	70%	£16,568,744	£22,685,005	£18,257,295	£16,568,744	£22,685,005	£18,257,295
50%	70%	£12,213,982	£19,015,261	£14,076,652	£12,213,982	£19,015,261	£14,076,652
100%	70%	£33,165,361	£18,309,778	£29,023,823	£33,165,361	£18,309,778	£29,023,823
10%	80%	£46,823,149	£48,365,801	£47,253,219	£46,823,149	£48,365,801	£47,253,219
15%	80%	£42,478,374	£44,692,351	£43,023,480	£42,478,374	£44,692,351	£43,023,480
20%	80%	£37,933,599	£41,018,901	£38,793,740	£37,933,599	£41,018,901	£38,793,740
40%	80%	£20,990,742	£26,325,104	£21,836,609	£20,990,742	£26,325,104	£21,836,609
45%	80%	£15,800,347	£22,651,654	£17,588,354	£15,800,347	£22,651,654	£17,588,354
50%	80%	£11,103,329	£18,978,205	£13,321,227	£11,103,329	£18,978,205	£13,321,227
10%	60%	£47,223,634	£48,380,623	£47,546,187	£47,223,634	£48,380,623	£47,546,187
15%	60%	£42,979,102	£44,714,585	£43,462,932	£42,979,102	£44,714,585	£43,462,932
20%	60%	£38,734,569	£41,048,546	£39,379,676	£38,734,569	£41,048,546	£39,379,676
25%	60%	£34,490,037	£37,382,508	£35,296,419	£34,490,037	£37,382,508	£35,296,419
30%	60%	£30,242,748	£33,716,470	£31,213,163	£30,242,748	£33,716,470	£31,213,163
35%	60%	£25,979,581	£30,050,431	£27,125,241	£25,979,581	£30,050,431	£27,125,241
40%	60%	£21					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£64,984,309	£64,984,309	£64,984,309	£64,984,309	£64,984,309	£64,984,309
10%	70%	£56,295,001	£57,644,821	£56,671,213	£56,295,001	£57,644,821	£56,671,213
15%	70%	£51,950,347	£53,975,077	£52,514,815	£51,950,347	£53,975,077	£52,514,815
20%	70%	£47,605,694	£50,305,334	£48,358,317	£47,605,694	£50,305,334	£48,358,317
25%	70%	£43,261,040	£46,635,590	£44,201,819	£43,261,040	£46,635,590	£44,201,819
30%	70%	£38,904,731	£42,965,846	£40,045,321	£38,904,731	£42,965,846	£40,045,321
35%	70%	£34,539,960	£39,296,102	£35,876,561	£34,539,960	£39,296,102	£35,876,561
40%	70%	£30,175,187	£35,626,358	£31,702,734	£30,175,187	£35,626,358	£31,702,734
45%	70%	£25,801,353	£31,956,614	£27,528,905	£25,801,353	£31,956,614	£27,528,905
50%	70%	£21,407,601	£28,286,870	£23,348,262	£21,407,601	£28,286,870	£23,348,262
100%	70%	£23,893,751	£9,038,169	£19,752,213	£23,893,751	£9,038,169	£19,752,213
10%	80%	£56,094,758	£57,637,410	£56,524,829	£56,094,758	£57,637,410	£56,524,829
15%	80%	£51,649,963	£53,263,961	£52,295,089	£51,649,963	£53,263,961	£52,295,089
20%	80%	£47,205,208	£50,290,511	£48,085,349	£47,205,208	£50,290,511	£48,085,349
40%	80%	£29,362,352	£35,596,713	£31,108,118	£29,362,352	£35,596,713	£31,108,118
45%	80%	£24,917,957	£31,923,263	£26,859,963	£24,917,957	£31,923,263	£26,859,963
50%	80%	£20,374,938	£28,249,814	£22,592,836	£20,374,938	£28,249,814	£22,592,836
10%	60%	£56,495,244	£57,652,233	£56,817,797	£56,495,244	£57,652,233	£56,817,797
15%	60%	£52,250,712	£53,986,194	£52,734,541	£52,250,712	£53,986,194	£52,734,541
20%	60%	£48,006,179	£50,320,156	£48,551,284	£48,006,179	£50,320,156	£48,551,284
25%	60%	£43,761,647	£46,654,118	£44,568,029	£43,761,647	£46,654,118	£44,568,029
30%	60%	£39,514,358	£42,988,079	£40,484,773	£39,514,358	£42,988,079	£40,484,773
35%	60%	£35,251,191	£39,322,041	£36,396,851	£35,251,191	£39,322,041	£36,396,851
40%	60%	£30,988,024	£35,656,004	£32,297,349	£30,988,024	£35,656,004	£32,297,349
50%	60%	£22,440,263	£29,323,927	£24,098,245	£22,440,263	£29,323,927	£24,098,245

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£65,622,075	£65,622,075	£65,622,075	£65,622,075	£65,622,075	£65,622,075
10%	70%	£56,932,767	£58,282,587	£57,309,079	£56,932,767	£58,282,587	£57,309,079
15%	70%	£52,588,113	£54,612,843	£53,152,580	£52,588,113	£54,612,843	£53,152,580
20%	70%	£48,243,460	£50,943,100	£48,996,083	£48,243,460	£50,943,100	£48,996,083
25%	70%	£43,898,806	£47,273,355	£44,839,585	£43,898,806	£47,273,355	£44,839,585
30%	70%	£39,542,497	£43,603,611	£40,683,087	£39,542,497	£43,603,611	£40,683,087
35%	70%	£35,177,726	£39,933,868	£36,514,327	£35,177,726	£39,933,868	£36,514,327
40%	70%	£30,812,953	£36,264,124	£32,340,500	£30,812,953	£36,264,124	£32,340,500
45%	70%	£26,439,119	£32,594,380	£28,166,671	£26,439,119	£32,594,380	£28,166,671
50%	70%	£22,045,367	£28,924,636	£23,986,028	£22,045,367	£28,924,636	£23,986,028
100%	70%	£23,255,986	£8,400,403	£19,114,448	£23,255,986	£8,400,403	£19,114,448
10%	80%	£56,732,524	£58,275,176	£57,162,595	£56,732,524	£58,275,176	£57,162,595
15%	80%	£52,287,749	£54,601,726	£52,932,855	£52,287,749	£54,601,726	£52,932,855
20%	80%	£47,842,974	£50,929,276	£48,703,115	£47,842,974	£50,929,276	£48,703,115
40%	80%	£30,000,118	£36,234,479	£31,745,884	£30,000,118	£36,234,479	£31,745,884
45%	80%	£25,509,723	£32,561,029	£27,497,729	£25,509,723	£32,561,029	£27,497,729
50%	80%	£21,012,704	£28,887,580	£23,230,602	£21,012,704	£28,887,580	£23,230,602
10%	60%	£57,133,010	£58,289,998	£57,455,563	£57,133,010	£58,289,998	£57,455,563
15%	60%	£52,888,478	£54,623,960	£53,372,207	£52,888,478	£54,623,960	£53,372,207
20%	60%	£48,643,944	£50,957,922	£49,299,050	£48,643,944	£50,957,922	£49,299,050
25%	60%	£44,399,412	£47,291,883	£45,205,795	£44,399,412	£47,291,883	£45,205,795
30%	60%	£40,152,124	£43,625,845	£41,122,539	£40,152,124	£43,625,845	£41,122,539
35%	60%	£35,888,957	£39,959,807	£37,034,616	£35,888,957	£39,959,807	£37,034,616
40%	60%	£31,625,790	£36,293,769	£32,935,115	£31,625,790	£36,293,769	£32,935,115
50%	60%	£23,078,029	£29,961,693	£24,736,111	£23,078,029	£29,961,693	£24,736,111

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£35,883,354	£35,883,354	£35,883,354	£35,883,354	£35,883,354	£35,883,354
10%	70%	£30,089,088	£31,570,834	£30,566,747	£30,089,088	£31,570,834	£30,566,747
15%	70%	£27,191,854	£29,414,475	£27,908,344	£27,191,854	£29,414,475	£27,908,344
20%	70%	£24,294,621	£27,258,115	£25,249,941	£24,294,621	£27,258,115	£25,249,941
25%	70%	£21,395,640	£25,101,756	£22,591,537	£21,395,640	£25,101,756	£22,591,537
30%	70%	£18,474,428	£22,945,395	£19,930,844	£18,474,428	£22,945,395	£19,930,844
35%	70%	£15,553,215	£20,789,036	£17,252,367	£15,553,215	£20,789,036	£17,252,367
40%	70%	£12,632,003	£18,632,676	£14,573,891	£12,632,003	£18,632,676	£14,573,891
45%	70%	£9,697,557	£16,476,317	£11,895,415	£9,697,557	£16,476,317	£11,895,415
50%	70%	£6,744,173	£14,319,485	£9,211,232	£6,744,173	£14,319,485	£9,211,232
100%	70%	£-23,541,443	£-7,730,563	£-18,444,808	£-23,541,443	£-7,730,563	£-18,444,808
10%	80%	£29,897,848	£31,591,274	£30,443,745	£29,897,848	£31,591,274	£30,443,745
15%	80%	£26,904,995	£29,445,133	£27,723,841	£26,904,995	£29,445,133	£27,723,841
20%	80%	£23,912,142	£27,298,992	£25,003,936	£23,912,142	£27,298,992	£25,003,936
25%	80%	£20,909,722	£25,152,853	£22,284,031	£20,909,722	£25,152,853	£22,284,031
30%	80%	£17,891,326	£23,006,712	£19,555,801	£17,891,326	£23,006,712	£19,555,801
35%	80%	£14,872,931	£20,860,572	£16,814,819	£14,872,931	£20,860,572	£16,814,819
40%	80%	£11,854,535	£18,714,431	£14,073,835	£11,854,535	£18,714,431	£14,073,835
45%	80%	£8,808,601	£16,568,291	£11,332,852	£8,808,601	£16,568,291	£11,332,852
50%	80%	£5,756,442	£14,422,151	£8,575,939	£5,756,442	£14,422,151	£8,575,939
10%	60%	£30,280,327	£31,550,396	£30,689,750	£30,280,327	£31,550,396	£30,689,750
15%	60%	£27,478,714	£29,383,816	£28,092,847	£27,478,714	£29,383,816	£28,092,847
20%	60%	£24,677,099	£27,217,637	£25,495,945	£24,677,099	£27,217,637	£25,495,945
25%	60%	£21,875,486	£25,050,659	£22,899,042	£21,875,486	£25,050,659	£22,899,042
30%	60%	£19,057,528	£22,884,079	£20,302,140	£19,057,528	£22,884,079	£20,302,140
35%	60%	£16,233,500	£20,717,500	£17,689,916	£16,233,500	£20,717,500	£17,689,916
40%	60%	£13,409,472	£18,550,921	£15,073,947	£13,409,472	£18,550,921	£15,073,947
45%	60%	£10,585,442	£16,384,342	£12,457,977	£10,585,442	£16,384,342	£12,457,977
50%	60%	£7,731,902	£14,215,619	£9,842,008	£7,731,902	£14,215,619	£9,842,008

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£53,712,478	£53,712,478	£53,712,478	£53,712,478	£53,712,478	£53,712,478
10%	70%	£59,506,945	£59,025,198	£59,029,285	£59,506,945	£59,025,198	£59,029,285
15%	70%	£62,404,178	£60,181,557	£61,687,688	£62,404,178	£60,181,557	£61,687,688
20%	70%	£65,301,411	£61,337,917	£64,346,092	£65,301,411	£61,337,917	£64,346,092
25%	70%	£68,200,353	£62,494,277	£67,004,495	£68,200,353	£62,494,277	£67,004,495
30%	70%	£71,121,604	£63,650,637	£69,665,188	£71,121,604	£63,650,637	£69,665,188
35%	70%	£74,042,817	£64,806,996	£72,324,666	£74,042,817	£64,806,996	£72,324,666
40%	70%	£76,964,030	£65,963,356	£74,982,142	£76,964,030	£65,963,356	£74,982,142
45%	70%	£79,885,243	£67,119,716	£77,638,615	£79,885,243	£67,119,716	£77,638,615
50%	70%	£82,806,456	£68,276,076	£80,294,088	£82,806,456	£68,276,076	£80,294,088
100%	70%	£113,137,475	£97,326,955	£108,040,640	£113,137,475	£97,326,955	£108,040,640
10%	80%	£59,698,184	£58,004,759	£59,152,288	£59,698,184	£58,004,759	£59,152,288
15%	80%	£62,601,037	£60,150,899	£61,672,192	£62,601,037	£60,150,899	£61,672,192
20%	80%	£65,503,891	£62,297,040	£64,592,096	£65,503,891	£62,297,040	£64,592,096
25%	80%	£68,406,744	£64,443,181	£67,511,997	£68,406,744	£64,443,181	£67,511,997
30%	80%	£71,309,597	£66,594,322	£70,431,898	£71,309,597	£66,594,322	£70,431,898
35%	80%	£74,212,450	£68,745,463	£73,351,800	£74,212,450	£68,745,463	£73,351,800
40%	80%	£77,115,303	£70,896,604	£76,271,701	£77,115,303	£70,896,604	£76,271,701
45%	80%	£80,018,156	£73,047,745	£79,191,602	£80,018,156	£73,047,745	£79,191,602
50%	80%	£82,921,009	£75,198,886	£82,111,503	£82,921,009	£75,198,886	£82,111,503
10%	60%	£59,315,706	£58,045,638	£58,906,282	£59,315,706	£58,045,638	£58,906,282
15%	60%	£62,117,319	£60,212,216	£61,503,185	£62,117,319	£60,212,216	£61,503,185
20%	60%	£64,918,933	£62,377,795	£64,100,088	£64,918,933	£62,377,795	£64,100,088
25%	60%	£67,720,546	£64,548,374	£66,696,989	£67,720,546	£64,548,374	£66,696,989
30%	60%	£70,522,159	£66,718,953	£69,293,890	£70,522,159	£66,718,953	£69,293,890
35%	60%	£73,323,772	£68,889,532	£71,890,791	£73,323,772	£68,889,532	£71,890,791
40%	60%	£76,125,385	£71,060,111	£74,487,692	£76,125,385	£71,060,111	£74,487,692
50%	60%	£78,926,998	£73,230,690	£77,084,593	£78,926,998	£73,230,690	£77,084,593

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,838,284	£33,838,284	£33,838,284	£33,838,284	£33,838,284	£33,838,284
10%	70%	£39,632,751	£38,151,004	£39,155,091	£39,632,751	£38,151,004	£39,155,091
15%	70%	£42,529,984	£40,307,363	£41,513,494	£42,529,984	£40,307,363	£41,513,494
20%	70%	£45,427,217	£42,462,722	£44,471,895	£45,427,217	£42,462,722	£44,471,895
25%	70%	£48,324,450	£44,618,081	£47,430,296	£48,324,450	£44,618,081	£47,430,296
30%	70%	£51,221,683	£46,773,440	£49,389,697	£51,221,683	£46,773,440	£49,389,697
35%	70%	£54,118,916	£48,928,800	£52,349,098	£54,118,916	£48,928,800	£52,349,098
40%	70%	£57,016,149	£51,084,159	£55,308,500	£57,016,149	£51,084,159	£55,308,500
45%	70%	£59,913,382	£53,239,518	£58,267,901	£59,913,382	£53,239,518	£58,267,901
50%	70%	£62,810,615	£55,394,877	£61,227,302	£62,810,615	£55,394,877	£61,227,302
100%	70%	£93,263,281	£77,452,401	£88,166,446	£93,263,281	£77,452,401	£88,166,446
10%	80%	£39,823,990	£38,130,564	£39,278,094	£39,823,990	£38,130,564	£39,278,094
15%	80%	£42,816,843	£40,276,705	£41,997,998	£42,816,843	£40,276,705	£41,997,998
20%	80%	£45,809,696	£42,422,846	£44,717,902	£45,809,696	£42,422,846	£44,717,902
25%	80%	£48,802,549	£44,578,987	£47,437,806	£48,802,549	£44,578,987	£47,437,806
30%	80%	£51,795,402	£46,735,128	£50,157,710	£51,795,402	£46,735,128	£50,157,710
35%	80%	£54,788,255	£48,891,269	£52,877,614	£54,788,255	£48,891,269	£52,877,614
40%	80%	£57,781,108	£51,047,410	£55,597,518	£57,781,108	£51,047,410	£55,597,518
45%	80%	£60,773,961	£53,203,551	£58,317,422	£60,773,961	£53,203,551	£58,317,422
50%	80%	£63,766,814	£55,359,692	£61,037,326	£63,766,814	£55,359,692	£61,037,326
10%	60%	£39,441,512	£38,171,442	£39,032,088	£39,441,512	£38,171,442	£39,032,088
15%	60%	£42,243,125	£40,328,022	£41,628,991	£42,243,125	£40,328,022	£41,628,991
20%	60%	£45,044,738	£42,483,601	£44,225,894	£45,044,738	£42,483,601	£44,225,894
25%	60%	£47,846,351	£44,639,180	£46,822,797	£47,846,351	£44,639,180	£46,822,797
30%	60%	£50,647,964	£46,794,759	£49,419,699	£50,647,964	£46,794,759	£49,419,699
35%	60%	£53,449,577	£48,950,338	£52,016,602	£53,449,577	£48,950,338	£52,016,602
40%	60%	£56,251,190	£51,105,917	£54,613,505	£56,251,190	£51,105,917	£54,613,505
50%	60%	£59,052,803	£53,261,496	£57,210,408	£59,052,803	£53,261,496	£57,210,408

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,005,489	£4,005,489	£4,005,489	£4,005,489	£4,005,489	£4,005,489
10%	70%	£1,788,977	£-307,230	£-1,311,317	£1,788,977	£-307,230	£-1,311,317
15%	70%	£4,886,210	£2,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,704,972	£24,704,972	£24,704,972	£24,704,972	£24,704,972	£24,704,972
10%	70%	£18,610,906	£20,392,253	£18,398,166	£18,610,906	£20,392,253	£18,398,166
15%	70%	£16,013,273	£18,235,894	£16,729,762	£16,013,273	£18,235,894	£16,729,762
20%	70%	£13,116,039	£16,079,533	£14,071,359	£13,116,039	£16,079,533	£14,071,359
25%	70%	£10,217,058	£13,923,174	£11,412,956	£10,217,058	£13,923,174	£11,412,956
30%	70%	£7,295,846	£11,766,814	£8,752,262	£7,295,846	£11,766,814	£8,752,262
35%	70%	£4,374,634	£9,610,455	£6,073,785	£4,374,634	£9,610,455	£6,073,785
40%	70%	£1,453,421	£7,454,094	£3,395,309	£1,453,421	£7,454,094	£3,395,309
45%	70%	£-1,481,024	£5,297,735	£716,833	£-1,481,024	£5,297,735	£716,833
50%	70%	£-4,434,409	£3,140,903	£-1,967,350	£-4,434,409	£3,140,903	£-1,967,350
100%	70%	£-34,720,021	£-18,909,145	£-29,623,189	£-34,720,021	£-18,909,145	£-29,623,189
10%	80%	£18,719,267	£20,412,692	£19,265,163	£18,719,267	£20,412,692	£19,265,163
15%	80%	£15,726,413	£18,266,552	£16,545,259	£15,726,413	£18,266,552	£16,545,259
20%	80%	£12,733,560	£16,120,411	£13,825,355	£12,733,560	£16,120,411	£13,825,355
40%	80%	£675,963	£7,535,849	£2,895,253	£675,963	£7,535,849	£2,895,253
45%	80%	£-2,369,981	£5,389,710	£154,271	£-2,369,981	£5,389,710	£154,271
50%	80%	£-5,422,140	£3,243,569	£-2,602,642	£-5,422,140	£3,243,569	£-2,602,642
10%	60%	£19,101,745	£20,371,815	£19,511,168	£19,101,745	£20,371,815	£19,511,168
15%	60%	£16,300,132	£18,205,235	£16,914,286	£16,300,132	£18,205,235	£16,914,286
20%	60%	£13,498,518	£16,038,656	£14,317,363	£13,498,518	£16,038,656	£14,317,363
25%	60%	£10,696,905	£13,872,077	£11,720,461	£10,696,905	£13,872,077	£11,720,461
30%	60%	£7,878,947	£11,705,497	£9,123,558	£7,878,947	£11,705,497	£9,123,558
35%	60%	£5,054,919	£9,538,918	£6,511,334	£5,054,919	£9,538,918	£6,511,334
40%	60%	£2,230,890	£7,372,339	£3,995,395	£2,230,890	£7,372,339	£3,995,395
50%	60%	£-3,446,679	£5,207,038	£-1,336,574	£-3,446,679	£5,207,038	£-1,336,574

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£29,452,306	£29,452,306	£29,452,306	£29,452,306	£29,452,306	£29,452,306
10%	70%	£23,957,839	£25,139,596	£24,135,499	£23,957,839	£25,139,596	£24,135,499
15%	70%	£20,690,686	£22,983,227	£21,477,096	£20,690,686	£22,983,227	£21,477,096
20%	70%	£17,863,373	£20,826,867	£18,818,692	£17,863,373	£20,826,867	£18,818,692
25%	70%	£14,964,391	£18,670,507	£16,160,289	£14,964,391	£18,670,507	£16,160,289
30%	70%	£12,043,180	£16,514,147	£13,499,596	£12,043,180	£16,514,147	£13,499,596
35%	70%	£9,121,967	£14,357,788	£10,821,119	£9,121,967	£14,357,788	£10,821,119
40%	70%	£6,200,755	£12,201,428	£8,142,643	£6,200,755	£12,201,428	£8,142,643
45%	70%	£3,286,309	£10,045,068	£5,464,166	£3,286,309	£10,045,068	£5,464,166
50%	70%	£312,924	£7,888,237	£2,779,983	£312,924	£7,888,237	£2,779,983
100%	70%	£-29,972,691	£-14,161,811	£-24,875,856	£-29,972,691	£-14,161,811	£-24,875,856
10%	80%	£23,466,604	£25,160,025	£24,012,496	£23,466,604	£25,160,025	£24,012,496
15%	80%	£20,473,747	£23,013,865	£21,232,592	£20,473,747	£23,013,865	£21,232,592
20%	80%	£17,480,893	£20,867,744	£19,572,683	£17,480,893	£20,867,744	£19,572,683
40%	80%	£5,423,287	£12,283,183	£7,642,587	£5,423,287	£12,283,183	£7,642,587
45%	80%	£2,377,353	£10,137,043	£4,901,604	£2,377,353	£10,137,043	£4,901,604
50%	80%	£-674,806	£7,990,902	£2,144,691	£-674,806	£7,990,902	£2,144,691
10%	60%	£23,849,078	£25,119,148	£24,258,502	£23,849,078	£25,119,148	£24,258,502
15%	60%	£21,047,465	£22,952,668	£21,681,599	£21,047,465	£22,952,668	£21,681,599
20%	60%	£18,245,851	£20,785,989	£19,064,697	£18,245,851	£20,785,989	£19,064,697
25%	60%	£15,444,238	£18,619,410	£16,467,784	£15,444,238	£18,619,410	£16,467,784
30%	60%	£12,626,280	£16,452,830	£13,870,892	£12,626,280	£16,452,830	£13,870,892
35%	60%	£9,802,252	£14,286,252	£11,258,668	£9,802,252	£14,286,252	£11,258,668
40%	60%	£6,978,224	£12,119,673	£8,642,698	£6,978,224	£12,119,673	£8,642,698
50%	60%	£1,200,654	£7,984,371	£3,410,759	£1,200,654	£7,984,371	£3,410,759

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£31,547,855	£31,547,855	£31,547,855	£31,547,855	£31,547,855	£31,547,855
10%	70%	£25,753,389	£27,235,136	£26,231,049	£25,753,389	£27,235,136	£26,231,049
15%	70%	£22,858,196	£25,078,777	£23,572,645	£22,858,196	£25,078,777	£23,572,645
20%	70%	£19,958,922	£22,922,416	£20,914,242	£19,958,922	£22,922,416	£20,914,242
25%	70%	£17,059,941	£20,766,057	£18,255,839	£17,059,941	£20,766,057	£18,255,839
30%	70%	£14,138,729	£18,609,697	£15,595,145	£14,138,729	£18,609,697	£15,595,145
35%	70%	£11,217,517	£16,453,338	£12,916,668	£11,217,517	£16,453,338	£12,916,668
40%	70%	£8,296,304	£14,296,977	£10,238,192	£8,296,304	£14,296,977	£10,238,192
45%	70%	£5,381,859	£12,140,816	£7,559,716	£5,381,859	£12,140,816	£7,559,716
50%	70%	£2,408,474	£9,983,796	£4,875,533	£2,408,474	£9,983,796	£4,875,533
100%	70%	£-27,877,141	£-12,066,262	£-22,780,306	£-27,877,141	£-12,066,262	£-22,780,306
10%	80%	£25,562,150	£27,255,575	£26,108,046	£25,562,150	£27,255,575	£26,108,046
15%	80%	£22,569,296	£25,109,435	£23,388,142	£22,569,296	£25,109,435	£23,388,142
20%	80%	£19,576,443	£22,963,294	£20,663,239	£19,576,443	£22,963,294	£20,663,239
40%	80%	£7,518,836	£14,378,732	£9,738,136	£7,518,836	£14,378,732	£9,738,136
45%	80%	£4,472,903	£12,232,593	£6,997,154	£4,472,903	£12,232,593	£6,997,154
50%	80%	£1,420,743	£10,086,452	£4,240,241	£1,420,743	£10,086,452	£4,240,241
10%	60%	£25,944,628	£27,214,698	£26,354,051	£25,944,628	£27,214,698	£26,354,051
15%	60%	£23,143,015	£25,048,118	£23,757,149	£23,143,015	£25,048,118	£23,757,149
20%	60%	£20,341,401	£22,891,539	£21,160,246	£20,341,401	£22,891,539	£21,160,246
25%	60%	£17,539,788	£20,714,960	£18,563,344	£17,539,788	£20,714,960	£18,563,344
30%	60%	£14,721,830	£18,548,380	£15,966,441	£14,721,830	£18,548,380	£15,966,441
35%	60%	£11,897,802	£16,381,801	£13,354,218	£11,897,802	£16,381,801	£13,354,218
40%	60%	£9,073,773	£14,215,222	£10,738,248	£9,073,773	£14,215,222	£10,738,248
50%	60%	£3,296,204	£9,879,921	£5,508,309	£3,296,204	£9,879,921	£5,508,309

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,405,370	£24,405,370	£24,405,370	£24,405,370	£24,405,370	£24,405,370
10%	70%	£18,610,904	£20,092,651	£18,088,563	£18,610,904	£20,092,651	£18,088,563
15%	70%	£15,713,670	£17,936,291	£16,430,160	£15,713,670	£17,936,291	£16,430,160
20%	70%	£12,816,437	£15,779,931	£13,771,757	£12,816,437	£15,779,931	£13,771,757
25%	70%	£9,917,456	£13,623,572	£11,113,353	£9,917,456	£13,623,572	£11,113,353
30%	70%	£6,996,244	£11,467,212	£8,452,680	£6,996,244	£11,467,212	£8,452,680
35%	70%	£4,075,032	£9,310,852	£5,774,183	£4,075,032	£9,310,852	£5,774,183
40%	70%	£1,153,819	£7,154,492	£3,095,707	£1,153,819	£7,154,492	£3,095,707
45%	70%	£-1,780,627	£4,998,133	£117,231	£-1,780,627	£4,998,133	£117,231
50%	70%	£-4,734,011	£2,841,301	£-2,266,952	£-4,734,011	£2,841,301	£-2,266,952
100%	70%	£-35,019,627	£-19,208,747	£-29,922,792	£-35,019,627	£-19,208,747	£-29,922,792
10%	80%	£18,419,665	£20,113,090	£18,965,561	£18,419,665	£20,113,090	£18,965,561
15%	80%	£15,426,811	£17,966,949	£16,245,657	£15,426,811	£17,966,949	£16,245,657
20%	80%	£12,433,958	£15,820,809	£13,525,753	£12,433,958	£15,820,809	£13,525,753
40%	80%	£376,351	£7,238,247	£2,695,651	£376,351	£7,238,247	£2,695,651
45%	80%	£-2,669,583	£5,090,107	£-145,332	£-2,669,583	£5,090,107	£-145,332
50%	80%	£-5,721,742	£2,943,967	£-2,902,245	£-5,721,742	£2,943,967	£-2,902,245
10%	60%	£18,802,143	£20,072,212	£18,211,566	£18,802,143	£20,072,212	£18,211,566
15%	60%	£16,000,530	£17,905,633	£16,614,664	£16,000,530	£17,905,633	£16,614,664
20%	60%	£13,198,916	£15,739,054	£14,077,781	£13,198,916	£15,739,054	£14,077,781
25%	60%	£10,397,302	£13,572,475	£11,420,859	£10,397,302	£13,572,475	£11,420,859
30%	60%	£7,579,345	£11,405,895	£8,823,956	£7,579,345	£11,405,895	£8,823,956
35%	60%	£4,755,316	£9,239,316	£6,211,732	£4,755,316	£9,239,316	£6,211,732
40%	60%	£1,931,288	£7,072,737	£3,595,763	£1,931,288	£7,072,737	£3,595,763
50%	60%	£-3,746,282	£4,907,436	£-1,636,176	£-3,746,282	£	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,676,980	£33,676,980	£33,676,980	£33,676,980	£33,676,980	£33,676,980
10%	70%	£27,882,513	£29,364,260	£28,360,173	£27,882,513	£29,364,260	£28,360,173
15%	70%	£24,985,280	£27,207,901	£25,701,170	£24,985,280	£27,207,901	£25,701,170
20%	70%	£22,088,047	£25,051,541	£23,043,366	£22,088,047	£25,051,541	£23,043,366
25%	70%	£19,189,065	£22,895,181	£20,384,963	£19,189,065	£22,895,181	£20,384,963
30%	70%	£16,287,854	£20,738,821	£17,724,270	£16,287,854	£20,738,821	£17,724,270
35%	70%	£13,346,641	£18,582,462	£15,045,793	£13,346,641	£18,582,462	£15,045,793
40%	70%	£10,425,429	£16,426,102	£12,367,316	£10,425,429	£16,426,102	£12,367,316
45%	70%	£7,490,983	£14,269,742	£9,688,840	£7,490,983	£14,269,742	£9,688,840
50%	70%	£4,537,598	£12,112,911	£7,004,657	£4,537,598	£12,112,911	£7,004,657
100%	70%	£-25,748,017	£-9,937,137	£-20,651,182	£-25,748,017	£-9,937,137	£-20,651,182
10%	80%	£27,691,274	£29,384,699	£28,237,170	£27,691,274	£29,384,699	£28,237,170
15%	80%	£24,698,421	£27,238,359	£25,517,266	£24,698,421	£27,238,359	£25,517,266
20%	80%	£21,705,567	£25,092,418	£22,797,362	£21,705,567	£25,092,418	£22,797,362
40%	80%	£9,647,961	£16,507,857	£11,867,261	£9,647,961	£16,507,857	£11,867,261
45%	80%	£6,602,027	£14,361,717	£9,126,278	£6,602,027	£14,361,717	£9,126,278
50%	80%	£3,549,868	£12,215,576	£6,369,365	£3,549,868	£12,215,576	£6,369,365
10%	60%	£28,073,752	£29,343,822	£28,483,176	£28,073,752	£29,343,822	£28,483,176
15%	60%	£25,272,139	£27,177,242	£25,386,273	£25,272,139	£27,177,242	£25,386,273
20%	60%	£22,470,525	£25,010,663	£23,289,371	£22,470,525	£25,010,663	£23,289,371
25%	60%	£19,668,912	£22,844,084	£20,692,468	£19,668,912	£22,844,084	£20,692,468
30%	60%	£16,850,954	£20,677,504	£18,095,566	£16,850,954	£20,677,504	£18,095,566
35%	60%	£14,026,926	£18,510,926	£15,483,342	£14,026,926	£18,510,926	£15,483,342
40%	60%	£11,202,897	£16,344,347	£12,867,372	£11,202,897	£16,344,347	£12,867,372
50%	60%	£5,525,328	£12,009,045	£7,636,433	£5,525,328	£12,009,045	£7,636,433

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£34,314,746	£34,314,746	£34,314,746	£34,314,746	£34,314,746	£34,314,746
10%	70%	£28,520,279	£30,002,026	£28,997,839	£28,520,279	£30,002,026	£28,997,839
15%	70%	£25,623,046	£27,845,867	£26,339,835	£25,623,046	£27,845,867	£26,339,835
20%	70%	£22,725,813	£25,689,306	£23,681,132	£22,725,813	£25,689,306	£23,681,132
25%	70%	£19,826,831	£23,532,947	£21,022,729	£19,826,831	£23,532,947	£21,022,729
30%	70%	£16,905,619	£21,376,587	£18,362,035	£16,905,619	£21,376,587	£18,362,035
35%	70%	£13,984,407	£19,220,228	£15,683,558	£13,984,407	£19,220,228	£15,683,558
40%	70%	£11,063,194	£17,063,867	£13,005,082	£11,063,194	£17,063,867	£13,005,082
45%	70%	£8,128,749	£14,907,508	£10,326,606	£8,128,749	£14,907,508	£10,326,606
50%	70%	£5,175,364	£12,750,677	£7,642,423	£5,175,364	£12,750,677	£7,642,423
100%	70%	£-25,110,251	£-9,299,372	£-20,013,416	£-25,110,251	£-9,299,372	£-20,013,416
10%	80%	£28,329,040	£30,022,465	£28,874,936	£28,329,040	£30,022,465	£28,874,936
15%	80%	£25,336,187	£27,876,325	£26,155,032	£25,336,187	£27,876,325	£26,155,032
20%	80%	£22,343,333	£25,730,184	£23,435,128	£22,343,333	£25,730,184	£23,435,128
40%	80%	£10,285,728	£17,145,622	£12,505,026	£10,285,728	£17,145,622	£12,505,026
45%	80%	£7,239,793	£14,999,483	£9,764,044	£7,239,793	£14,999,483	£9,764,044
50%	80%	£4,187,634	£12,853,342	£7,007,131	£4,187,634	£12,853,342	£7,007,131
10%	60%	£28,711,518	£29,981,588	£29,120,941	£28,711,518	£29,981,588	£29,120,941
15%	60%	£25,909,905	£27,815,008	£26,524,039	£25,909,905	£27,815,008	£26,524,039
20%	60%	£23,108,291	£25,648,429	£23,927,136	£23,108,291	£25,648,429	£23,927,136
25%	60%	£20,306,678	£23,481,850	£21,330,234	£20,306,678	£23,481,850	£21,330,234
30%	60%	£17,488,720	£21,315,270	£18,733,331	£17,488,720	£21,315,270	£18,733,331
35%	60%	£14,664,692	£19,148,691	£16,121,108	£14,664,692	£19,148,691	£16,121,108
40%	60%	£11,840,663	£16,982,112	£13,505,138	£11,840,663	£16,982,112	£13,505,138
50%	60%	£6,163,094	£12,646,811	£8,273,199	£6,163,094	£12,646,811	£8,273,199

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,810,905	£3,810,905	£3,810,905	£3,810,905	£3,810,905	£3,810,905
10%	70%	£551,349	£2,379,320	£1,190,935	£551,349	£2,379,320	£1,190,935
15%	70%	-£1,096,067	£1,683,527	-£120,997	-£1,096,067	£1,683,527	-£120,997
20%	70%	-£2,752,500	£947,734	-£1,452,408	-£2,752,500	£947,734	-£1,452,408
25%	70%	-£4,408,934	£231,941	-£2,783,817	-£4,408,934	£231,941	-£2,783,817
30%	70%	-£6,065,367	-£491,765	-£4,115,228	-£6,065,367	-£491,765	-£4,115,228
35%	70%	-£7,721,801	-£1,219,284	-£5,446,637	-£7,721,801	-£1,219,284	-£5,446,637
40%	70%	-£9,378,235	-£1,946,765	-£6,778,048	-£9,378,235	-£1,946,765	-£6,778,048
45%	70%	-£11,034,668	-£2,674,265	-£8,109,458	-£11,034,668	-£2,674,265	-£8,109,458
50%	70%	-£12,691,102	-£3,401,764	-£9,440,868	-£12,691,102	-£3,401,764	-£9,440,868
100%	70%	-£29,255,436	-£10,676,761	-£22,754,969	-£29,255,436	-£10,676,761	-£22,754,969
10%	80%	£408,295	£2,497,404	£1,139,250	£408,295	£2,497,404	£1,139,250
15%	80%	-£1,314,159	£1,840,653	-£199,793	-£1,314,159	£1,840,653	-£199,793
20%	80%	-£3,043,288	£1,183,903	-£1,557,468	-£3,043,288	£1,183,903	-£1,557,468
25%	80%	-£4,772,419	£527,152	-£2,915,142	-£4,772,419	£527,152	-£2,915,142
30%	80%	-£6,501,549	-£131,718	-£4,272,818	-£6,501,549	-£131,718	-£4,272,818
35%	80%	-£8,230,680	-£799,210	-£5,630,493	-£8,230,680	-£799,210	-£5,630,493
40%	80%	-£9,959,810	-£1,466,702	-£6,988,169	-£9,959,810	-£1,466,702	-£6,988,169
45%	80%	-£11,688,941	-£2,134,193	-£8,345,843	-£11,688,941	-£2,134,193	-£8,345,843
50%	80%	-£13,418,071	-£2,801,685	-£9,703,518	-£13,418,071	-£2,801,685	-£9,703,518
60%	60%	£694,403	£2,261,235	£1,242,620	£694,403	£2,261,235	£1,242,620
15%	60%	-£877,976	£1,486,400	-£422,203	-£877,976	£1,486,400	-£422,203
20%	60%	-£1,947,347	£711,565	-£1,347,447	-£1,947,347	£711,565	-£1,347,347
25%	60%	-£3,016,718	-£44,305	-£2,652,492	-£3,016,718	-£44,305	-£2,652,492
30%	60%	-£4,086,089	-£181,812	-£3,957,637	-£4,086,089	-£181,812	-£3,957,637
35%	60%	-£5,155,460	-£369,320	-£5,262,783	-£5,155,460	-£369,320	-£5,262,783
40%	60%	-£6,224,831	-£556,828	-£6,567,927	-£6,224,831	-£556,828	-£6,567,927
45%	60%	-£7,294,202	-£744,335	-£7,873,072	-£7,294,202	-£744,335	-£7,873,072
50%	60%	-£8,363,573	-£931,842	-£9,178,217	-£8,363,573	-£931,842	-£9,178,217

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128	-£85,785,128
10%	70%	-£89,044,684	-£87,216,713	-£88,405,097	-£89,044,684	-£87,216,713	-£88,405,097
15%	70%	-£90,692,100	-£87,932,508	-£89,717,030	-£90,692,100	-£87,932,508	-£89,717,030
20%	70%	-£92,340,516	-£88,648,298	-£91,048,440	-£92,340,516	-£88,648,298	-£91,048,440
25%	70%	-£94,000,967	-£89,364,091	-£92,379,850	-£94,000,967	-£89,364,091	-£92,379,850
30%	70%	-£95,661,400	-£90,079,797	-£93,711,260	-£95,661,400	-£90,079,797	-£93,711,260
35%	70%	-£97,321,834	-£90,795,297	-£95,042,670	-£97,321,834	-£90,795,297	-£95,042,670
40%	70%	-£98,979,267	-£91,510,797	-£96,374,080	-£98,979,267	-£91,510,797	-£96,374,080
45%	70%	-£100,636,700	-£92,226,297	-£97,705,490	-£100,636,700	-£92,226,297	-£97,705,490
50%	70%	-£102,294,134	-£92,941,797	-£99,036,900	-£102,294,134	-£92,941,797	-£99,036,900
100%	70%	-£118,851,468	-£100,272,793	-£112,351,001	-£118,851,468	-£100,272,793	-£112,351,001
10%	80%	-£89,187,738	-£87,098,629	-£88,456,782	-£89,187,738	-£87,098,629	-£88,456,782
15%	80%	-£90,910,191	-£87,755,379	-£89,795,825	-£90,910,191	-£87,755,379	-£89,795,825
20%	80%	-£92,632,644	-£88,412,129	-£91,135,868	-£92,632,644	-£88,412,129	-£91,135,868
25%	80%	-£94,355,097	-£89,068,879	-£92,475,911	-£94,355,097	-£89,068,879	-£92,475,911
30%	80%	-£96,077,550	-£89,725,629	-£93,815,954	-£96,077,550	-£89,725,629	-£93,815,954
35%	80%	-£97,800,003	-£90,382,379	-£95,155,997	-£97,800,003	-£90,382,379	-£95,155,997
40%	80%	-£99,522,456	-£91,039,129	-£96,496,040	-£99,522,456	-£91,039,129	-£96,496,040
45%	80%	-£101,244,909	-£91,695,879	-£97,836,083	-£101,244,909	-£91,695,879	-£97,836,083
50%	80%	-£102,967,362	-£92,352,629	-£99,176,126	-£102,967,362	-£92,352,629	-£99,176,126
10%	60%	-£88,901,629	-£87,334,798	-£88,353,412	-£88,901,629	-£87,334,798	-£88,353,412
15%	60%	-£90,474,009	-£88,109,632	-£89,638,235	-£90,474,009	-£88,109,632	-£89,638,235
20%	60%	-£92,046,389	-£88,884,467	-£90,923,058	-£92,046,389	-£88,884,467	-£90,923,058
25%	60%	-£93,618,769	-£89,659,302	-£92,207,881	-£93,618,769	-£89,659,302	-£92,207,881
30%	60%	-£95,191,149	-£90,434,136	-£93,492,704	-£95,191,149	-£90,434,136	-£93,492,704
35%	60%	-£96,763,529	-£91,208,970	-£94,777,527	-£96,763,529	-£91,208,970	-£94,777,527
40%	60%	-£98,335,909	-£91,983,804	-£96,062,350	-£98,335,909	-£91,983,804	-£96,062,350
45%	60%	-£99,908,289	-£92,758,638	-£97,347,173	-£99,908,289	-£92,758,638	-£97,347,173
50%	60%	-£101,480,669	-£93,533,472	-£98,631,996	-£101,480,669	-£93,533,472	-£98,631,996

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933	-£65,910,933
10%	70%	-£69,170,489	-£67,342,518	-£68,530,903	-£69,170,489	-£67,342,518	-£68,530,903
15%	70%	-£70,817,906	-£68,058,311	-£69,842,835	-£70,817,906	-£68,058,311	-£69,842,835
20%	70%	-£72,465,322	-£68,774,104	-£71,154,767	-£72,465,322	-£68,774,104	-£71,154,767
25%	70%	-£74,112,739	-£69,489,897	-£72,466,699	-£74,112,739	-£69,489,897	-£72,466,699
30%	70%	-£75,760,156	-£70,205,690	-£73,778,631	-£75,760,156	-£70,205,690	-£73,778,631
35%	70%	-£77,407,573	-£70,921,483	-£75,089,563	-£77,407,573	-£70,921,483	-£75,089,563
40%	70%	-£79,054,990	-£71,637,276	-£76,400,495	-£79,054,990	-£71,637,276	-£76,400,495
45%	70%	-£80,702,407	-£72,353,069	-£77,711,427	-£80,702,407	-£72,353,069	-£77,711,427
50%	70%	-£82,349,824	-£73,068,862	-£79,022,359	-£82,349,824	-£73,068,862	-£79,022,359
100%	70%	-£98,977,274	-£80,398,599	-£92,476,807	-£98,977,274	-£80,398,599	-£92,476,807
10%	80%	-£69,313,544	-£67,224,434	-£68,582,588	-£69,313,544	-£67,224,434	-£68,582,588
15%	80%	-£71,035,997	-£67,939,227	-£69,893,520	-£71,035,997	-£67,939,227	-£69,893,520
20%	80%	-£72,758,450	-£68,654,020	-£71,204,452	-£72,758,450	-£68,654,020	-£71,204,452
25%	80%	-£74,480,903	-£69,368,813	-£72,515,384	-£74,480,903	-£69,368,813	-£72,515,384
30%	80%	-£76,203,356	-£70,083,606	-£73,826,316	-£76,203,356	-£70,083,606	-£73,826,316
35%	80%	-£77,925,809	-£70,798,400	-£75,137,248	-£77,925,809	-£70,798,400	-£75,137,248
40%	80%	-£79,648,262	-£71,513,193	-£76,448,180	-£79,648,262	-£71,513,193	-£76,448,180
45%	80%	-£81,370,715	-£72,227,986	-£77,759,112	-£81,370,715	-£72,227,986	-£77,759,112
50%	80%	-£83,093,168	-£72,942,779	-£79,069,044	-£83,093,168	-£72,942,779	-£79,069,044
10%	60%	-£70,599,815	-£68,235,438	-£69,764,041	-£70,599,815	-£68,235,438	-£69,764,041
20%	60%	-£72,183,559	-£68,950,231	-£71,074,973	-£72,183,559	-£68,950,231	-£71,074,973
25%	60%	-£73,767,302	-£69,665,024	-£72,385,905	-£73,767,302	-£69,665,024	-£72,385,905
30%	60%	-£75,351,045	-£70,379,817	-£73,696,837	-£75,351,045	-£70,379,817	-£73,696,837
35%	60%	-£76,934,788	-£71,094,610	-£75,007,769	-£76,934,788	-£71,094,610	-£75,007,769
40%	60%	-£78,518,531	-£71,809,403	-£76,318,701	-£78,518,531	-£71,809,403	-£76,318,701
45%	60%	-£80,102,274	-£72,524,196	-£77,629,633	-£80,102,274	-£72,524,196	-£77,629,633
50%	60%	-£81,686,017	-£73,239,000	-£78,940,565	-£81,686,017	-£73,239,000	-£78,940,565

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160	-£28,067,160
10%	70%	-£31,326,716	-£29,488,745	-£30,687,130	-£31,326,716	-£29,488,745	-£30,687,130
15%	70%	-£32,974,132	-£30,214,538	-£31,999,962	-£32,974,132	-£30,214,538	-£31,999,962
20%	70%	-£34,621,548	-£30,940,331	-£33,312,794	-£34,621,548	-£30,940,331	-£33,312,794
25%	70%	-£36,268,964	-£31,666,124	-£34,625,626	-£36,268,964	-£31,666,124	-£34,625,626
30%	70%	-£37,916,380	-£32,391,917	-£35,938,458	-£37,916,380	-£32,391,917	-£35,938,458
35%	70%	-£39,563,796	-£33,117,710	-£37,251,290	-£39,563,796	-£33,117,710	-£37,251,290
40%	70%	-£41,211,212	-£33,843,503	-£38,564,122	-£41,211,212	-£33,843,503	-£38,564,122
45%	70%	-£42,858,628	-£34,569,296	-£39,876,954	-£42,858,628	-£34,569,296	-£39,876,954
50%	70%	-£44,506,044	-£35,295,089	-£41,189,786	-£44,506,044	-£35,295,089	-£41,189,786
100%	70%	-£61,133,501	-£42,554,826	-£54,633,033	-£61,133,501	-£42,554,826	-£54,633,033
10%	80%	-£31,469,770	-£29,380,611	-£30,738,815	-£		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677	-£7,367,677
10%	70%	-£10,627,233	-£8,799,262	-£9,987,647	-£10,627,233	-£8,799,262	-£9,987,647
15%	70%	-£12,274,649	-£9,515,055	-£11,299,579	-£12,274,649	-£9,515,055	-£11,299,579
20%	70%	-£13,931,082	-£10,230,848	-£12,630,989	-£13,931,082	-£10,230,848	-£12,630,989
25%	70%	-£15,587,516	-£10,946,641	-£13,962,399	-£15,587,516	-£10,946,641	-£13,962,399
30%	70%	-£17,243,949	-£11,670,346	-£15,293,809	-£17,243,949	-£11,670,346	-£15,293,809
35%	70%	-£18,900,383	-£12,397,846	-£16,625,219	-£18,900,383	-£12,397,846	-£16,625,219
40%	70%	-£20,556,817	-£13,125,347	-£17,956,629	-£20,556,817	-£13,125,347	-£17,956,629
45%	70%	-£22,213,250	-£13,852,846	-£19,288,040	-£22,213,250	-£13,852,846	-£19,288,040
50%	70%	-£23,869,683	-£14,580,346	-£20,619,449	-£23,869,683	-£14,580,346	-£20,619,449
100%	70%	-£40,434,018	-£21,855,343	-£33,933,550	-£40,434,018	-£21,855,343	-£33,933,550
10%	80%	-£10,770,287	-£8,681,178	-£10,039,332	-£10,770,287	-£8,681,178	-£10,039,332
15%	80%	-£12,492,740	-£9,337,928	-£11,378,375	-£12,492,740	-£9,337,928	-£11,378,375
20%	80%	-£14,221,870	-£9,994,679	-£12,736,049	-£14,221,870	-£9,994,679	-£12,736,049
25%	80%	-£15,950,999	-£10,651,428	-£14,093,723	-£15,950,999	-£10,651,428	-£14,093,723
30%	80%	-£17,680,129	-£11,308,178	-£15,451,397	-£17,680,129	-£11,308,178	-£15,451,397
35%	80%	-£19,409,258	-£11,964,928	-£16,809,071	-£19,409,258	-£11,964,928	-£16,809,071
40%	80%	-£21,138,388	-£12,621,678	-£18,166,745	-£21,138,388	-£12,621,678	-£18,166,745
45%	80%	-£22,867,517	-£13,278,428	-£19,524,419	-£22,867,517	-£13,278,428	-£19,524,419
50%	80%	-£24,596,647	-£13,935,178	-£20,882,093	-£24,596,647	-£13,935,178	-£20,882,093
10%	60%	-£10,484,178	-£8,917,347	-£9,935,961	-£10,484,178	-£8,917,347	-£9,935,961
15%	60%	-£12,066,558	-£9,692,181	-£11,220,784	-£12,066,558	-£9,692,181	-£11,220,784
20%	60%	-£13,648,938	-£10,467,017	-£12,525,928	-£13,648,938	-£10,467,017	-£12,525,928
25%	60%	-£15,231,318	-£11,241,854	-£13,831,074	-£15,231,318	-£11,241,854	-£13,831,074
30%	60%	-£16,813,698	-£12,016,691	-£15,136,219	-£16,813,698	-£12,016,691	-£15,136,219
35%	60%	-£18,396,078	-£12,791,528	-£16,441,364	-£18,396,078	-£12,791,528	-£16,441,364
40%	60%	-£19,978,458	-£13,566,365	-£17,746,509	-£19,978,458	-£13,566,365	-£17,746,509
50%	60%	-£23,142,713	-£16,180,424	-£20,366,789	-£23,142,713	-£16,180,424	-£20,366,789

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343	-£2,620,343
10%	70%	-£5,879,899	-£4,051,928	-£5,240,813	-£5,879,899	-£4,051,928	-£5,240,813
15%	70%	-£7,327,316	-£4,787,721	-£6,552,246	-£7,327,316	-£4,787,721	-£6,552,246
20%	70%	-£9,183,749	-£5,483,514	-£8,183,749	-£9,183,749	-£5,483,514	-£8,183,749
25%	70%	-£10,840,183	-£6,199,307	-£9,215,066	-£10,840,183	-£6,199,307	-£9,215,066
30%	70%	-£12,496,617	-£6,923,013	-£10,546,476	-£12,496,617	-£6,923,013	-£10,546,476
35%	70%	-£14,153,050	-£7,650,513	-£11,877,886	-£14,153,050	-£7,650,513	-£11,877,886
40%	70%	-£15,809,484	-£8,378,013	-£13,209,296	-£15,809,484	-£8,378,013	-£13,209,296
45%	70%	-£17,465,917	-£9,105,513	-£14,540,707	-£17,465,917	-£9,105,513	-£14,540,707
50%	70%	-£19,122,350	-£9,833,013	-£15,872,116	-£19,122,350	-£9,833,013	-£15,872,116
100%	70%	-£36,686,884	-£17,108,009	-£29,186,217	-£36,686,884	-£17,108,009	-£29,186,217
10%	80%	-£6,022,954	-£3,933,844	-£5,291,998	-£6,022,954	-£3,933,844	-£5,291,998
15%	80%	-£7,745,407	-£4,590,594	-£6,631,041	-£7,745,407	-£4,590,594	-£6,631,041
20%	80%	-£9,467,860	-£5,247,345	-£8,078,716	-£9,467,860	-£5,247,345	-£8,078,716
25%	80%	-£11,190,313	-£5,904,095	-£9,525,391	-£11,190,313	-£5,904,095	-£9,525,391
30%	80%	-£12,912,766	-£6,560,846	-£10,972,066	-£12,912,766	-£6,560,846	-£10,972,066
35%	80%	-£14,635,219	-£7,217,597	-£12,418,741	-£14,635,219	-£7,217,597	-£12,418,741
40%	80%	-£16,357,672	-£7,874,347	-£13,865,416	-£16,357,672	-£7,874,347	-£13,865,416
45%	80%	-£18,080,125	-£8,531,098	-£15,312,091	-£18,080,125	-£8,531,098	-£15,312,091
50%	80%	-£19,802,578	-£9,187,849	-£16,758,766	-£19,802,578	-£9,187,849	-£16,758,766
10%	60%	-£5,736,845	-£4,170,013	-£5,198,628	-£5,736,845	-£4,170,013	-£5,198,628
15%	60%	-£7,309,298	-£4,844,848	-£6,473,461	-£7,309,298	-£4,844,848	-£6,473,461
20%	60%	-£8,881,751	-£5,519,683	-£7,748,296	-£8,881,751	-£5,519,683	-£7,748,296
25%	60%	-£10,454,204	-£6,194,518	-£9,023,131	-£10,454,204	-£6,194,518	-£9,023,131
30%	60%	-£12,026,657	-£6,869,353	-£10,297,966	-£12,026,657	-£6,869,353	-£10,297,966
35%	60%	-£13,599,110	-£7,544,188	-£11,572,801	-£13,599,110	-£7,544,188	-£11,572,801
40%	60%	-£15,171,563	-£8,219,023	-£12,847,636	-£15,171,563	-£8,219,023	-£12,847,636
50%	60%	-£16,744,016	-£8,893,858	-£14,122,471	-£16,744,016	-£8,893,858	-£14,122,471

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£524,794	-£524,794	-£524,794	-£524,794	-£524,794	-£524,794
10%	70%	-£3,784,350	-£1,956,379	-£3,144,764	-£3,784,350	-£1,956,379	-£3,144,764
15%	70%	-£5,431,766	-£2,672,172	-£4,456,596	-£5,431,766	-£2,672,172	-£4,456,596
20%	70%	-£7,079,182	-£3,387,965	-£5,768,428	-£7,079,182	-£3,387,965	-£5,768,428
25%	70%	-£8,726,598	-£4,103,758	-£7,080,260	-£8,726,598	-£4,103,758	-£7,080,260
30%	70%	-£10,374,014	-£4,819,551	-£8,392,092	-£10,374,014	-£4,819,551	-£8,392,092
35%	70%	-£12,021,429	-£5,535,344	-£9,703,924	-£12,021,429	-£5,535,344	-£9,703,924
40%	70%	-£13,668,845	-£6,251,137	-£11,015,756	-£13,668,845	-£6,251,137	-£11,015,756
45%	70%	-£15,316,260	-£6,966,930	-£12,327,588	-£15,316,260	-£6,966,930	-£12,327,588
50%	70%	-£16,963,676	-£7,682,723	-£13,639,420	-£16,963,676	-£7,682,723	-£13,639,420
100%	70%	-£33,529,110	-£15,012,459	-£27,090,667	-£33,529,110	-£15,012,459	-£27,090,667
10%	80%	-£3,927,404	-£1,838,295	-£3,297,404	-£3,927,404	-£1,838,295	-£3,297,404
15%	80%	-£5,149,857	-£2,495,046	-£4,335,492	-£5,149,857	-£2,495,046	-£4,335,492
20%	80%	-£6,372,310	-£3,151,797	-£5,373,580	-£6,372,310	-£3,151,797	-£5,373,580
25%	80%	-£7,594,763	-£3,808,548	-£6,411,668	-£7,594,763	-£3,808,548	-£6,411,668
30%	80%	-£8,817,216	-£4,465,299	-£7,449,756	-£8,817,216	-£4,465,299	-£7,449,756
35%	80%	-£10,039,669	-£5,122,050	-£8,487,844	-£10,039,669	-£5,122,050	-£8,487,844
40%	80%	-£11,262,122	-£5,778,801	-£9,525,932	-£11,262,122	-£5,778,801	-£9,525,932
45%	80%	-£12,484,575	-£6,435,552	-£10,564,020	-£12,484,575	-£6,435,552	-£10,564,020
50%	80%	-£13,707,028	-£7,092,303	-£11,602,108	-£13,707,028	-£7,092,303	-£11,602,108
10%	60%	-£3,641,295	-£2,074,464	-£3,093,078	-£3,641,295	-£2,074,464	-£3,093,078
15%	60%	-£4,863,748	-£2,731,215	-£4,131,166	-£4,863,748	-£2,731,215	-£4,131,166
20%	60%	-£6,086,201	-£3,387,965	-£5,169,254	-£6,086,201	-£3,387,965	-£5,169,254
25%	60%	-£7,308,654	-£4,044,716	-£6,207,342	-£7,308,654	-£4,044,716	-£6,207,342
30%	60%	-£8,531,107	-£4,701,467	-£7,245,430	-£8,531,107	-£4,701,467	-£7,245,430
35%	60%	-£9,753,560	-£5,358,218	-£8,283,518	-£9,753,560	-£5,358,218	-£8,283,518
40%	60%	-£10,976,013	-£6,014,969	-£9,321,606	-£10,976,013	-£6,014,969	-£9,321,606
45%	60%	-£12,198,466	-£6,671,720	-£10,359,694	-£12,198,466	-£6,671,720	-£10,359,694
50%	60%	-£13,420,919	-£7,328,471	-£11,397,782	-£13,420,919	-£7,328,471	-£11,397,782

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279	-£7,667,279
10%	70%	-£10,926,835	-£9,098,864	-£10,287,249	-£10,926,835	-£9,098,864	-£10,287,249
15%	70%	-£12,574,251	-£9,814,657	-£11,599,181	-£12,574,251	-£9,814,657	-£11,599,181
20%	70%	-£14,221,667	-£10,530,450	-£12,909,113	-£14,221,667	-£10,530,450	-£12,909,113
25%	70%	-£15,869,083	-£11,246,243	-£14,219,045	-£15,869,083	-£11,246,243	-£14,219,045
30%	70%	-£17,516,499	-£11,962,036	-£15,528,977	-£17,516,499	-£11,962,036	-£15,528,977
35%	70%	-£19,163,915	-£12,677,829	-£16,838,909	-£19,163,915	-£12,677,829	-£16,838,909
40%	70%	-£20,811,331	-£13,393,622	-£18,148,841	-£20,811,331	-£13,393,622	-£18,148,841
45%	70%	-£22,458,747	-£14,109,415	-£19,458,773	-£22,458,747	-£14,109,415	-£19,458,773
50%	70%	-£24,106,163	-£14,825,208	-£20,768,705	-£24,106,163	-£14,825,208	-£20,768,705
100%	70%	-£40,733,620	-£22,154,945	-£34,233,153	-£40,733,620	-£22,154,945	-£34,233,153
10%	80%	-£11,069,889	-£8,980,780	-£10,338,934	-£11,069,889	-£8,980,780	-£10,338,934
15%	80%	-£12,792,342	-£9,637,530	-£11,677,977	-£12,792,342	-£9,637,530	-£11,677,977
20%	80%	-£14,514,795	-£10,294,281	-£13,022,020	-£14,514,795	-£10,294,281	-£13,022,020
25%	80%	-£16,237,248	-£10,951,031	-£14,366,063	-£16,237,248	-£10,951,031	-£14,366,063
30%	80%	-£17,959,701	-£11,607,782	-£15,710,106			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,604,330	£1,604,330	£1,604,330	£1,604,330	£1,604,330	£1,604,330
10%	70%	-£1,655,225	-£172,746	-£1,015,639	-£1,655,225	£172,746	-£1,015,639
15%	70%	-£3,302,842	-£543,047	-£2,327,572	-£3,302,842	-£543,047	-£2,327,572
20%	70%	-£4,959,075	-£1,258,840	-£3,658,962	-£4,959,075	-£1,258,840	-£3,658,962
25%	70%	-£6,615,509	-£1,974,633	-£4,990,392	-£6,615,509	-£1,974,633	-£4,990,392
30%	70%	-£8,271,942	-£2,698,339	-£6,321,802	-£8,271,942	-£2,698,339	-£6,321,802
35%	70%	-£9,928,375	-£3,425,839	-£7,653,212	-£9,928,375	-£3,425,839	-£7,653,212
40%	70%	-£11,584,809	-£4,153,339	-£9,984,622	-£11,584,809	-£4,153,339	-£9,984,622
45%	70%	-£13,241,242	-£4,880,839	-£10,316,033	-£13,241,242	-£4,880,839	-£10,316,033
50%	70%	-£14,897,676	-£5,608,339	-£11,647,442	-£14,897,676	-£5,608,339	-£11,647,442
100%	70%	-£31,462,010	-£12,883,335	-£24,961,543	-£31,462,010	-£12,883,335	-£24,961,543
10%	80%	-£1,798,280	£290,830	-£1,067,324	-£1,798,280	£290,830	-£1,067,324
15%	80%	-£3,520,733	£385,921	-£2,406,367	-£3,520,733	£385,921	-£2,406,367
20%	80%	-£5,249,863	£1,022,671	-£3,764,042	-£5,249,863	£1,022,671	-£3,764,042
40%	80%	-£12,166,384	-£3,673,277	-£9,194,743	-£12,166,384	-£3,673,277	-£9,194,743
45%	80%	-£13,895,515	-£4,340,768	-£10,552,418	-£13,895,515	-£4,340,768	-£10,552,418
50%	80%	-£15,624,645	-£5,008,260	-£11,910,092	-£15,624,645	-£5,008,260	-£11,910,092
10%	60%	-£1,512,171	£54,661	-£963,954	-£1,512,171	£54,661	-£963,954
15%	60%	-£3,084,551	£720,174	-£2,248,777	-£3,084,551	£720,174	-£2,248,777
20%	60%	-£4,668,288	£1,495,009	-£3,553,921	-£4,668,288	£1,495,009	-£3,553,921
25%	60%	-£6,252,024	-£2,270,879	-£4,859,066	-£6,252,024	-£2,270,879	-£4,859,066
30%	60%	-£7,835,760	-£3,058,387	-£6,164,212	-£7,835,760	-£3,058,387	-£6,164,212
35%	60%	-£9,419,496	-£3,845,894	-£7,469,357	-£9,419,496	-£3,845,894	-£7,469,357
40%	60%	-£11,003,233	-£4,633,402	-£8,774,501	-£11,003,233	-£4,633,402	-£8,774,501
50%	60%	-£14,170,706	-£6,208,417	-£11,384,792	-£14,170,706	-£6,208,417	-£11,384,792

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,242,096	£2,242,096	£2,242,096	£2,242,096	£2,242,096	£2,242,096
10%	70%	-£1,017,460	£810,511	-£377,873	-£1,017,460	£810,511	-£377,873
15%	70%	-£2,664,876	£39,719	-£1,689,806	-£2,664,876	£39,719	-£1,689,806
20%	70%	-£4,321,309	£621,075	-£3,021,216	-£4,321,309	£621,075	-£3,021,216
25%	70%	-£5,977,743	-£1,336,868	-£4,352,626	-£5,977,743	-£1,336,868	-£4,352,626
30%	70%	-£7,634,176	-£2,060,573	-£5,684,036	-£7,634,176	-£2,060,573	-£5,684,036
35%	70%	-£9,290,610	-£2,788,073	-£7,015,446	-£9,290,610	-£2,788,073	-£7,015,446
40%	70%	-£10,947,044	-£3,515,574	-£8,346,856	-£10,947,044	-£3,515,574	-£8,346,856
45%	70%	-£12,603,476	-£4,243,073	-£9,678,267	-£12,603,476	-£4,243,073	-£9,678,267
50%	70%	-£14,259,910	-£4,970,573	-£11,009,676	-£14,259,910	-£4,970,573	-£11,009,676
100%	70%	-£30,824,244	-£12,245,569	-£24,323,777	-£30,824,244	-£12,245,569	-£24,323,777
10%	80%	-£1,160,514	£928,595	-£429,559	-£1,160,514	£928,595	-£429,559
15%	80%	-£2,882,967	£271,945	-£1,768,601	-£2,882,967	£271,945	-£1,768,601
20%	80%	-£4,612,097	£384,906	-£3,126,276	-£4,612,097	£384,906	-£3,126,276
40%	80%	-£11,528,619	-£3,035,511	-£8,556,977	-£11,528,619	-£3,035,511	-£8,556,977
45%	80%	-£13,257,750	-£3,703,002	-£9,914,652	-£13,257,750	-£3,703,002	-£9,914,652
50%	80%	-£14,986,879	-£4,370,494	-£11,272,327	-£14,986,879	-£4,370,494	-£11,272,327
10%	60%	-£874,405	£692,426	-£326,188	-£874,405	£692,426	-£326,188
15%	60%	-£2,446,785	£32,408	-£1,611,011	-£2,446,785	£32,408	-£1,611,011
20%	60%	-£4,030,922	£397,244	-£3,915,155	-£4,030,922	£397,244	-£3,915,155
25%	60%	-£5,614,258	-£1,633,114	-£4,221,301	-£5,614,258	-£1,633,114	-£4,221,301
30%	60%	-£7,197,995	-£2,420,621	-£5,526,446	-£7,197,995	-£2,420,621	-£5,526,446
35%	60%	-£8,781,731	-£3,208,128	-£6,831,591	-£8,781,731	-£3,208,128	-£6,831,591
40%	60%	-£10,365,467	-£3,995,636	-£8,136,735	-£10,365,467	-£3,995,636	-£8,136,735
50%	60%	-£13,532,940	-£5,570,651	-£10,747,026	-£13,532,940	-£5,570,651	-£10,747,026

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	High

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,690,062	£11,690,062	£11,690,062	£11,690,062	£11,690,062	£11,690,062
10%	70%	£7,821,887	£9,566,468	£8,430,593	£7,821,887	£9,566,468	£8,430,593
15%	70%	£5,887,800	£8,504,671	£6,800,859	£5,887,800	£8,504,671	£6,800,859
20%	70%	£3,931,291	£7,442,874	£5,168,614	£3,931,291	£7,442,874	£5,168,614
25%	70%	£1,971,001	£6,381,077	£3,517,655	£1,971,001	£6,381,077	£3,517,655
30%	70%	£10,711	£5,319,279	£1,866,695	£10,711	£5,319,279	£1,866,695
35%	70%	-£1,981,464	£4,256,320	£215,736	-£1,981,464	£4,256,320	£215,736
40%	70%	-£3,973,815	£3,182,587	-£1,458,696	-£3,973,815	£3,182,587	-£1,458,696
45%	70%	-£5,966,165	£2,108,854	-£3,136,657	-£5,966,165	£2,108,854	-£3,136,657
50%	70%	-£7,958,515	£1,035,120	-£4,814,618	-£7,958,515	£1,035,120	-£4,814,618
100%	70%	-£27,882,022	-£9,860,891	-£21,594,226	-£27,882,022	-£9,860,891	-£21,594,226
10%	80%	£7,662,518	£9,656,324	£8,358,181	£7,662,518	£9,656,324	£8,358,181
15%	80%	£5,648,617	£8,639,456	£6,692,241	£5,648,617	£8,639,456	£6,692,241
20%	80%	£3,607,340	£7,622,587	£5,021,423	£3,607,340	£7,622,587	£5,021,423
25%	80%	£1,566,063	£6,605,718	£3,333,666	£1,566,063	£6,605,718	£3,333,666
30%	80%	-£482,987	£5,588,849	£1,645,910	-£482,987	£5,588,849	£1,645,910
35%	80%	-£2,357,851	£4,571,981	-£42,532	-£2,357,851	£4,571,981	-£42,532
40%	80%	-£4,632,313	£3,547,892	-£1,757,693	-£4,632,313	£3,547,892	-£1,757,693
45%	80%	-£6,706,976	£2,519,822	-£3,473,253	-£6,706,976	£2,519,822	-£3,473,253
50%	80%	-£8,781,639	£1,491,752	-£5,188,613	-£8,781,639	£1,491,752	-£5,188,613
10%	60%	£7,981,256	£9,476,610	£8,503,003	£7,981,256	£9,476,610	£8,503,003
15%	60%	£6,126,853	£8,369,886	£6,909,475	£6,126,853	£8,369,886	£6,909,475
20%	60%	£4,283,242	£7,263,160	£5,315,805	£4,283,242	£7,263,160	£5,315,805
25%	60%	£2,375,941	£6,156,434	£3,701,643	£2,375,941	£6,156,434	£3,701,643
30%	60%	£496,638	£5,049,710	£2,087,481	£496,638	£5,049,710	£2,087,481
35%	60%	-£1,405,277	£3,936,677	£473,320	-£1,405,277	£3,936,677	£473,320
40%	60%	-£3,315,315	£2,817,281	-£1,159,500	-£3,315,315	£2,817,281	-£1,159,500
45%	60%	-£5,225,354	£1,697,884	-£2,800,061	-£5,225,354	£1,697,884	-£2,800,061
50%	60%	-£7,135,392	£578,489	-£4,440,623	-£7,135,392	£578,489	-£4,440,623

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£77,905,970	-£77,905,970	-£77,905,970	-£77,905,970	-£77,905,970	-£77,905,970
10%	70%	-£81,774,145	-£80,029,565	-£81,165,440	-£81,774,145	-£80,029,565	-£81,165,440
15%	70%	-£83,708,232	-£81,091,362	-£82,795,174	-£83,708,232	-£81,091,362	-£82,795,174
20%	70%	-£85,664,741	-£82,153,159	-£84,427,418	-£85,664,741	-£82,153,159	-£84,427,418
25%	70%	-£87,625,031	-£83,214,956	-£86,078,378	-£87,625,031	-£83,214,956	-£86,078,378
30%	70%	-£89,585,321	-£84,276,753	-£87,729,337	-£89,585,321	-£84,276,753	-£87,729,337
35%	70%	-£91,577,496	-£85,339,713	-£89,380,296	-£91,577,496	-£85,339,713	-£89,380,296
40%	70%	-£93,589,847	-£86,413,446	-£91,054,728	-£93,589,847	-£86,413,446	-£91,054,728
45%	70%	-£95,602,198	-£87,487,179	-£92,729,690	-£95,602,198	-£87,487,179	-£92,729,690
50%	70%	-£97,654,548	-£88,560,912	-£94,410,651	-£97,654,548	-£88,560,912	-£94,410,651
100%	70%	-£117,478,054	-£99,456,923	-£111,190,258	-£117,478,054	-£99,456,923	-£111,190,258
10%	80%	-£81,933,515	-£79,939,708	-£81,237,851	-£81,933,515	-£79,939,708	-£81,237,851
15%	80%	-£83,947,415	-£80,956,577	-£82,903,791	-£83,947,415	-£80,956,577	-£82,903,791
20%	80%	-£85,988,692	-£81,973,445	-£84,579,610	-£85,988,692	-£81,973,445	-£84,579,610
25%	80%	-£88,028,245	-£82,994,314	-£86,255,411	-£88,028,245	-£82,994,314	-£86,255,411
30%	80%	-£90,069,309	-£84,015,183	-£87,931,212	-£90,069,309	-£84,015,183	-£87,931,212
35%	80%	-£92,113,348	-£85,036,052	-£89,607,013	-£92,113,348	-£85,036,052	-£89,607,013
40%	80%	-£94,157,387	-£86,056,921	-£91,282,814	-£94,157,387	-£86,056,921	-£91,282,814
45%	80%	-£96,201,426	-£87,077,790	-£92,958,615	-£96,201,426	-£87,077,790	-£92,958,615
50%	80%	-£98,245,465	-£88,098,659	-£94,634,416	-£98,245,465	-£88,098,659	-£94,634,416
10%	60%	-£81,614,776	-£80,119,422	-£81,614,776	-£81,614,776	-£80,119,422	-£81,614,776
15%	60%	-£83,469,179	-£81,226,147	-£82,686,557	-£83,469,179	-£81,226,147	-£82,686,557
20%	60%	-£85,323,582	-£82,332,872	-£84,280,228	-£85,323,582	-£82,332,872	-£84,280,228
25%	60%	-£87,209,085	-£83,439,597	-£85,894,389	-£87,209,085	-£83,439,597	-£85,894,389
30%	60%	-£89,094,588	-£84,546,322	-£87,508,551	-£89,094,588	-£84,546,322	-£87,508,551
35%	60%	-£90,980,091	-£85,653,047	-£89,122,712	-£90,980,091	-£85,653,047	-£89,122,712
40%	60%	-£92,875,594	-£86,759,772	-£90,736,873	-£92,875,594	-£86,759,772	-£90,736,873
45%	60%	-£94,771,097	-£87,866,502	-£92,351,034	-£94,771,097	-£87,866,502	-£92,351,034
50%	60%	-£96,676,600	-£88,973,227	-£93,965,195	-£96,676,600	-£88,973,227	-£93,965,195

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£58,031,776	-£58,031,776	-£58,031,776	-£58,031,776	-£58,031,776	-£58,031,776
10%	70%	-£61,899,951	-£60,155,370	-£61,291,245	-£61,899,951	-£60,155,370	-£61,291,245
15%	70%	-£63,834,038	-£61,217,167	-£62,920,380	-£63,834,038	-£61,217,167	-£62,920,380
20%	70%	-£65,768,125	-£62,278,964	-£64,549,515	-£65,768,125	-£62,278,964	-£64,549,515
25%	70%	-£67,702,212	-£63,340,762	-£66,178,650	-£67,702,212	-£63,340,762	-£66,178,650
30%	70%	-£69,636,299	-£64,402,559	-£67,807,785	-£69,636,299	-£64,402,559	-£67,807,785
35%	70%	-£71,570,386	-£65,464,356	-£69,436,920	-£71,570,386	-£65,464,356	-£69,436,920
40%	70%	-£73,504,473	-£66,526,153	-£71,066,055	-£73,504,473	-£66,526,153	-£71,066,055
45%	70%	-£75,438,560	-£67,587,950	-£72,695,190	-£75,438,560	-£67,587,950	-£72,695,190
50%	70%	-£77,372,647	-£68,649,747	-£74,324,325	-£77,372,647	-£68,649,747	-£74,324,325
100%	70%	-£97,603,860	-£79,582,729	-£91,316,064	-£97,603,860	-£79,582,729	-£91,316,064
10%	80%	-£62,059,321	-£60,065,514	-£61,363,657	-£62,059,321	-£60,065,514	-£61,363,657
15%	80%	-£64,073,221	-£61,082,383	-£63,029,997	-£64,073,221	-£61,082,383	-£63,029,997
20%	80%	-£66,087,121	-£62,099,252	-£64,700,416	-£66,087,121	-£62,099,252	-£64,700,416
25%	80%	-£68,101,021	-£63,116,127	-£66,370,835	-£68,101,021	-£63,116,127	-£66,370,835
30%	80%	-£70,114,921	-£64,133,002	-£68,041,254	-£70,114,921	-£64,133,002	-£68,041,254
35%	80%	-£72,128,821	-£65,150,877	-£69,711,673	-£72,128,821	-£65,150,877	-£69,711,673
40%	80%	-£74,142,721	-£66,168,752	-£71,382,092	-£74,142,721	-£66,168,752	-£71,382,092
45%	80%	-£76,156,621	-£67,186,627	-£73,052,511	-£76,156,621	-£67,186,627	-£73,052,511
50%	80%	-£78,170,521	-£68,204,502	-£74,722,930	-£78,170,521	-£68,204,502	-£74,722,930
10%	60%	-£61,740,582	-£60,245,228	-£61,740,582	-£61,740,582	-£60,245,228	-£61,740,582
15%	60%	-£63,594,985	-£61,351,953	-£62,812,363	-£63,594,985	-£61,351,953	-£62,812,363
20%	60%	-£65,449,388	-£62,458,678	-£64,884,144	-£65,449,388	-£62,458,678	-£64,884,144
25%	60%	-£67,303,791	-£63,565,403	-£66,955,925	-£67,303,791	-£63,565,403	-£66,955,925
30%	60%	-£69,158,194	-£64,672,128	-£69,027,706	-£69,158,194	-£64,672,128	-£69,027,706
35%	60%	-£71,012,597	-£65,778,853	-£71,100,487	-£71,012,597	-£65,778,853	-£71,100,487
40%	60%	-£72,866,999	-£66,885,578	-£73,173,268	-£72,866,999	-£66,885,578	-£73,173,268
45%	60%	-£74,721,402	-£67,992,303	-£75,246,049	-£74,721,402	-£67,992,303	-£75,246,049
50%	60%	-£76,575,805	-£69,099,028	-£77,318,830	-£76,575,805	-£69,099,028	-£77,318,830

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£20,188,003	-£20,188,003	-£20,188,003	-£20,188,003	-£20,188,003	-£20,188,003
10%	70%	-£24,447,472	-£23,311,597	-£23,447,472	-£24,447,472	-£23,311,597	-£23,447,472
15%	70%	-£25,990,265	-£23,973,394	-£23,973,394	-£25,990,265	-£23,973,394	-£23,973,394
20%	70%	-£27,533,058	-£24,635,191	-£24,635,191	-£27,533,058	-£24,635,191	-£24,635,191
25%	70%	-£29,075,851	-£25,296,988	-£25,296,988	-£29,075,851	-£25,296,988	-£25,296,988
30%	70%	-£30,618,644	-£25,958,785	-£25,958,785	-£30,618,644	-£25,958,785	-£25,958,785
35%	70%	-£32,161,437	-£26,620,582	-£26,620,582	-£32,161,437	-£26,620,582	-£26,620,582
40%	70%	-£33,704,230	-£27,282,379	-£27,282,379	-£33,704,230	-£27,282,379	-£27,282,379
45%	70%	-£35,247,023	-£27,944,176	-£27,944,176	-£35,247,023	-£27,944,176	-£27,944,176
50%	70%	-£36,789,816	-£28,605,973	-£28,605,973	-£36,789,816	-£28,605,973	-£28,605,973
100%	70%	-£59,760,086					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£11,480	£11,480	£11,480	£11,480	£11,480	£11,480
10%	70%	£3,356,894	£1,612,314	£2,743,989	£3,356,894	£1,612,314	£2,743,989
15%	70%	£5,290,782	£2,673,911	£4,377,723	£5,290,782	£2,673,911	£4,377,723
20%	70%	£7,247,290	£3,735,708	£6,009,968	£7,247,290	£3,735,708	£6,009,968
25%	70%	£9,207,580	£4,797,505	£7,660,927	£9,207,580	£4,797,505	£7,660,927
30%	70%	£11,167,870	£5,859,302	£9,311,887	£11,167,870	£5,859,302	£9,311,887
35%	70%	£13,160,045	£6,922,262	£10,962,845	£13,160,045	£6,922,262	£10,962,845
40%	70%	£15,152,386	£7,985,995	£12,637,277	£15,152,386	£7,985,995	£12,637,277
45%	70%	£17,144,747	£9,069,728	£14,315,239	£17,144,747	£9,069,728	£14,315,239
50%	70%	£19,137,097	£10,143,462	£15,993,200	£19,137,097	£10,143,462	£15,993,200
100%	70%	£39,060,603	£21,039,472	£32,772,807	£39,060,603	£21,039,472	£32,772,807
10%	80%	£3,516,064	£1,522,257	£2,820,400	£3,516,064	£1,522,257	£2,820,400
15%	80%	£5,529,964	£2,539,126	£4,486,340	£5,529,964	£2,539,126	£4,486,340
20%	80%	£7,571,242	£3,555,994	£6,157,159	£7,571,242	£3,555,994	£6,157,159
40%	80%	£15,810,895	£7,630,690	£12,936,474	£15,810,895	£7,630,690	£12,936,474
45%	80%	£17,885,558	£8,658,759	£14,651,834	£17,885,558	£8,658,759	£14,651,834
50%	80%	£19,960,221	£9,686,830	£16,367,194	£19,960,221	£9,686,830	£16,367,194
10%	60%	£3,197,326	£1,701,971	£2,675,578	£3,197,326	£1,701,971	£2,675,578
15%	60%	£5,351,728	£2,808,696	£4,289,107	£5,351,728	£2,808,696	£4,289,107
20%	60%	£6,923,339	£3,915,422	£5,862,777	£6,923,339	£3,915,422	£5,862,777
25%	60%	£8,802,641	£5,022,147	£7,476,938	£8,802,641	£5,022,147	£7,476,938
30%	60%	£10,681,944	£6,128,872	£9,091,100	£10,681,944	£6,128,872	£9,091,100
35%	60%	£12,583,858	£7,241,905	£10,705,262	£12,583,858	£7,241,905	£10,705,262
40%	60%	£14,493,897	£8,361,301	£12,330,381	£14,493,897	£8,361,301	£12,330,381
50%	60%	£16,313,974	£10,000,053	£15,619,284	£16,313,974	£10,000,053	£15,619,284

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,258,814	£5,258,814	£5,258,814	£5,258,814	£5,258,814	£5,258,814
10%	70%	£1,539,326	£3,135,220	£1,999,345	£1,539,326	£3,135,220	£1,999,345
15%	70%	£2,543,448	£2,073,422	£3,889,610	£2,543,448	£2,073,422	£3,889,610
20%	70%	£2,499,957	£1,011,625	£1,262,634	£2,499,957	£1,011,625	£1,262,634
25%	70%	£4,460,247	£50,172	£2,913,594	£4,460,247	£50,172	£2,913,594
30%	70%	£6,420,537	£1,111,969	£4,564,553	£6,420,537	£1,111,969	£4,564,553
35%	70%	£8,412,712	£2,174,929	£6,215,512	£8,412,712	£2,174,929	£6,215,512
40%	70%	£10,405,361	£3,248,684	£7,869,944	£10,405,361	£3,248,684	£7,869,944
45%	70%	£12,397,414	£4,322,394	£9,567,906	£12,397,414	£4,322,394	£9,567,906
50%	70%	£14,389,764	£5,396,128	£11,245,866	£14,389,764	£5,396,128	£11,245,866
100%	70%	£34,313,270	£16,292,139	£28,025,474	£34,313,270	£16,292,139	£28,025,474
10%	80%	£1,231,269	£3,225,076	£1,926,933	£1,231,269	£3,225,076	£1,926,933
15%	80%	£2,821,631	£2,289,207	£2,296,393	£2,821,631	£2,289,207	£2,296,393
20%	80%	£2,823,908	£1,191,339	£1,409,826	£2,823,908	£1,191,339	£1,409,826
40%	80%	£11,063,561	£2,883,357	£8,189,141	£11,063,561	£2,883,357	£8,189,141
45%	80%	£13,138,224	£3,911,426	£9,904,501	£13,138,224	£3,911,426	£9,904,501
50%	80%	£15,212,888	£4,939,496	£11,619,861	£15,212,888	£4,939,496	£11,619,861
10%	60%	£1,950,008	£3,045,362	£2,071,755	£1,950,008	£3,045,362	£2,071,755
15%	60%	£3,904,395	£1,938,637	£1,878,227	£3,904,395	£1,938,637	£1,878,227
20%	60%	£2,176,006	£831,912	£1,115,444	£2,176,006	£831,912	£1,115,444
25%	60%	£4,055,308	£274,814	£2,729,605	£4,055,308	£274,814	£2,729,605
30%	60%	£5,934,610	£1,381,539	£4,343,767	£5,934,610	£1,381,539	£4,343,767
35%	60%	£7,836,525	£2,494,572	£5,957,928	£7,836,525	£2,494,572	£5,957,928
40%	60%	£9,746,963	£3,613,967	£7,590,748	£9,746,963	£3,613,967	£7,590,748
50%	60%	£13,566,640	£5,862,760	£10,871,871	£13,566,640	£5,862,760	£10,871,871

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,354,363	£7,354,363	£7,354,363	£7,354,363	£7,354,363	£7,354,363
10%	70%	£3,486,189	£5,230,769	£4,094,894	£3,486,189	£5,230,769	£4,094,894
15%	70%	£1,552,101	£4,189,372	£2,465,190	£1,552,101	£4,189,372	£2,465,190
20%	70%	£4,044,407	£3,107,175	£3,835,916	£4,044,407	£3,107,175	£3,835,916
25%	70%	£2,364,697	£2,045,378	£818,044	£2,364,697	£2,045,378	£818,044
30%	70%	£4,324,987	£983,581	£2,469,004	£4,324,987	£983,581	£2,469,004
35%	70%	£6,317,162	£79,379	£4,119,962	£6,317,162	£79,379	£4,119,962
40%	70%	£8,309,513	£1,153,112	£5,794,394	£8,309,513	£1,153,112	£5,794,394
45%	70%	£10,301,864	£2,226,845	£7,472,356	£10,301,864	£2,226,845	£7,472,356
50%	70%	£12,294,214	£3,300,579	£9,150,317	£12,294,214	£3,300,579	£9,150,317
100%	70%	£32,217,720	£14,196,589	£25,929,924	£32,217,720	£14,196,589	£25,929,924
10%	80%	£3,326,819	£5,320,626	£4,022,483	£3,326,819	£5,320,626	£4,022,483
15%	80%	£1,312,919	£4,303,757	£2,356,543	£1,312,919	£4,303,757	£2,356,543
20%	80%	£2,328,369	£2,285,897	£1,685,724	£2,328,369	£2,285,897	£1,685,724
40%	80%	£8,968,011	£7,877,807	£6,093,591	£8,968,011	£7,877,807	£6,093,591
45%	80%	£11,042,675	£1,815,876	£7,808,951	£11,042,675	£1,815,876	£7,808,951
50%	80%	£13,117,338	£2,843,946	£9,524,311	£13,117,338	£2,843,946	£9,524,311
10%	60%	£3,645,557	£5,140,912	£4,167,305	£3,645,557	£5,140,912	£4,167,305
15%	60%	£1,791,155	£4,034,187	£2,573,776	£1,791,155	£4,034,187	£2,573,776
20%	60%	£80,458	£2,927,461	£899,106	£80,458	£2,927,461	£899,106
25%	60%	£1,959,758	£1,820,736	£634,055	£1,959,758	£1,820,736	£634,055
30%	60%	£3,839,061	£714,011	£2,248,217	£3,839,061	£714,011	£2,248,217
35%	60%	£5,740,975	£399,022	£3,862,379	£5,740,975	£399,022	£3,862,379
40%	60%	£7,651,014	£1,518,418	£5,495,198	£7,651,014	£1,518,418	£5,495,198
50%	60%	£11,471,091	£3,757,210	£8,776,321	£11,471,091	£3,757,210	£8,776,321

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£211,878	£211,878	£211,878	£211,878	£211,878	£211,878
10%	70%	£3,856,297	£1,911,716	£3,047,591	£3,856,297	£1,911,716	£3,047,591
15%	70%	£5,590,384	£2,973,513	£4,677,325	£5,590,384	£2,973,513	£4,677,325
20%	70%	£7,546,893	£4,035,310	£6,309,570	£7,546,893	£4,035,310	£6,309,570
25%	70%	£9,507,183	£5,097,107	£7,960,529	£9,507,183	£5,097,107	£7,960,529
30%	70%	£11,467,473	£6,158,904	£9,611,489	£11,467,473	£6,158,904	£9,611,489
35%	70%	£13,459,648	£7,221,864	£11,262,447	£13,459,648	£7,221,864	£11,262,447
40%	70%	£15,451,998	£8,295,597	£12,936,880	£15,451,998	£8,295,597	£12,936,880
45%	70%	£17,444,349	£9,369,330	£14,614,841	£17,444,349	£9,369,330	£14,614,841
50%	70%	£19,436,699	£10,443,064	£16,292,802	£19,436,699	£10,443,064	£16,292,802
100%	70%	£39,360,206	£21,339,074	£33,072,409	£39,360,206	£21,339,074	£33,072,409
10%	80%	£3,815,666	£1,821,860	£3,120,003	£3,815,666	£1,821,860	£3,120,003
15%	80%	£5,829,566	£2,838,728	£4,785,942	£5,829,566	£2,838,728	£4,785,942
20%	80%	£7,870,844	£3,855,597	£6,456,761	£7,870,844	£3,855,597	£6,456,761
40%	80%	£18,116,497	£7,930,292	£13,236,077	£18,116,497	£7,930,292	£13,236,077
45%	80%	£18,185,160	£8,958,362	£14,951,437	£18,185,160	£8,958,362	£14,951,437
50%	80%	£20,259,823	£9,986,432	£16,666,797	£20,259,823	£9,986,432	£16,666,797
10%	60%	£3,496,928	£2,001,573	£2,975,181	£3,496,928	£2,001,573	£2,975,181
15%	60%	£5,351,330	£3,108,298	£4,568,709	£5,351,330	£3,108,298	£4,568,709
20%	60%	£7,222,841	£4,215,024	£6,162,379	£7,222,841	£4,215,024	£6,162,379
25%	60%	£9,102,243	£5,321,750	£7,776,540	£9,102,243	£5,321,750	£7,776,540
30%	60%	£10,981,546	£6,428,474	£9,390,703	£10,981,546	£6,428,474	£9,390,703
35%	60%	£12,883,461	£7,541,507	£11,004,864	£12,883,461	£7,541,507	£11,004,864
40%	60%	£14,793,499	£8,660,903	£12,637,683	£14,793,499	£8,660,903	£12,637,683
50%	60%	£16,613,576	£10,889,695	£15,918,806	£16,613,576	£10,889,695	£15,918,806

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£9,483,488	£9,483,488	£9,483,488	£9,483,488	£9,483,488	£9,483,488
10%	70%	£5,615,313	£7,359,893	£6,224,018	£5,615,313	£7,359,893	£6,224,018
15%	70%	£3,691,226	£5,298,096	£4,594,284	£3,691,226	£5,298,096	£4,594,284
20%	70%	£1,724,717	£5,236,299	£2,962,040	£1,724,717	£5,236,299	£2,962,040
25%	70%	£-235,573	£4,174,502	£1,311,080	£-235,573	£4,174,502	£1,311,080
30%	70%	£-2,195,863	£3,112,705	£-339,879	£-2,195,863	£3,112,705	£-339,879
35%	70%	£-4,188,038	£2,049,745	£-1,990,838	£-4,188,038	£2,049,745	£-1,990,838
40%	70%	£-6,180,389	£978,012	£-3,665,270	£-6,180,389	£978,012	£-3,665,270
45%	70%	£-8,172,740	£-97,720	£-5,343,232	£-8,172,740	£-97,720	£-5,343,232
50%	70%	£-10,165,090	£-1,171,454	£-7,021,192	£-10,165,090	£-1,171,454	£-7,021,192
100%	70%	£-30,088,596	£-12,067,465	£-23,800,800	£-30,088,596	£-12,067,465	£-23,800,800
10%	80%	£5,455,943	£7,449,750	£6,151,607	£5,455,943	£7,449,750	£6,151,607
15%	80%	£3,442,943	£6,432,881	£4,485,667	£3,442,943	£6,432,881	£4,485,667
20%	80%	£1,400,786	£5,416,013	£2,814,848	£1,400,786	£5,416,013	£2,814,848
40%	80%	£-6,838,887	£1,341,317	£-3,964,467	£-6,838,887	£1,341,317	£-3,964,467
45%	80%	£-8,913,550	£313,248	£-5,679,827	£-8,913,550	£313,248	£-5,679,827
50%	80%	£-10,988,214	£-714,822	£-7,395,187	£-10,988,214	£-714,822	£-7,395,187
10%	60%	£5,774,682	£7,270,036	£6,296,429	£5,774,682	£7,270,036	£6,296,429
15%	60%	£3,520,278	£6,163,311	£4,702,981	£3,520,278	£6,163,311	£4,702,981
20%	60%	£2,048,666	£5,056,586	£3,109,230	£2,048,666	£5,056,586	£3,109,230
25%	60%	£169,366	£3,949,860	£1,495,069	£169,366	£3,949,860	£1,495,069
30%	60%	£-1,709,936	£2,843,135	£-119,093	£-1,709,936	£2,843,135	£-119,093
35%	60%	£-3,611,851	£1,730,102	£-1,733,254	£-3,611,851	£1,730,102	£-1,733,254
40%	60%	£-5,521,890	£610,707	£-3,366,074	£-5,521,890	£610,707	£-3,366,074
50%	60%	£-7,341,966	£-1,628,066	£-6,647,197	£-7,341,966	£-1,628,066	£-6,647,197

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£10,121,253	£10,121,253	£10,121,253	£10,121,253	£10,121,253	£10,121,253
10%	70%	£6,253,079	£7,997,659	£6,861,784	£6,253,079	£7,997,659	£6,861,784
15%	70%	£4,318,991	£6,935,862	£5,232,050	£4,318,991	£6,935,862	£5,232,050
20%	70%	£2,362,483	£5,874,065	£3,599,806	£2,362,483	£5,874,065	£3,599,806
25%	70%	£402,193	£4,812,268	£1,948,846	£402,193	£4,812,268	£1,948,846
30%	70%	£-1,558,097	£3,750,471	£297,886	£-1,558,097	£3,750,471	£297,886
35%	70%	£-3,550,272	£2,687,511	£-1,353,072	£-3,550,272	£2,687,511	£-1,353,072
40%	70%	£-5,542,623	£1,613,776	£-3,027,504	£-5,542,623	£1,613,776	£-3,027,504
45%	70%	£-7,534,974	£540,045	£-4,705,466	£-7,534,974	£540,045	£-4,705,466
50%	70%	£-9,527,324	£-533,689	£-6,383,427	£-9,527,324	£-533,689	£-6,383,427
100%	70%	£-29,450,830	£-11,429,699	£-23,163,034	£-29,450,830	£-11,429,699	£-23,163,034
10%	80%	£6,093,709	£8,087,516	£6,789,373	£6,093,709	£8,087,516	£6,789,373
15%	80%	£4,079,809	£7,070,647	£5,123,433	£4,079,809	£7,070,647	£5,123,433
20%	80%	£2,039,532	£6,053,779	£3,452,614	£2,039,532	£6,053,779	£3,452,614
40%	80%	£-6,201,121	£1,979,083	£-3,326,701	£-6,201,121	£1,979,083	£-3,326,701
45%	80%	£-8,275,785	£951,014	£-5,042,061	£-8,275,785	£951,014	£-5,042,061
50%	80%	£-10,350,448	£-77,056	£-6,757,421	£-10,350,448	£-77,056	£-6,757,421
10%	60%	£6,412,447	£7,907,802	£6,934,195	£6,412,447	£7,907,802	£6,934,195
15%	60%	£4,558,045	£6,801,077	£5,340,667	£4,558,045	£6,801,077	£5,340,667
20%	60%	£2,686,434	£5,694,352	£3,746,996	£2,686,434	£5,694,352	£3,746,996
25%	60%	£807,132	£4,587,626	£2,132,835	£807,132	£4,587,626	£2,132,835
30%	60%	£-1,072,171	£3,480,901	£518,673	£-1,072,171	£3,480,901	£518,673
35%	60%	£-2,974,085	£2,367,868	£-1,095,488	£-2,974,085	£2,367,868	£-1,095,488
40%	60%	£-4,884,124	£1,248,473	£-2,728,308	£-4,884,124	£1,248,473	£-2,728,308
50%	60%	£-6,794,201	£-990,320	£-6,009,431	£-6,794,201	£-990,320	£-6,009,431

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,155,038	£7,155,038	£7,155,038	£7,155,038	£7,155,038	£7,155,038
10%	70%	£3,588,243	£5,409,427	£4,227,830	£3,588,243	£5,409,427	£4,227,830
15%	70%	£1,796,823	£4,528,599	£2,756,202	£1,796,823	£4,528,599	£2,756,202
20%	70%	£5,401	£3,647,771	£1,284,574	£5,401	£3,647,771	£1,284,574
25%	70%	-£1,815,230	£2,766,941	-£190,114	-£1,815,230	£2,766,941	-£190,114
30%	70%	-£3,635,949	£1,886,113	-£1,685,810	-£3,635,949	£1,886,113	-£1,685,810
35%	70%	-£5,456,870	£1,005,285	-£3,181,506	-£5,456,870	£1,005,285	-£3,181,506
40%	70%	-£7,277,389	£124,455	-£4,677,202	-£7,277,389	£124,455	-£4,677,202
45%	70%	-£9,098,109	-£768,744	-£6,172,899	-£9,098,109	-£768,744	-£6,172,899
50%	70%	-£10,918,828	-£1,663,978	-£7,668,595	-£10,918,828	-£1,663,978	-£7,668,595
100%	70%	-£28,126,027	-£10,816,326	-£22,625,560	-£28,126,027	-£10,816,326	-£22,625,560
10%	80%	£3,444,176	£5,325,330	£4,175,132	£3,444,176	£5,325,330	£4,175,132
15%	80%	£1,580,722	£4,702,752	£2,677,156	£1,580,722	£4,702,752	£2,677,156
20%	80%	-£287,356	£3,879,975	£1,179,180	-£287,356	£3,879,975	£1,179,180
25%	80%	-£2,181,288	£3,057,198	-£324,011	-£2,181,288	£3,057,198	-£324,011
30%	80%	-£4,075,219	£2,234,420	-£1,846,488	-£4,075,219	£2,234,420	-£1,846,488
35%	80%	-£5,969,150	£1,411,643	-£3,368,963	-£5,969,150	£1,411,643	-£3,368,963
40%	80%	-£7,863,081	£598,865	-£4,891,440	-£7,863,081	£598,865	-£4,891,440
45%	80%	-£9,757,013	-£237,738	-£6,413,915	-£9,757,013	-£237,738	-£6,413,915
50%	80%	-£11,650,944	-£1,073,972	-£7,936,391	-£11,650,944	-£1,073,972	-£7,936,391
10%	60%	£3,732,310	£5,293,325	£4,280,527	£3,732,310	£5,293,325	£4,280,527
15%	60%	£2,012,923	£4,354,446	£2,835,248	£2,012,923	£4,354,446	£2,835,248
20%	60%	£293,336	£3,415,966	£1,380,969	£293,336	£3,415,966	£1,380,969
25%	60%	-£1,449,172	£2,476,686	-£56,215	-£1,449,172	£2,476,686	-£56,215
30%	60%	-£3,196,681	£1,537,806	-£1,525,132	-£3,196,681	£1,537,806	-£1,525,132
35%	60%	-£4,944,189	£598,926	-£2,994,048	-£4,944,189	£598,926	-£2,994,048
40%	60%	-£6,691,697	-£345,513	-£4,462,965	-£6,691,697	-£345,513	-£4,462,965
45%	60%	-£8,439,205	-£1,299,749	-£5,931,882	-£8,439,205	-£1,299,749	-£5,931,882
50%	60%	-£10,186,714	-£2,253,985	-£7,400,798	-£10,186,714	-£2,253,985	-£7,400,798

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£82,440,995	£82,440,995	£82,440,995	£82,440,995	£82,440,995	£82,440,995
10%	70%	£86,007,789	£94,186,605	£85,368,203	£86,007,789	£94,186,605	£85,368,203
15%	70%	£87,799,210	£95,067,433	£86,839,830	£87,799,210	£95,067,433	£86,839,830
20%	70%	£89,590,631	£95,948,261	£88,311,458	£89,590,631	£95,948,261	£88,311,458
25%	70%	£91,382,052	£96,829,089	£89,783,086	£91,382,052	£96,829,089	£89,783,086
30%	70%	£93,173,473	£97,709,917	£91,254,713	£93,173,473	£97,709,917	£91,254,713
35%	70%	£94,964,894	£98,590,745	£92,726,340	£94,964,894	£98,590,745	£92,726,340
40%	70%	£96,756,315	£99,471,573	£94,197,967	£96,756,315	£99,471,573	£94,197,967
45%	70%	£98,547,736	£100,352,401	£95,669,594	£98,547,736	£100,352,401	£95,669,594
50%	70%	£100,339,157	£101,233,229	£97,141,221	£100,339,157	£101,233,229	£97,141,221
100%	70%	£118,722,059	£100,212,358	£112,221,592	£118,722,059	£100,212,358	£112,221,592
10%	80%	£86,151,856	£84,070,502	£85,420,901	£86,151,856	£84,070,502	£85,420,901
15%	80%	£88,015,310	£84,893,280	£86,018,876	£88,015,310	£84,893,280	£86,018,876
20%	80%	£89,880,388	£85,716,057	£86,619,853	£89,880,388	£85,716,057	£86,619,853
25%	80%	£91,745,466	£86,538,834	£87,220,830	£91,745,466	£86,538,834	£87,220,830
30%	80%	£93,610,544	£87,361,611	£87,821,807	£93,610,544	£87,361,611	£87,821,807
35%	80%	£95,475,622	£88,184,388	£88,422,784	£95,475,622	£88,184,388	£88,422,784
40%	80%	£97,340,700	£89,007,165	£89,023,761	£97,340,700	£89,007,165	£89,023,761
45%	80%	£99,205,778	£89,829,942	£89,624,738	£99,205,778	£89,829,942	£89,624,738
50%	80%	£101,070,856	£90,652,719	£90,225,715	£101,070,856	£90,652,719	£90,225,715
10%	60%	£85,863,723	£84,302,707	£85,315,506	£85,863,723	£84,302,707	£85,315,506
15%	60%	£87,728,590	£85,125,484	£86,790,784	£87,728,590	£85,125,484	£86,790,784
20%	60%	£89,593,457	£85,948,261	£88,266,058	£89,593,457	£85,948,261	£88,266,058
25%	60%	£91,458,324	£86,771,038	£89,741,332	£91,458,324	£86,771,038	£89,741,332
30%	60%	£93,323,191	£87,593,815	£91,216,606	£93,323,191	£87,593,815	£91,216,606
35%	60%	£95,188,058	£88,416,592	£92,691,880	£95,188,058	£88,416,592	£92,691,880
40%	60%	£97,052,925	£89,239,369	£94,167,154	£97,052,925	£89,239,369	£94,167,154
45%	60%	£98,917,792	£90,062,146	£95,642,428	£98,917,792	£90,062,146	£95,642,428
50%	60%	£100,782,659	£90,884,923	£97,117,702	£100,782,659	£90,884,923	£97,117,702

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£62,566,801	£62,566,801	£62,566,801	£62,566,801	£62,566,801	£62,566,801
10%	70%	£66,133,595	£64,312,411	£65,494,009	£66,133,595	£64,312,411	£65,494,009
15%	70%	£67,925,016	£65,193,239	£66,965,836	£67,925,016	£65,193,239	£66,965,836
20%	70%	£69,716,437	£66,074,067	£68,437,664	£69,716,437	£66,074,067	£68,437,664
25%	70%	£71,507,858	£66,954,895	£69,909,492	£71,507,858	£66,954,895	£69,909,492
30%	70%	£73,299,279	£67,835,723	£71,381,320	£73,299,279	£67,835,723	£71,381,320
35%	70%	£75,090,700	£68,716,551	£72,853,148	£75,090,700	£68,716,551	£72,853,148
40%	70%	£76,882,121	£69,597,379	£74,324,976	£76,882,121	£69,597,379	£74,324,976
45%	70%	£78,673,542	£70,478,207	£75,796,804	£78,673,542	£70,478,207	£75,796,804
50%	70%	£80,464,963	£71,359,035	£77,268,632	£80,464,963	£71,359,035	£77,268,632
100%	70%	£98,847,865	£80,338,164	£92,347,398	£98,847,865	£80,338,164	£92,347,398
10%	80%	£66,277,662	£64,196,308	£65,546,707	£66,277,662	£64,196,308	£65,546,707
15%	80%	£68,142,529	£65,077,136	£67,018,535	£68,142,529	£65,077,136	£67,018,535
20%	80%	£70,007,396	£65,957,964	£68,489,363	£70,007,396	£65,957,964	£68,489,363
25%	80%	£71,872,263	£66,838,792	£70,000,191	£71,872,263	£66,838,792	£70,000,191
30%	80%	£73,737,130	£67,719,620	£71,510,019	£73,737,130	£67,719,620	£71,510,019
35%	80%	£75,602,000	£68,600,448	£73,020,847	£75,602,000	£68,600,448	£73,020,847
40%	80%	£77,466,867	£69,481,276	£74,531,675	£77,466,867	£69,481,276	£74,531,675
45%	80%	£79,331,734	£70,362,104	£76,042,503	£79,331,734	£70,362,104	£76,042,503
50%	80%	£81,196,601	£71,242,932	£77,553,331	£81,196,601	£71,242,932	£77,553,331
10%	60%	£65,989,522	£64,428,513	£66,441,311	£65,989,522	£64,428,513	£66,441,311
15%	60%	£67,780,389	£65,309,341	£67,912,139	£67,780,389	£65,309,341	£67,912,139
20%	60%	£69,571,256	£66,190,169	£69,382,967	£69,571,256	£66,190,169	£69,382,967
25%	60%	£71,362,123	£67,070,997	£70,853,795	£71,362,123	£67,070,997	£70,853,795
30%	60%	£73,153,000	£67,951,825	£72,324,623	£73,153,000	£67,951,825	£72,324,623
35%	60%	£74,943,867	£68,832,653	£73,795,451	£74,943,867	£68,832,653	£73,795,451
40%	60%	£76,734,734	£69,713,481	£75,266,279	£76,734,734	£69,713,481	£75,266,279
45%	60%	£78,525,601	£70,594,309	£76,737,107	£78,525,601	£70,594,309	£76,737,107
50%	60%	£80,316,468	£71,475,137	£78,207,935	£80,316,468	£71,475,137	£78,207,935

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,723,027	£24,723,027	£24,723,027	£24,723,027	£24,723,027	£24,723,027
10%	70%	£28,289,821	£26,468,637	£27,650,235	£28,289,821	£26,468,637	£27,650,235
15%	70%	£30,081,242	£27,349,465	£29,121,063	£30,081,242	£27,349,465	£29,121,063
20%	70%	£31,872,663	£28,230,293	£30,591,891	£31,872,663	£28,230,293	£30,591,891
25%	70%	£33,664,084	£29,111,121	£32,062,719	£33,664,084	£29,111,121	£32,062,719
30%	70%	£35,455,505	£29,991,949	£33,533,547	£35,455,505	£29,991,949	£33,533,547
35%	70%	£37,246,926	£30,872,777	£35,004,375	£37,246,926	£30,872,777	£35,004,375
40%	70%	£39,038,347	£31,753,605	£36,475,203	£39,038,347	£31,753,605	£36,475,203
45%	70%	£40,829,768	£32,634,433	£37,946,031	£40,829,768	£32,634,433	£37,946,031
50%	70%	£42,621,189	£33,515,261	£39,416,859	£42,621,189	£33,515,261	£39,416,859
100%	70%	£61,004,091	£42,494				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544	-£4,023,544
10%	70%	-£7,580,338	-£5,769,154	-£8,950,752	-£7,580,338	-£5,769,154	-£8,950,752
15%	70%	-£9,381,759	-£6,649,983	-£8,422,379	-£9,381,759	-£6,649,983	-£8,422,379
20%	70%	-£11,173,180	-£7,530,811	-£9,894,008	-£11,173,180	-£7,530,811	-£9,894,008
25%	70%	-£12,993,811	-£8,411,640	-£11,368,695	-£12,993,811	-£8,411,640	-£11,368,695
30%	70%	-£14,814,531	-£9,292,469	-£12,864,391	-£14,814,531	-£9,292,469	-£12,864,391
35%	70%	-£16,635,251	-£10,173,297	-£14,360,087	-£16,635,251	-£10,173,297	-£14,360,087
40%	70%	-£18,455,971	-£11,054,125	-£15,855,784	-£18,455,971	-£11,054,125	-£15,855,784
45%	70%	-£20,276,690	-£11,947,328	-£17,351,481	-£20,276,690	-£11,947,328	-£17,351,481
50%	70%	-£22,097,410	-£12,842,560	-£18,847,177	-£22,097,410	-£12,842,560	-£18,847,177
100%	70%	-£40,304,608	-£21,794,908	-£33,804,141	-£40,304,608	-£21,794,908	-£33,804,141
10%	80%	-£7,734,405	-£5,653,052	-£7,003,450	-£7,734,405	-£5,653,052	-£7,003,450
15%	80%	-£9,397,860	-£6,475,829	-£8,301,425	-£9,397,860	-£6,475,829	-£8,301,425
20%	80%	-£11,465,838	-£7,298,606	-£9,999,402	-£11,465,838	-£7,298,606	-£9,999,402
40%	80%	-£19,041,863	-£10,589,717	-£16,070,021	-£19,041,863	-£10,589,717	-£16,070,021
45%	80%	-£20,935,595	-£11,416,320	-£17,592,497	-£20,935,595	-£11,416,320	-£17,592,497
50%	80%	-£22,829,525	-£12,252,554	-£19,114,973	-£22,829,525	-£12,252,554	-£19,114,973
10%	60%	-£7,446,272	-£5,885,256	-£6,898,055	-£7,446,272	-£5,885,256	-£6,898,055
15%	60%	-£9,165,859	-£6,824,138	-£8,343,333	-£9,165,859	-£6,824,138	-£8,343,333
20%	60%	-£10,885,046	-£7,763,016	-£9,788,613	-£10,885,046	-£7,763,016	-£9,788,613
25%	60%	-£12,627,754	-£8,701,895	-£11,234,797	-£12,627,754	-£8,701,895	-£11,234,797
30%	60%	-£14,375,262	-£9,640,775	-£12,703,713	-£14,375,262	-£9,640,775	-£12,703,713
35%	60%	-£16,122,770	-£10,579,655	-£14,172,630	-£16,122,770	-£10,579,655	-£14,172,630
40%	60%	-£17,870,279	-£11,524,095	-£15,641,547	-£17,870,279	-£11,524,095	-£15,641,547
50%	60%	-£21,365,295	-£13,432,566	-£18,579,380	-£21,365,295	-£13,432,566	-£18,579,380

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£723,789	£723,789	£723,789	£723,789	£723,789	£723,789
10%	70%	-£2,943,056	-£1,021,921	-£2,203,618	-£2,943,056	-£1,021,921	-£2,203,618
15%	70%	-£4,634,425	-£1,902,649	-£3,675,046	-£4,634,425	-£1,902,649	-£3,675,046
20%	70%	-£6,425,847	-£2,783,478	-£5,146,675	-£6,425,847	-£2,783,478	-£5,146,675
25%	70%	-£8,246,478	-£3,664,307	-£6,621,362	-£8,246,478	-£3,664,307	-£6,621,362
30%	70%	-£10,067,197	-£4,545,135	-£8,117,058	-£10,067,197	-£4,545,135	-£8,117,058
35%	70%	-£11,887,918	-£5,425,963	-£9,612,754	-£11,887,918	-£5,425,963	-£9,612,754
40%	70%	-£13,708,639	-£6,306,791	-£11,108,450	-£13,708,639	-£6,306,791	-£11,108,450
45%	70%	-£15,529,357	-£7,189,992	-£12,604,147	-£15,529,357	-£7,189,992	-£12,604,147
50%	70%	-£17,350,077	-£8,095,227	-£14,099,843	-£17,350,077	-£8,095,227	-£14,099,843
100%	70%	-£35,557,275	-£17,047,574	-£28,056,808	-£35,557,275	-£17,047,574	-£28,056,808
10%	80%	-£2,987,072	-£905,718	-£2,256,117	-£2,987,072	-£905,718	-£2,256,117
15%	80%	-£4,580,526	-£1,728,496	-£3,754,092	-£4,580,526	-£1,728,496	-£3,754,092
20%	80%	-£6,718,604	-£2,551,273	-£5,252,064	-£6,718,604	-£2,551,273	-£5,252,064
40%	80%	-£14,294,330	-£5,842,383	-£11,322,688	-£14,294,330	-£5,842,383	-£11,322,688
45%	80%	-£16,188,261	-£6,668,986	-£12,845,164	-£16,188,261	-£6,668,986	-£12,845,164
50%	80%	-£18,082,192	-£7,505,220	-£14,367,639	-£18,082,192	-£7,505,220	-£14,367,639
10%	60%	-£2,998,939	-£1,137,923	-£2,150,721	-£2,998,939	-£1,137,923	-£2,150,721
15%	60%	-£4,418,326	-£2,076,803	-£3,596,000	-£4,418,326	-£2,076,803	-£3,596,000
20%	60%	-£6,137,713	-£3,015,682	-£5,041,280	-£6,137,713	-£3,015,682	-£5,041,280
25%	60%	-£7,880,420	-£3,954,562	-£6,487,463	-£7,880,420	-£3,954,562	-£6,487,463
30%	60%	-£9,627,929	-£4,893,442	-£7,932,929	-£9,627,929	-£4,893,442	-£7,932,929
35%	60%	-£11,375,437	-£5,832,323	-£9,428,297	-£11,375,437	-£5,832,323	-£9,428,297
40%	60%	-£13,122,945	-£6,776,762	-£10,884,213	-£13,122,945	-£6,776,762	-£10,884,213
50%	60%	-£16,617,962	-£8,685,233	-£13,832,047	-£16,617,962	-£8,685,233	-£13,832,047

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,819,339	£2,819,339	£2,819,339	£2,819,339	£2,819,339	£2,819,339
10%	70%	-£747,455	£1,073,729	-£1,073,729	-£747,455	£1,073,729	-£1,073,729
15%	70%	-£2,338,876	£1,954,557	-£1,579,496	-£2,338,876	£1,954,557	-£1,579,496
20%	70%	-£4,330,297	£2,837,385	-£3,051,126	-£4,330,297	£2,837,385	-£3,051,126
25%	70%	-£6,150,928	£3,720,213	-£4,525,812	-£6,150,928	£3,720,213	-£4,525,812
30%	70%	-£7,971,648	£4,603,041	-£6,021,508	-£7,971,648	£4,603,041	-£6,021,508
35%	70%	-£9,792,368	£5,485,869	-£7,517,204	-£9,792,368	£5,485,869	-£7,517,204
40%	70%	-£11,613,088	£6,368,697	-£9,012,900	-£11,613,088	£6,368,697	-£9,012,900
45%	70%	-£13,433,807	£7,251,525	-£10,508,596	-£13,433,807	£7,251,525	-£10,508,596
50%	70%	-£15,254,527	£8,134,353	-£12,004,294	-£15,254,527	£8,134,353	-£12,004,294
100%	70%	-£33,461,725	£14,952,025	-£26,961,258	-£33,461,725	£14,952,025	-£26,961,258
10%	80%	-£891,522	£1,189,832	-£160,567	-£891,522	£1,189,832	-£160,567
15%	80%	-£2,754,977	£3,074,554	-£1,658,542	-£2,754,977	£3,074,554	-£1,658,542
20%	80%	-£4,845,223	£4,959,281	-£3,154,618	-£4,845,223	£4,959,281	-£3,154,618
40%	80%	-£12,198,780	£12,746,834	-£9,227,138	-£12,198,780	£12,746,834	-£9,227,138
45%	80%	-£14,092,712	£14,573,437	-£10,749,614	-£14,092,712	£14,573,437	-£10,749,614
50%	80%	-£15,986,642	£16,400,040	-£12,272,090	-£15,986,642	£16,400,040	-£12,272,090
10%	60%	-£603,389	£957,627	-£55,172	-£603,389	£957,627	-£55,172
15%	60%	-£2,322,776	£1,817,747	-£1,500,450	-£2,322,776	£1,817,747	-£1,500,450
20%	60%	-£4,042,163	£3,290,133	-£2,945,730	-£4,042,163	£3,290,133	-£2,945,730
25%	60%	-£5,784,871	£4,762,519	-£4,391,314	-£5,784,871	£4,762,519	-£4,391,314
30%	60%	-£7,532,379	£6,234,905	-£5,860,830	-£7,532,379	£6,234,905	-£5,860,830
35%	60%	-£9,279,887	£7,707,291	-£7,329,747	-£9,279,887	£7,707,291	-£7,329,747
40%	60%	-£11,027,396	£9,179,677	-£8,798,664	-£11,027,396	£9,179,677	-£8,798,664
50%	60%	-£14,522,412	£10,652,063	-£11,236,487	-£14,522,412	£10,652,063	-£11,236,487

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146	-£4,323,146
10%	70%	-£7,889,940	-£6,068,757	-£7,250,354	-£7,889,940	-£6,068,757	-£7,250,354
15%	70%	-£9,981,361	-£6,949,585	-£8,721,362	-£9,981,361	-£6,949,585	-£8,721,362
20%	70%	-£11,472,783	-£7,830,413	-£10,193,610	-£11,472,783	-£7,830,413	-£10,193,610
25%	70%	-£13,293,413	-£8,711,243	-£11,668,297	-£13,293,413	-£8,711,243	-£11,668,297
30%	70%	-£15,114,133	-£9,592,071	-£13,163,993	-£15,114,133	-£9,592,071	-£13,163,993
35%	70%	-£16,934,853	-£10,472,899	-£14,659,690	-£16,934,853	-£10,472,899	-£14,659,690
40%	70%	-£18,755,573	-£11,353,728	-£16,155,386	-£18,755,573	-£11,353,728	-£16,155,386
45%	70%	-£20,576,293	-£12,246,928	-£17,651,083	-£20,576,293	-£12,246,928	-£17,651,083
50%	70%	-£22,397,013	-£13,142,162	-£19,146,779	-£22,397,013	-£13,142,162	-£19,146,779
100%	70%	-£40,604,211	-£22,094,510	-£34,103,743	-£40,604,211	-£22,094,510	-£34,103,743
10%	80%	-£8,034,008	-£5,952,654	-£7,303,052	-£8,034,008	-£5,952,654	-£7,303,052
15%	80%	-£9,897,462	-£6,775,432	-£8,801,028	-£9,897,462	-£6,775,432	-£8,801,028
20%	80%	-£11,765,540	-£7,598,208	-£10,299,004	-£11,765,540	-£7,598,208	-£10,299,004
40%	80%	-£19,241,265	-£10,889,319	-£16,369,624	-£19,241,265	-£10,889,319	-£16,369,624
45%	80%	-£21,235,197	-£11,715,922	-£17,892,099	-£21,235,197	-£11,715,922	-£17,892,099
50%	80%	-£23,129,128	-£12,552,156	-£19,414,575	-£23,129,128	-£12,552,156	-£19,414,575
10%	60%	-£7,745,874	-£6,184,859	-£7,197,657	-£7,745,874	-£6,184,859	-£7,197,657
15%	60%	-£9,465,261	-£7,123,738	-£8,642,936	-£9,465,261	-£7,123,738	-£8,642,936
20%	60%	-£11,184,648	-£8,062,618	-£10,088,215	-£11,184,648	-£8,062,618	-£10,088,215
25%	60%	-£12,927,356	-£9,001,498	-£11,534,399	-£12,927,356	-£9,001,498	-£11,534,399
30%	60%	-£14,674,864	-£9,940,377	-£13,003,316	-£14,674,864	-£9,940,377	-£13,003,316
35%	60%	-£16,422,373	-£10,879,258	-£14,472,232	-£16,422,373	-£10,879,258	-£14,472,232
40%	60%	-£18,169,881	-£11,823,697	-£15,941,149	-£18,169,881	-£11,823,697	-£15,941,149
50%	60%	-£21,864,897	-£13,732,169	-£18,878,882	-£21,864,897	-£13,732,169	-£18,878,882

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£4,948,463	£4,948,463	£4,948,463	£4,948,463	£4,948,463	£4,948,463
10%	70%	£1,381,969	£3,202,853	£2,021,255	£1,381,969	£3,202,853	£2,021,255
15%	70%	£409,751	£2,322,025	£349,628	£409,751	£2,322,025	£349,628
20%	70%	£2,201,173	£1,441,196	£922,001	£2,201,173	£1,441,196	£922,001
25%	70%	£4,021,804	£560,367	£2,396,688	£4,021,804	£560,367	£2,396,688
30%	70%	£5,842,523	£320,461	£3,892,384	£5,842,523	£320,461	£3,892,384
35%	70%	£7,663,244	£1,201,290	£5,388,080	£7,663,244	£1,201,290	£5,388,080
40%	70%	£9,483,963	£2,082,119	£6,883,776	£9,483,963	£2,082,119	£6,883,776
45%	70%	£11,304,683	£2,975,318	£8,379,473	£11,304,683	£2,975,318	£8,379,473
50%	70%	£13,125,403	£3,870,553	£9,875,170	£13,125,403	£3,870,553	£9,875,170
100%	70%	£31,332,601	£12,822,900	£24,832,134	£31,332,601	£12,822,900	£24,832,134
10%	80%	£1,237,602	£3,318,956	£1,968,557	£1,237,602	£3,318,956	£1,968,557
15%	80%	£625,852	£2,496,176	£1,470,582	£625,852	£2,496,176	£1,470,582
20%	80%	£2,493,930	£1,617,401	£1,027,395	£2,493,930	£1,617,401	£1,027,395
40%	80%	£10,069,656	£1,617,709	£7,098,014	£10,069,656	£1,617,709	£7,098,014
45%	80%	£11,963,587	£2,444,312	£8,620,490	£11,963,587	£2,444,312	£8,620,490
50%	80%	£13,857,518	£3,280,546	£10,142,965	£13,857,518	£3,280,546	£10,142,965
10%	60%	£1,525,735	£3,086,751	£2,073,952	£1,525,735	£3,086,751	£2,073,952
15%	60%	£1,983,652	£2,147,871	£1,525,874	£1,983,652	£2,147,871	£1,525,874
20%	60%	£1,913,039	£1,208,952	£816,606	£1,913,039	£1,208,952	£816,606
25%	60%	£3,655,747	£270,112	£2,262,789	£3,655,747	£270,112	£2,262,789
30%	60%	£5,403,255	£668,768	£3,731,706	£5,403,255	£668,768	£3,731,706
35%	60%	£7,150,763	£1,607,649	£5,200,623	£7,150,763	£1,607,649	£5,200,623
40%	60%	£8,998,271	£2,552,088	£6,669,539	£8,998,271	£2,552,088	£6,669,539
50%	60%	£12,393,288	£4,460,559	£9,607,373	£12,393,288	£4,460,559	£9,607,373

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£5,586,229	£5,586,229	£5,586,229	£5,586,229	£5,586,229	£5,586,229
10%	70%	£2,019,435	£3,840,619	£2,659,021	£2,019,435	£3,840,619	£2,659,021
15%	70%	£228,014	£2,959,790	£1,187,394	£228,014	£2,959,790	£1,187,394
20%	70%	£1,963,407	£2,078,962	£294,235	£1,963,407	£2,078,962	£294,235
25%	70%	£3,984,038	£1,198,133	£1,758,922	£3,984,038	£1,198,133	£1,758,922
30%	70%	£5,204,758	£317,305	£3,254,618	£5,204,758	£317,305	£3,254,618
35%	70%	£7,025,478	£563,524	£4,750,314	£7,025,478	£563,524	£4,750,314
40%	70%	£8,946,198	£1,444,353	£6,246,010	£8,946,198	£1,444,353	£6,246,010
45%	70%	£10,666,917	£2,337,553	£7,741,708	£10,666,917	£2,337,553	£7,741,708
50%	70%	£12,487,637	£3,232,787	£9,237,404	£12,487,637	£3,232,787	£9,237,404
100%	70%	£30,694,835	£12,185,135	£24,194,368	£30,694,835	£12,185,135	£24,194,368
10%	80%	£1,875,368	£3,956,722	£2,606,323	£1,875,368	£3,956,722	£2,606,323
15%	80%	£1,914	£3,133,944	£1,108,348	£1,914	£3,133,944	£1,108,348
20%	80%	£1,856,165	£2,311,167	£399,629	£1,856,165	£2,311,167	£399,629
40%	80%	£9,431,890	£979,943	£8,460,248	£9,431,890	£979,943	£8,460,248
45%	80%	£11,325,822	£1,806,547	£7,982,724	£11,325,822	£1,806,547	£7,982,724
50%	80%	£13,219,752	£2,642,781	£9,505,200	£13,219,752	£2,642,781	£9,505,200
10%	60%	£2,163,501	£3,724,517	£2,711,718	£2,163,501	£3,724,517	£2,711,718
15%	60%	£444,114	£2,785,637	£1,263,440	£444,114	£2,785,637	£1,263,440
20%	60%	£1,275,273	£1,946,757	£178,840	£1,275,273	£1,946,757	£178,840
25%	60%	£3,017,981	£907,878	£1,625,024	£3,017,981	£907,878	£1,625,024
30%	60%	£4,765,489	£31,002	£3,093,940	£4,765,489	£31,002	£3,093,940
35%	60%	£6,512,997	£969,883	£4,562,857	£6,512,997	£969,883	£4,562,857
40%	60%	£8,260,506	£1,914,322	£6,031,773	£8,260,506	£1,914,322	£6,031,773
50%	60%	£11,755,522	£3,822,793	£8,969,607	£11,755,522	£3,822,793	£8,969,607

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,869,719	£2,869,719	£2,869,719	£2,869,719	£2,869,719	£2,869,719
10%	70%	-£689,074	£1,050,601	£22,014	-£689,074	£1,050,601	-£22,014
15%	70%	-£2,339,485	£291,042	-£1,338,895	-£2,339,485	£291,042	-£1,338,895
20%	70%	-£3,989,896	-£476,180	-£2,655,775	-£3,989,896	-£476,180	-£2,655,775
25%	70%	-£5,640,307	-£1,248,161	-£3,972,656	-£5,640,307	-£1,248,161	-£3,972,656
30%	70%	-£7,290,718	-£2,020,143	-£5,289,537	-£7,290,718	-£2,020,143	-£5,289,537
35%	70%	-£8,941,129	-£2,792,126	-£6,606,417	-£8,941,129	-£2,792,126	-£6,606,417
40%	70%	-£10,591,540	-£3,564,108	-£7,923,299	-£10,591,540	-£3,564,108	-£7,923,299
45%	70%	-£12,241,951	-£4,336,089	-£9,240,179	-£12,241,951	-£4,336,089	-£9,240,179
50%	70%	-£13,892,362	-£5,108,071	-£10,557,060	-£13,892,362	-£5,108,071	-£10,557,060
100%	70%	-£30,396,472	-£12,827,890	-£23,725,868	-£30,396,472	-£12,827,890	-£23,725,868
10%	80%	-£817,673	£1,171,012	-£55,319	-£817,673	£1,171,012	-£55,319
15%	80%	-£2,532,384	£471,658	-£1,388,852	-£2,532,384	£471,658	-£1,388,852
20%	80%	-£4,247,095	-£231,418	-£2,722,385	-£4,247,095	-£231,418	-£2,722,385
25%	80%	-£5,961,805	-£492,210	-£4,055,919	-£5,961,805	-£492,210	-£4,055,919
30%	80%	-£7,676,515	-£1,653,002	-£5,389,451	-£7,676,515	-£1,653,002	-£5,389,451
35%	80%	-£9,391,227	-£2,363,794	-£6,722,984	-£9,391,227	-£2,363,794	-£6,722,984
40%	80%	-£11,105,937	-£3,074,585	-£8,056,518	-£11,105,937	-£3,074,585	-£8,056,518
45%	80%	-£12,820,647	-£3,785,377	-£9,390,051	-£12,820,647	-£3,785,377	-£9,390,051
50%	80%	-£14,535,358	-£4,496,169	-£10,723,584	-£14,535,358	-£4,496,169	-£10,723,584
10%	60%	-£560,475	£930,190	£11,109	-£560,475	£930,190	£11,109
15%	60%	-£2,146,586	£1,120,425	-£1,288,938	-£2,146,586	£1,120,425	-£1,288,938
20%	60%	-£3,732,696	£20,841	-£3,589,165	-£3,732,696	£20,841	-£3,589,165
25%	60%	-£5,318,806	-£1,554,114	-£3,889,304	-£5,318,806	-£1,554,114	-£3,889,304
30%	60%	-£6,904,920	-£2,387,285	-£5,189,622	-£6,904,920	-£2,387,285	-£5,189,622
35%	60%	-£8,491,032	-£3,220,458	-£6,489,851	-£8,491,032	-£3,220,458	-£6,489,851
40%	60%	-£10,077,143	-£4,053,629	-£7,790,079	-£10,077,143	-£4,053,629	-£7,790,079
45%	60%	-£11,663,254	-£4,886,802	-£9,090,308	-£11,663,254	-£4,886,802	-£9,090,308
50%	60%	-£13,249,366	-£5,719,974	-£10,390,536	-£13,249,366	-£5,719,974	-£10,390,536

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313	-£87,026,313
10%	70%	-£90,285,107	-£88,545,431	-£89,618,046	-£90,285,107	-£88,545,431	-£89,618,046
15%	70%	-£91,935,517	-£89,304,991	-£90,934,927	-£91,935,517	-£89,304,991	-£90,934,927
20%	70%	-£93,585,929	-£90,072,212	-£92,261,808	-£93,585,929	-£90,072,212	-£92,261,808
25%	70%	-£95,236,340	-£90,844,194	-£93,568,688	-£95,236,340	-£90,844,194	-£93,568,688
30%	70%	-£96,886,750	-£91,616,176	-£94,885,569	-£96,886,750	-£91,616,176	-£94,885,569
35%	70%	-£98,537,162	-£92,388,158	-£96,202,449	-£98,537,162	-£92,388,158	-£96,202,449
40%	70%	-£100,187,572	-£93,160,140	-£97,519,331	-£100,187,572	-£93,160,140	-£97,519,331
45%	70%	-£101,837,982	-£93,932,122	-£98,836,212	-£101,837,982	-£93,932,122	-£98,836,212
50%	70%	-£103,488,395	-£94,704,103	-£100,153,092	-£103,488,395	-£94,704,103	-£100,153,092
100%	70%	-£119,992,504	-£102,423,923	-£113,321,900	-£119,992,504	-£102,423,923	-£113,321,900
10%	80%	-£90,413,706	-£88,425,020	-£89,651,351	-£90,413,706	-£88,425,020	-£89,651,351
15%	80%	-£92,128,414	-£89,124,374	-£90,984,884	-£92,128,414	-£89,124,374	-£90,984,884
20%	80%	-£93,843,127	-£89,827,451	-£92,318,418	-£93,843,127	-£89,827,451	-£92,318,418
25%	80%	-£95,557,969	-£90,530,619	-£93,652,950	-£95,557,969	-£90,530,619	-£93,652,950
30%	80%	-£97,272,811	-£91,233,780	-£94,987,481	-£97,272,811	-£91,233,780	-£94,987,481
35%	80%	-£98,987,653	-£91,936,941	-£96,322,012	-£98,987,653	-£91,936,941	-£96,322,012
40%	80%	-£100,702,495	-£92,640,102	-£97,656,543	-£100,702,495	-£92,640,102	-£97,656,543
45%	80%	-£102,417,337	-£93,343,263	-£98,991,074	-£102,417,337	-£93,343,263	-£98,991,074
50%	80%	-£104,132,179	-£94,046,424	-£100,325,605	-£104,132,179	-£94,046,424	-£100,325,605
10%	60%	-£90,156,507	-£88,665,842	-£89,584,923	-£90,156,507	-£88,665,842	-£89,584,923
15%	60%	-£91,742,618	-£89,485,607	-£90,894,970	-£91,742,618	-£89,485,607	-£90,894,970
20%	60%	-£93,328,729	-£90,305,373	-£92,195,188	-£93,328,729	-£90,305,373	-£92,195,188
25%	60%	-£94,914,840	-£91,125,146	-£93,495,427	-£94,914,840	-£91,125,146	-£93,495,427
30%	60%	-£96,500,951	-£91,944,919	-£94,795,666	-£96,500,951	-£91,944,919	-£94,795,666
35%	60%	-£98,087,062	-£92,764,692	-£96,095,905	-£98,087,062	-£92,764,692	-£96,095,905
40%	60%	-£99,673,173	-£93,584,465	-£97,396,144	-£99,673,173	-£93,584,465	-£97,396,144
50%	60%	-£102,845,389	-£95,216,007	-£99,986,588	-£102,845,389	-£95,216,007	-£99,986,588

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119	-£67,152,119
10%	70%	-£70,410,912	-£68,671,237	-£69,743,852	-£70,410,912	-£68,671,237	-£69,743,852
15%	70%	-£72,961,323	-£69,430,796	-£71,060,733	-£72,961,323	-£69,430,796	-£71,060,733
20%	70%	-£75,511,734	-£70,190,355	-£72,377,614	-£75,511,734	-£70,190,355	-£72,377,614
25%	70%	-£78,062,145	-£70,950,000	-£73,694,494	-£78,062,145	-£70,950,000	-£73,694,494
30%	70%	-£80,612,556	-£71,709,645	-£75,011,375	-£80,612,556	-£71,709,645	-£75,011,375
35%	70%	-£83,162,967	-£72,469,290	-£76,328,255	-£83,162,967	-£72,469,290	-£76,328,255
40%	70%	-£85,713,378	-£73,228,935	-£77,645,135	-£85,713,378	-£73,228,935	-£77,645,135
45%	70%	-£88,263,789	-£73,988,580	-£78,962,016	-£88,263,789	-£73,988,580	-£78,962,016
50%	70%	-£90,814,200	-£74,748,225	-£80,278,896	-£90,814,200	-£74,748,225	-£80,278,896
100%	70%	-£100,118,310	-£82,549,728	-£93,447,706	-£100,118,310	-£82,549,728	-£93,447,706
10%	80%	-£70,539,512	-£68,550,826	-£69,777,157	-£70,539,512	-£68,550,826	-£69,777,157
15%	80%	-£72,254,222	-£69,250,180	-£71,110,690	-£72,254,222	-£69,250,180	-£71,110,690
20%	80%	-£73,968,932	-£69,949,533	-£72,444,223	-£73,968,932	-£69,949,533	-£72,444,223
25%	80%	-£75,683,642	-£70,648,886	-£73,777,756	-£75,683,642	-£70,648,886	-£73,777,756
30%	80%	-£77,398,352	-£71,348,239	-£75,111,289	-£77,398,352	-£71,348,239	-£75,111,289
35%	80%	-£79,113,062	-£72,047,592	-£76,444,822	-£79,113,062	-£72,047,592	-£76,444,822
40%	80%	-£80,827,772	-£72,746,945	-£77,778,355	-£80,827,772	-£72,746,945	-£77,778,355
45%	80%	-£82,542,482	-£73,446,298	-£79,111,888	-£82,542,482	-£73,446,298	-£79,111,888
50%	80%	-£84,257,192	-£74,145,651	-£80,445,421	-£84,257,192	-£74,145,651	-£80,445,421
10%	60%	-£70,282,313	-£68,791,648	-£69,710,729	-£70,282,313	-£68,791,648	-£69,710,729
15%	60%	-£71,868,424	-£69,511,413	-£71,040,776	-£71,868,424	-£69,511,413	-£71,040,776
20%	60%	-£73,454,535	-£70,231,178	-£72,369,823	-£73,454,535	-£70,231,178	-£72,369,823
25%	60%	-£75,040,646	-£70,950,943	-£73,694,870	-£75,040,646	-£70,950,943	-£73,694,870
30%	60%	-£76,626,757	-£71,670,708	-£75,020,917	-£76,626,757	-£71,670,708	-£75,020,917
35%	60%	-£78,212,868	-£72,389,473	-£76,346,964	-£78,212,868	-£72,389,473	-£76,346,964
40%	60%	-£79,800,979	-£73,109,238	-£77,673,011	-£79,800,979	-£73,109,238	-£77,673,011
50%	60%	-£82,971,205	-£75,441,812	-£80,112,374	-£82,971,205	-£75,441,812	-£80,112,374

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345	-£29,308,345
10%	70%	-£32,567,139	-£30,827,464	-£31,900,079	-£32,567,139	-£30,827,464	-£31,900,079
15%	70%	-£34,217,549	-£31,587,023	-£32,715,958	-£34,217,549	-£31,587,023	-£32,715,958
20%	70%	-£35,867,959	-£32,346,582	-£33,531,837	-£35,867,959	-£32,346,582	-£33,531,837
25%	70%	-£37,518,369	-£33,106,141</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862	-£8,608,862
10%	70%	-£11,867,656	-£10,127,981	-£11,200,596	-£11,867,656	-£10,127,981	-£11,200,596
15%	70%	-£13,518,066	-£10,887,540	-£12,517,476	-£13,518,066	-£10,887,540	-£12,517,476
20%	70%	-£15,168,476	-£11,654,761	-£13,834,357	-£15,168,476	-£11,654,761	-£13,834,357
25%	70%	-£16,818,889	-£12,426,743	-£15,151,238	-£16,818,889	-£12,426,743	-£15,151,238
30%	70%	-£18,469,299	-£13,198,725	-£16,468,118	-£18,469,299	-£13,198,725	-£16,468,118
35%	70%	-£20,119,711	-£13,970,707	-£17,784,999	-£20,119,711	-£13,970,707	-£17,784,999
40%	70%	-£21,770,122	-£14,742,689	-£19,101,880	-£21,770,122	-£14,742,689	-£19,101,880
45%	70%	-£23,420,532	-£15,514,671	-£20,418,761	-£23,420,532	-£15,514,671	-£20,418,761
50%	70%	-£25,070,944	-£16,286,653	-£21,735,642	-£25,070,944	-£16,286,653	-£21,735,642
100%	70%	-£41,575,053	-£24,006,472	-£34,904,450	-£41,575,053	-£24,006,472	-£34,904,450
10%	80%	-£11,996,255	-£10,007,570	-£11,233,900	-£11,996,255	-£10,007,570	-£11,233,900
15%	80%	-£13,710,965	-£10,766,323	-£12,567,434	-£13,710,965	-£10,766,323	-£12,567,434
20%	80%	-£15,425,676	-£11,525,076	-£13,900,967	-£15,425,676	-£11,525,076	-£13,900,967
40%	80%	-£22,284,518	-£14,253,167	-£19,235,099	-£22,284,518	-£14,253,167	-£19,235,099
45%	80%	-£23,999,229	-£14,963,959	-£20,568,633	-£23,999,229	-£14,963,959	-£20,568,633
50%	80%	-£25,713,940	-£15,674,750	-£21,902,166	-£25,713,940	-£15,674,750	-£21,902,166
10%	60%	-£11,730,057	-£10,248,392	-£11,167,472	-£11,730,057	-£10,248,392	-£11,167,472
15%	60%	-£13,325,168	-£11,068,156	-£12,467,519	-£13,325,168	-£11,068,156	-£12,467,519
20%	60%	-£14,911,280	-£11,899,523	-£13,767,747	-£14,911,280	-£11,899,523	-£13,767,747
25%	60%	-£16,497,391	-£12,732,695	-£15,067,976	-£16,497,391	-£12,732,695	-£15,067,976
30%	60%	-£18,083,502	-£13,565,867	-£16,368,204	-£18,083,502	-£13,565,867	-£16,368,204
35%	60%	-£19,669,614	-£14,399,039	-£17,668,433	-£19,669,614	-£14,399,039	-£17,668,433
40%	60%	-£21,255,725	-£15,232,211	-£18,968,660	-£21,255,725	-£15,232,211	-£18,968,660
50%	60%	-£24,427,548	-£16,898,456	-£21,569,117	-£24,427,548	-£16,898,456	-£21,569,117

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529	-£3,861,529
10%	70%	-£7,120,322	-£5,380,947	-£6,453,262	-£7,120,322	-£5,380,947	-£6,453,262
15%	70%	-£8,770,733	-£6,149,206	-£7,770,443	-£8,770,733	-£6,149,206	-£7,770,443
20%	70%	-£10,421,145	-£6,907,428	-£9,087,024	-£10,421,145	-£6,907,428	-£9,087,024
25%	70%	-£12,071,555	-£7,679,410	-£10,403,904	-£12,071,555	-£7,679,410	-£10,403,904
30%	70%	-£13,721,966	-£8,451,391	-£11,720,785	-£13,721,966	-£8,451,391	-£11,720,785
35%	70%	-£15,372,378	-£9,223,374	-£13,037,666	-£15,372,378	-£9,223,374	-£13,037,666
40%	70%	-£17,022,789	-£9,995,356	-£14,354,547	-£17,022,789	-£9,995,356	-£14,354,547
45%	70%	-£18,673,199	-£10,767,338	-£15,671,428	-£18,673,199	-£10,767,338	-£15,671,428
50%	70%	-£20,323,611	-£11,539,319	-£16,988,308	-£20,323,611	-£11,539,319	-£16,988,308
100%	70%	-£36,827,720	-£19,259,138	-£30,157,116	-£36,827,720	-£19,259,138	-£30,157,116
10%	80%	-£7,248,922	-£5,260,236	-£6,486,567	-£7,248,922	-£5,260,236	-£6,486,567
15%	80%	-£8,963,632	-£5,969,590	-£7,820,100	-£8,963,632	-£5,969,590	-£7,820,100
20%	80%	-£10,678,343	-£6,662,667	-£9,153,633	-£10,678,343	-£6,662,667	-£9,153,633
40%	80%	-£17,537,185	-£9,505,833	-£14,487,766	-£17,537,185	-£9,505,833	-£14,487,766
45%	80%	-£19,251,895	-£10,216,625	-£15,821,299	-£19,251,895	-£10,216,625	-£15,821,299
50%	80%	-£20,966,607	-£10,927,417	-£17,154,832	-£20,966,607	-£10,927,417	-£17,154,832
10%	60%	-£6,991,723	-£5,501,058	-£6,420,139	-£6,991,723	-£5,501,058	-£6,420,139
15%	60%	-£8,677,834	-£6,320,823	-£7,720,186	-£8,677,834	-£6,320,823	-£7,720,186
20%	60%	-£10,363,946	-£7,152,189	-£9,020,414	-£10,363,946	-£7,152,189	-£9,020,414
25%	60%	-£12,050,057	-£7,985,362	-£10,320,642	-£12,050,057	-£7,985,362	-£10,320,642
30%	60%	-£13,736,168	-£8,818,533	-£11,620,870	-£13,736,168	-£8,818,533	-£11,620,870
35%	60%	-£15,422,280	-£9,651,706	-£12,921,099	-£15,422,280	-£9,651,706	-£12,921,099
40%	60%	-£17,108,392	-£10,484,877	-£14,221,327	-£17,108,392	-£10,484,877	-£14,221,327
50%	60%	-£18,794,504	-£11,318,049	-£15,521,555	-£18,794,504	-£11,318,049	-£15,521,555

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979	-£1,765,979
10%	70%	-£5,024,773	-£3,285,098	-£4,357,713	-£5,024,773	-£3,285,098	-£4,357,713
15%	70%	-£6,675,183	-£4,044,657	-£5,674,293	-£6,675,183	-£4,044,657	-£5,674,293
20%	70%	-£8,325,595	-£4,811,878	-£6,991,474	-£8,325,595	-£4,811,878	-£6,991,474
25%	70%	-£9,976,006	-£5,583,860	-£8,308,354	-£9,976,006	-£5,583,860	-£8,308,354
30%	70%	-£11,626,416	-£6,355,842	-£9,625,235	-£11,626,416	-£6,355,842	-£9,625,235
35%	70%	-£13,276,828	-£7,127,824	-£10,942,116	-£13,276,828	-£7,127,824	-£10,942,116
40%	70%	-£14,927,239	-£7,899,806	-£12,259,997	-£14,927,239	-£7,899,806	-£12,259,997
45%	70%	-£16,577,649	-£8,671,788	-£13,575,878	-£16,577,649	-£8,671,788	-£13,575,878
50%	70%	-£18,228,061	-£9,443,770	-£14,892,758	-£18,228,061	-£9,443,770	-£14,892,758
100%	70%	-£34,732,170	-£17,163,589	-£28,061,566	-£34,732,170	-£17,163,589	-£28,061,566
10%	80%	-£5,153,372	-£3,164,687	-£4,391,017	-£5,153,372	-£3,164,687	-£4,391,017
15%	80%	-£6,868,082	-£3,864,040	-£5,724,550	-£6,868,082	-£3,864,040	-£5,724,550
20%	80%	-£8,582,793	-£4,563,117	-£7,058,084	-£8,582,793	-£4,563,117	-£7,058,084
40%	80%	-£15,441,635	-£7,410,284	-£12,392,216	-£15,441,635	-£7,410,284	-£12,392,216
45%	80%	-£17,156,346	-£8,121,075	-£13,725,749	-£17,156,346	-£8,121,075	-£13,725,749
50%	80%	-£18,871,057	-£8,831,867	-£15,059,283	-£18,871,057	-£8,831,867	-£15,059,283
10%	60%	-£4,896,174	-£3,405,509	-£4,324,589	-£4,896,174	-£3,405,509	-£4,324,589
15%	60%	-£6,482,285	-£4,225,273	-£5,624,636	-£6,482,285	-£4,225,273	-£5,624,636
20%	60%	-£8,068,397	-£5,056,640	-£6,924,684	-£8,068,397	-£5,056,640	-£6,924,684
25%	60%	-£9,654,508	-£5,889,812	-£8,225,093	-£9,654,508	-£5,889,812	-£8,225,093
30%	60%	-£11,240,619	-£6,722,984	-£9,525,321	-£11,240,619	-£6,722,984	-£9,525,321
35%	60%	-£12,826,731	-£7,556,156	-£10,825,550	-£12,826,731	-£7,556,156	-£10,825,550
40%	60%	-£14,412,842	-£8,389,328	-£12,125,777	-£14,412,842	-£8,389,328	-£12,125,777
50%	60%	-£17,585,065	-£10,055,673	-£14,726,234	-£17,585,065	-£10,055,673	-£14,726,234

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465	-£8,908,465
10%	70%	-£12,167,258	-£10,427,583	-£11,500,198	-£12,167,258	-£10,427,583	-£11,500,198
15%	70%	-£13,817,669	-£11,187,142	-£12,817,079	-£13,817,669	-£11,187,142	-£12,817,079
20%	70%	-£15,468,080	-£11,954,364	-£14,133,959	-£15,468,080	-£11,954,364	-£14,133,959
25%	70%	-£17,118,491	-£12,726,345	-£15,450,840	-£17,118,491	-£12,726,345	-£15,450,840
30%	70%	-£18,768,902	-£13,498,327	-£16,767,720	-£18,768,902	-£13,498,327	-£16,767,720
35%	70%	-£20,419,313	-£14,270,310	-£18,084,601	-£20,419,313	-£14,270,310	-£18,084,601
40%	70%	-£22,069,724	-£15,042,291	-£19,401,483	-£22,069,724	-£15,042,291	-£19,401,483
45%	70%	-£23,720,135	-£15,814,273	-£20,718,363	-£23,720,135	-£15,814,273	-£20,718,363
50%	70%	-£25,370,546	-£16,586,255	-£22,035,244	-£25,370,546	-£16,586,255	-£22,035,244
100%	70%	-£41,874,656	-£24,306,074	-£36,204,052	-£41,874,656	-£24,306,074	-£36,204,052
10%	80%	-£12,295,857	-£10,307,172	-£11,533,502	-£12,295,857	-£10,307,172	-£11,533,502
15%	80%	-£14,010,567	-£11,066,525	-£12,867,036	-£14,010,567	-£11,066,525	-£12,867,036
20%	80%	-£15,725,279	-£11,709,602	-£14,200,569	-£15,725,279	-£11,709,602	-£14,200,569
40%	80%	-£22,584,121	-£14,552,769	-£19,594,001	-£22,584,121	-£14,552,769	-£19,594,001
45%	80%	-£24,298,831	-£15,263,561	-£20,928,235	-£24,298,831	-£15,263,561	-£20,928,235
50%	80%	-£26,013,542	-£15,974,353	-£22,262,468	-£26,013,542	-£15,974,353	-£22,262,468
10%	60%	-£12,038,659	-£10,547,994	-£11,467,074	-£12,038,659	-£10,547,994	-£11,467,074
15%	60%	-£13,624,770	-£11,367,759	-£12,767,121	-£13,624,770	-£11,367,759	-£12,767,121
20%	60%	-£15,210,882	-£12,189,125	-£14,067,349	-£15,210,882	-£12,189,125	-£14,067,349
25%	60%	-£16,796,993	-£13,032,297	-£15,367,578	-£16,796,993	-£13,032,297	-£15,367,578
30%	60%	-£18,383,104	-£13,865,469	-£16,667,806	-£18,383,104	-£13,865,469	-£16,667,806
35%	60%	-£19,969,216	-£14,698,641	-£17,968,035	-£19,969,216	-£14,698,641	-£17,968,035
40%	60%	-£21,555,327	-£15,531,813	-£19,268,263	-£21,555,327	-£15,531,813	-£19,268,263
50%	60%	-£24,727,550	-£17,198,158	-£21,868,719	-£24,727,550		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£363,145	£363,145	£363,145	£363,145	£363,145	£363,145
10%	70%	-£2,895,849	-£1,155,973	-£2,228,588	-£2,895,849	-£1,155,973	-£2,228,588
15%	70%	-£4,546,059	-£1,915,532	-£3,545,469	-£4,546,059	-£1,915,532	-£3,545,469
20%	70%	-£6,196,471	-£2,682,754	-£4,862,350	-£6,196,471	-£2,682,754	-£4,862,350
25%	70%	-£7,846,881	-£3,454,736	-£6,179,230	-£7,846,881	-£3,454,736	-£6,179,230
30%	70%	-£9,497,292	-£4,226,717	-£7,496,111	-£9,497,292	-£4,226,717	-£7,496,111
35%	70%	-£11,147,704	-£4,998,700	-£8,812,991	-£11,147,704	-£4,998,700	-£8,812,991
40%	70%	-£12,798,114	-£5,770,682	-£10,129,873	-£12,798,114	-£5,770,682	-£10,129,873
45%	70%	-£14,448,525	-£6,542,664	-£11,446,754	-£14,448,525	-£6,542,664	-£11,446,754
50%	70%	-£16,098,937	-£7,314,645	-£12,763,634	-£16,098,937	-£7,314,645	-£12,763,634
100%	70%	-£32,603,046	-£15,034,464	-£25,932,442	-£32,603,046	-£15,034,464	-£25,932,442
10%	80%	-£3,024,248	-£1,035,562	-£2,281,893	-£3,024,248	-£1,035,562	-£2,281,893
15%	80%	-£4,738,958	-£1,734,916	-£3,595,426	-£4,738,958	-£1,734,916	-£3,595,426
20%	80%	-£6,453,669	-£2,437,993	-£4,938,960	-£6,453,669	-£2,437,993	-£4,938,960
40%	80%	-£13,312,511	-£5,281,159	-£10,263,092	-£13,312,511	-£5,281,159	-£10,263,092
45%	80%	-£15,027,221	-£5,991,951	-£11,596,625	-£15,027,221	-£5,991,951	-£11,596,625
50%	80%	-£16,741,933	-£6,702,743	-£12,930,159	-£16,741,933	-£6,702,743	-£12,930,159
10%	60%	-£2,767,049	-£1,276,384	-£2,195,465	-£2,767,049	-£1,276,384	-£2,195,465
15%	60%	-£4,353,160	-£2,096,149	-£3,495,512	-£4,353,160	-£2,096,149	-£3,495,512
20%	60%	-£5,939,272	-£2,927,515	-£4,795,740	-£5,939,272	-£2,927,515	-£4,795,740
25%	60%	-£7,525,383	-£3,760,688	-£6,095,969	-£7,525,383	-£3,760,688	-£6,095,969
30%	60%	-£9,111,495	-£4,593,859	-£7,396,196	-£9,111,495	-£4,593,859	-£7,396,196
35%	60%	-£10,697,607	-£5,427,032	-£8,696,425	-£10,697,607	-£5,427,032	-£8,696,425
40%	60%	-£12,283,719	-£6,260,203	-£9,996,653	-£12,283,719	-£6,260,203	-£9,996,653
50%	60%	-£15,455,941	-£7,926,549	-£12,597,110	-£15,455,941	-£7,926,549	-£12,597,110

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£1,000,911	£1,000,911	£1,000,911	£1,000,911	£1,000,911	£1,000,911
10%	70%	-£2,257,883	-£518,208	-£1,590,823	-£2,257,883	-£518,208	-£1,590,823
15%	70%	-£3,908,293	-£1,277,767	-£2,907,703	-£3,908,293	-£1,277,767	-£2,907,703
20%	70%	-£5,558,705	-£2,044,988	-£4,224,584	-£5,558,705	-£2,044,988	-£4,224,584
25%	70%	-£7,209,116	-£2,816,970	-£5,541,464	-£7,209,116	-£2,816,970	-£5,541,464
30%	70%	-£8,859,526	-£3,588,952	-£6,858,345	-£8,859,526	-£3,588,952	-£6,858,345
35%	70%	-£10,509,938	-£4,360,934	-£8,175,226	-£10,509,938	-£4,360,934	-£8,175,226
40%	70%	-£12,160,349	-£5,132,916	-£9,492,107	-£12,160,349	-£5,132,916	-£9,492,107
45%	70%	-£13,810,759	-£5,904,898	-£10,808,988	-£13,810,759	-£5,904,898	-£10,808,988
50%	70%	-£15,461,171	-£6,676,880	-£12,125,868	-£15,461,171	-£6,676,880	-£12,125,868
100%	70%	-£31,965,280	-£14,396,699	-£25,294,676	-£31,965,280	-£14,396,699	-£25,294,676
10%	80%	-£2,386,482	-£397,796	-£1,624,127	-£2,386,482	-£397,796	-£1,624,127
15%	80%	-£4,101,192	-£1,097,150	-£2,957,660	-£4,101,192	-£1,097,150	-£2,957,660
20%	80%	-£5,815,903	-£1,800,227	-£4,291,194	-£5,815,903	-£1,800,227	-£4,291,194
40%	80%	-£12,674,745	-£4,643,394	-£9,625,326	-£12,674,745	-£4,643,394	-£9,625,326
45%	80%	-£14,389,456	-£5,354,185	-£10,958,859	-£14,389,456	-£5,354,185	-£10,958,859
50%	80%	-£16,104,167	-£6,064,977	-£12,292,393	-£16,104,167	-£6,064,977	-£12,292,393
10%	60%	-£2,129,284	-£638,619	-£1,557,699	-£2,129,284	-£638,619	-£1,557,699
15%	60%	-£3,715,395	-£1,458,383	-£2,857,746	-£3,715,395	-£1,458,383	-£2,857,746
20%	60%	-£5,301,507	-£2,289,750	-£4,157,974	-£5,301,507	-£2,289,750	-£4,157,974
25%	60%	-£6,887,618	-£3,122,922	-£5,458,203	-£6,887,618	-£3,122,922	-£5,458,203
30%	60%	-£8,473,729	-£3,956,094	-£6,758,431	-£8,473,729	-£3,956,094	-£6,758,431
35%	60%	-£10,059,841	-£4,789,266	-£8,058,659	-£10,059,841	-£4,789,266	-£8,058,659
40%	60%	-£11,645,952	-£5,622,438	-£9,358,887	-£11,645,952	-£5,622,438	-£9,358,887
50%	60%	-£14,818,175	-£7,288,783	-£11,989,344	-£14,818,175	-£7,288,783	-£11,989,344

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CL Zone	1
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£101,670,431	£101,670,431	£101,670,431	£101,670,431	£101,670,431	£101,670,431
10%	70%	£87,072,128	£88,886,363	£87,541,546	£57,072,128	£88,886,363	£87,541,546
15%	70%	£79,743,082	£82,494,328	£80,457,836	£79,743,082	£82,494,328	£80,457,836
20%	70%	£72,406,263	£76,089,492	£73,359,268	£72,406,263	£76,089,492	£73,359,268
25%	70%	£65,051,739	£69,673,480	£66,260,701	£65,051,739	£69,673,480	£66,260,701
30%	70%	£57,667,000	£63,257,468	£59,119,889	£57,667,000	£63,257,468	£59,119,889
35%	70%	£50,282,262	£56,833,332	£51,977,298	£50,282,262	£56,833,332	£51,977,298
40%	70%	£42,877,702	£50,384,460	£44,834,708	£42,877,702	£50,384,460	£44,834,708
45%	70%	£35,432,247	£43,935,589	£37,647,223	£35,432,247	£43,935,589	£37,647,223
50%	70%	£27,963,487	£37,486,718	£30,447,877	£27,963,487	£37,486,718	£30,447,877
100%	70%	£50,395,433	£29,764,582	£45,057,367	£50,395,433	£29,764,582	£45,057,367
10%	80%	£86,804,278	£88,877,689	£87,340,756	£86,804,278	£88,877,689	£87,340,756
15%	80%	£79,335,243	£82,481,317	£80,152,105	£79,335,243	£82,481,317	£80,152,105
20%	80%	£71,862,477	£76,071,883	£72,951,627	£71,862,477	£76,071,883	£72,951,627
25%	80%	£64,360,891	£69,651,469	£65,744,594	£64,360,891	£69,651,469	£65,744,594
30%	80%	£56,837,982	£63,231,054	£58,498,426	£56,837,982	£63,231,054	£58,498,426
35%	80%	£49,315,073	£56,802,011	£51,252,259	£49,315,073	£56,802,011	£51,252,259
40%	80%	£41,754,286	£50,348,866	£44,004,401	£41,754,286	£50,348,866	£44,004,401
45%	80%	£34,168,381	£43,895,320	£36,699,783	£34,168,381	£43,895,320	£36,699,783
50%	80%	£26,536,225	£37,441,974	£29,394,894	£26,536,225	£37,441,974	£29,394,894
10%	60%	£87,339,978	£88,895,037	£87,742,337	£87,339,978	£88,895,037	£87,742,337
15%	60%	£80,150,921	£82,507,339	£80,763,567	£80,150,921	£82,507,339	£80,763,567
20%	60%	£72,963,047	£76,107,101	£73,768,940	£72,963,047	£76,107,101	£73,768,940
25%	60%	£65,774,598	£69,695,492	£66,770,252	£65,774,598	£69,695,492	£66,770,252
30%	60%	£58,496,018	£63,283,882	£59,741,352	£58,496,018	£63,283,882	£59,741,352
35%	60%	£51,249,450	£56,864,652	£52,702,338	£51,249,450	£56,864,652	£52,702,338
40%	60%	£44,001,137	£50,420,255	£45,663,325	£44,001,137	£50,420,255	£45,663,325
45%	60%	£36,696,112	£43,975,858	£38,594,663	£36,696,112	£43,975,858	£38,594,663
50%	60%	£29,390,750	£37,531,461	£31,500,587	£29,390,750	£37,531,461	£31,500,587

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£114,235,872	£114,235,872	£114,235,872	£114,235,872	£114,235,872	£114,235,872
10%	70%	£128,834,175	£127,019,940	£128,364,757	£128,834,175	£127,019,940	£128,364,757
15%	70%	£136,163,221	£133,411,975	£135,448,467	£136,163,221	£133,411,975	£135,448,467
20%	70%	£143,500,040	£139,816,811	£142,547,034	£143,500,040	£139,816,811	£142,547,034
25%	70%	£150,854,564	£146,232,823	£149,645,602	£150,854,564	£146,232,823	£149,645,602
30%	70%	£158,239,302	£152,648,835	£156,786,414	£158,239,302	£152,648,835	£156,786,414
35%	70%	£165,624,041	£159,072,970	£163,929,005	£165,624,041	£159,072,970	£163,929,005
40%	70%	£173,039,601	£165,521,842	£171,071,595	£173,039,601	£165,521,842	£171,071,595
45%	70%	£180,454,356	£171,970,714	£178,209,280	£180,454,356	£171,970,714	£178,209,280
50%	70%	£187,842,815	£178,419,585	£185,458,426	£187,842,815	£178,419,585	£185,458,426
100%	70%	£266,301,736	£245,670,884	£260,963,670	£266,301,736	£245,670,884	£260,963,670
10%	80%	£129,102,025	£127,028,614	£128,565,547	£129,102,025	£127,028,614	£128,565,547
15%	80%	£136,671,059	£133,424,988	£135,754,197	£136,671,059	£133,424,988	£135,754,197
20%	80%	£144,043,825	£139,834,420	£142,954,676	£144,043,825	£139,834,420	£142,954,676
25%	80%	£151,452,037	£146,247,690	£150,359,922	£151,452,037	£146,247,690	£150,359,922
30%	80%	£158,837,921	£152,660,963	£157,737,921	£158,837,921	£152,660,963	£157,737,921
35%	80%	£166,256,325	£159,074,328	£165,111,408	£166,256,325	£159,074,328	£165,111,408
40%	80%	£173,675,382	£165,483,964	£172,486,328	£173,675,382	£165,483,964	£172,486,328
45%	80%	£181,094,426	£171,893,598	£179,895,255	£181,094,426	£171,893,598	£179,895,255
50%	80%	£188,513,471	£178,303,232	£187,304,181	£188,513,471	£178,303,232	£187,304,181
100%	80%	£266,301,736	£245,670,884	£260,963,670	£266,301,736	£245,670,884	£260,963,670
10%	60%	£129,102,025	£127,028,614	£128,565,547	£129,102,025	£127,028,614	£128,565,547
15%	60%	£136,671,059	£133,424,988	£135,754,197	£136,671,059	£133,424,988	£135,754,197
20%	60%	£144,043,825	£139,834,420	£142,954,676	£144,043,825	£139,834,420	£142,954,676
25%	60%	£151,452,037	£146,247,690	£150,359,922	£151,452,037	£146,247,690	£150,359,922
30%	60%	£158,837,921	£152,660,963	£157,737,921	£158,837,921	£152,660,963	£157,737,921
35%	60%	£166,256,325	£159,074,328	£165,111,408	£166,256,325	£159,074,328	£165,111,408
40%	60%	£173,675,382	£165,483,964	£172,486,328	£173,675,382	£165,483,964	£172,486,328
45%	60%	£181,094,426	£171,893,598	£179,895,255	£181,094,426	£171,893,598	£179,895,255
50%	60%	£188,513,471	£178,303,232	£187,304,181	£188,513,471	£178,303,232	£187,304,181

£64,327,692

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CL study)

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£66,343,530	£66,343,530	£66,343,530	£66,343,530	£66,343,530	£66,343,530
10%	70%	£80,941,834	£79,127,598	£80,472,415	£80,941,834	£79,127,598	£80,472,415
15%	70%	£89,270,879	£86,519,633	£87,556,125	£89,270,879	£86,519,633	£87,556,125
20%	70%	£97,600,689	£93,910,668	£94,642,690	£97,600,689	£93,910,668	£94,642,690
25%	70%	£105,930,499	£101,301,703	£102,728,254	£105,930,499	£101,301,703	£102,728,254
30%	70%	£114,260,309	£108,692,738	£109,813,818	£114,260,309	£108,692,738	£109,813,818
35%	70%	£122,590,119	£116,083,773	£116,905,383	£122,590,119	£116,083,773	£116,905,383
40%	70%	£130,920,929	£123,474,808	£124,000,443	£130,920,929	£123,474,808	£124,000,443
45%	70%	£139,250,739	£130,865,843	£131,100,498	£139,250,739	£130,865,843	£131,100,498
50%	70%	£147,580,549	£138,256,878	£138,200,553	£147,580,549	£138,256,878	£138,200,553
100%	70%	£266,343,530	£245,670,884	£260,963,670	£266,343,530	£245,670,884	£260,963,670
10%	80%	£81,209,684	£79,136,272	£80,673,206	£81,209,684	£79,136,272	£80,673,206
15%	80%	£89,539,718	£86,527,644	£87,861,896	£89,539,718	£86,527,644	£87,861,896
20%	80%	£97,869,752	£93,918,678	£95,092,584	£97,869,752	£93,918,678	£95,092,584
25%	80%	£106,200,786	£101,309,712	£102,183,618	£106,200,786	£101,309,712	£102,183,618
30%	80%	£114,530,820	£108,700,746	£109,274,652	£114,530,820	£108,700,746	£109,274,652
35%	80%	£122,860,854	£116,091,780	£117,369,686	£122,860,854	£116,091,780	£117,369,686
40%	80%	£131,190,888	£123,482,814	£124,464,720	£131,190,888	£123,482,814	£124,464,720
45%	80%	£139,520,922	£130,873,848	£131,564,754	£139,520,922	£130,873,848	£131,564,754
50%	80%	£147,850,956	£138,264,882	£138,664,788	£147,850,956	£138,264,882	£138,664,788
100%	80%	£266,343,530	£245,670,884	£260,963,670	£266,343,530	£245,670,884	£260,963,670
10%	60%	£81,209,684	£79,136,272	£80,673,206	£81,209,684	£79,136,272	£80,673,206
15%	60%	£89,539,718	£86,527,644	£87,861,896	£89,539,718	£86,527,644	£87,861,896
20%	60%	£97,869,752	£93,918,678	£95,092,584	£97,869,752	£93,918,678	£95,092,584
25%	60%	£106,200,786	£101,309,712	£102,183,618	£106,200,786	£101,309,712	£102,183,618
30%	60%	£114,530,820	£108,700,746	£109,274,652	£114,530,820	£108,700,746	£109,274,652
35%	60%	£122,860,854	£116,091,780	£117,369,686	£122,860,854	£116,091,780	£117,369,686
40%	60%	£131,190,888	£123,482,814	£124,464,720	£131,190,888	£123,482,814	£124,464,720
45%	60%	£139,520,922	£130,873,848	£131,564,754	£139,520,922	£130,873,848	£131,564,754
50%	60%	£147,850,956	£138,264,882	£138,664,788	£147,850,956	£138,264,882	£138,664,788

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,851,459	£24,851,459	£24,851,459	£24,851,459	£24,851,459	£24,851,459
10%	70%	£10,253,156	£12,967,351	£10,722,574	£10,253,156	£12,967,351	£10,722,574
15%	70%	£12,924,111	£15,638,306	£13,393,841	£12,924,111	£15,638,306	£13,393,841
20%	70%	£15,595,066	£18,309,261	£16,065,106	£15,595,066	£18,309,261	£16,065,106

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£74,732,561	£74,732,561	£74,732,561	£74,732,561	£74,732,561	£74,732,561
10%	70%	£80,134,258	£81,948,493	£80,803,676	£80,134,258	£81,948,493	£80,603,676
15%	70%	£52,805,213	£55,556,458	£53,519,966	£52,805,213	£55,556,458	£53,519,966
20%	70%	£45,468,393	£49,151,622	£46,421,399	£45,468,393	£49,151,622	£46,421,399
25%	70%	£38,113,869	£42,735,610	£39,322,831	£38,113,869	£42,735,610	£39,322,831
30%	70%	£30,729,131	£36,319,598	£32,182,019	£30,729,131	£36,319,598	£32,182,019
35%	70%	£23,344,392	£29,895,463	£25,039,428	£23,344,392	£29,895,463	£25,039,428
40%	70%	£15,959,392	£23,446,591	£17,896,838	£15,959,392	£23,446,591	£17,896,838
45%	70%	£8,494,378	£16,997,719	£10,709,353	£8,494,378	£16,997,719	£10,709,353
50%	70%	£1,025,618	£10,548,848	£3,510,007	£1,025,618	£10,548,848	£3,510,007
100%	70%	£77,333,303	£56,702,451	£71,995,236	£77,333,303	£56,702,451	£71,995,236
10%	80%	£59,866,408	£61,939,819	£60,402,886	£59,866,408	£61,939,819	£60,402,886
15%	80%	£52,397,374	£56,543,447	£53,214,236	£52,397,374	£56,543,447	£53,214,236
20%	80%	£44,924,608	£49,134,013	£46,013,758	£44,924,608	£49,134,013	£46,013,758
40%	80%	£14,816,396	£23,410,796	£17,066,531	£14,816,396	£23,410,796	£17,066,531
45%	80%	£7,230,512	£16,957,451	£9,761,913	£7,230,512	£16,957,451	£9,761,913
50%	80%	£-401,644	£10,504,105	£2,457,025	£-401,644	£10,504,105	£2,457,025
10%	60%	£60,402,108	£61,957,167	£60,804,468	£60,402,108	£61,957,167	£60,804,468
40%	60%	£23,213,052	£35,869,469	£23,825,697	£23,213,052	£35,869,469	£23,825,697
20%	60%	£46,012,178	£49,169,232	£46,829,040	£46,012,178	£49,169,232	£46,829,040
25%	60%	£38,804,718	£42,757,622	£39,832,383	£38,804,718	£42,757,622	£39,832,383
30%	60%	£31,558,149	£36,346,013	£32,803,482	£31,558,149	£36,346,013	£32,803,482
35%	60%	£24,311,580	£29,926,783	£25,764,469	£24,311,580	£29,926,783	£25,764,469
40%	60%	£17,063,267	£23,482,386	£18,725,455	£17,063,267	£23,482,386	£18,725,455
50%	60%	£2,452,880	£10,593,592	£4,562,718	£2,452,880	£10,593,592	£4,562,718

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£86,172,568	£86,172,568	£86,172,568	£86,172,568	£86,172,568	£86,172,568
10%	70%	£71,574,285	£73,388,500	£72,043,693	£71,574,285	£73,388,500	£72,043,693
15%	70%	£54,245,213	£56,999,465	£54,859,973	£54,245,213	£56,999,465	£54,859,973
20%	70%	£46,908,400	£50,591,629	£47,861,405	£46,908,400	£50,591,629	£47,861,405
25%	70%	£39,553,876	£44,175,617	£40,762,838	£39,553,876	£44,175,617	£40,762,838
30%	70%	£32,169,137	£37,759,605	£33,622,026	£32,169,137	£37,759,605	£33,622,026
35%	70%	£24,784,399	£31,335,469	£26,479,435	£24,784,399	£31,335,469	£26,479,435
40%	70%	£17,399,392	£24,896,589	£19,338,849	£17,399,392	£24,896,589	£19,338,849
45%	70%	£10,934,384	£28,437,726	£22,149,360	£10,934,384	£28,437,726	£22,149,360
50%	70%	£12,465,624	£21,988,855	£14,950,014	£12,465,624	£21,988,855	£14,950,014
100%	70%	£65,893,236	£45,262,444	£60,555,230	£65,893,236	£45,262,444	£60,555,230
10%	80%	£71,306,415	£73,379,626	£71,842,893	£71,306,415	£73,379,626	£71,842,893
15%	80%	£53,937,380	£56,893,454	£54,554,243	£53,937,380	£56,893,454	£54,554,243
20%	80%	£36,564,614	£40,157,020	£37,453,764	£36,564,614	£40,157,020	£37,453,764
40%	80%	£26,256,403	£34,850,803	£28,506,538	£26,256,403	£34,850,803	£28,506,538
45%	80%	£18,670,518	£28,397,457	£21,201,920	£18,670,518	£28,397,457	£21,201,920
50%	80%	£11,038,362	£21,944,111	£13,897,031	£11,038,362	£21,944,111	£13,897,031
10%	60%	£71,842,115	£73,397,174	£72,244,474	£71,842,115	£73,397,174	£72,244,474
15%	60%	£54,653,058	£57,029,476	£55,265,704	£54,653,058	£57,029,476	£55,265,704
20%	60%	£37,452,184	£40,609,238	£38,269,047	£37,452,184	£40,609,238	£38,269,047
25%	60%	£30,244,725	£34,197,629	£31,272,389	£30,244,725	£34,197,629	£31,272,389
30%	60%	£23,038,155	£27,786,020	£24,243,489	£23,038,155	£27,786,020	£24,243,489
35%	60%	£15,831,587	£21,366,789	£17,204,475	£15,831,587	£21,366,789	£17,204,475
40%	60%	£8,623,274	£14,942,382	£10,765,462	£8,623,274	£14,942,382	£10,765,462
50%	60%	£13,892,887	£22,033,599	£16,002,725	£13,892,887	£22,033,599	£16,002,725

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£91,222,372	£91,222,372	£91,222,372	£91,222,372	£91,222,372	£91,222,372
10%	70%	£76,624,068	£78,438,304	£77,093,487	£76,624,068	£78,438,304	£77,093,487
15%	70%	£59,285,023	£62,046,269	£60,309,777	£59,285,023	£62,046,269	£60,309,777
20%	70%	£51,895,204	£55,641,432	£52,141,209	£51,895,204	£55,641,432	£52,141,209
25%	70%	£44,505,680	£49,235,421	£45,812,642	£44,505,680	£49,235,421	£45,812,642
30%	70%	£37,116,141	£42,829,409	£38,617,830	£37,116,141	£42,829,409	£38,617,830
35%	70%	£29,726,603	£36,423,397	£31,423,019	£29,726,603	£36,423,397	£31,423,019
40%	70%	£22,337,065	£30,017,385	£24,228,208	£22,337,065	£30,017,385	£24,228,208
45%	70%	£14,947,527	£23,611,373	£17,033,397	£14,947,527	£23,611,373	£17,033,397
50%	70%	£7,557,989	£17,205,361	£9,839,591	£7,557,989	£17,205,361	£9,839,591
100%	70%	£60,843,492	£40,212,641	£55,505,426	£60,843,492	£40,212,641	£55,505,426
10%	80%	£76,356,218	£78,429,630	£76,892,696	£76,356,218	£78,429,630	£76,892,696
15%	80%	£58,887,184	£62,033,258	£59,704,046	£58,887,184	£62,033,258	£59,704,046
20%	80%	£41,414,110	£45,638,824	£42,249,418	£41,414,110	£45,638,824	£42,249,418
40%	80%	£31,306,207	£39,900,607	£33,556,342	£31,306,207	£39,900,607	£33,556,342
45%	80%	£23,720,322	£33,447,261	£26,251,724	£23,720,322	£33,447,261	£26,251,724
50%	80%	£16,088,166	£26,993,915	£18,946,835	£16,088,166	£26,993,915	£18,946,835
10%	60%	£76,891,919	£78,446,978	£77,294,278	£76,891,919	£78,446,978	£77,294,278
15%	60%	£59,702,862	£62,059,279	£60,315,508	£59,702,862	£62,059,279	£60,315,508
20%	60%	£42,511,808	£45,669,042	£43,319,850	£42,511,808	£45,669,042	£43,319,850
25%	60%	£35,324,528	£39,277,433	£36,322,193	£35,324,528	£39,277,433	£36,322,193
40%	60%	£28,047,959	£32,885,823	£29,293,293	£28,047,959	£32,885,823	£29,293,293
35%	60%	£20,861,390	£26,494,593	£22,254,279	£20,861,390	£26,494,593	£22,254,279
40%	60%	£13,553,078	£19,972,196	£15,215,265	£13,553,078	£19,972,196	£15,215,265
50%	60%	£5,294,528	£9,247,433	£6,322,193	£5,294,528	£9,247,433	£6,322,193

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£74,010,587	£74,010,587	£74,010,587	£74,010,587	£74,010,587	£74,010,587
10%	70%	£59,412,284	£61,226,519	£59,881,702	£59,412,284	£61,226,519	£59,881,702
15%	70%	£52,085,239	£54,834,484	£52,787,992	£52,085,239	£54,834,484	£52,787,992
20%	70%	£44,748,419	£48,429,849	£45,099,425	£44,748,419	£48,429,849	£45,099,425
25%	70%	£37,391,895	£42,013,636	£38,600,857	£37,391,895	£42,013,636	£38,600,857
30%	70%	£30,007,157	£35,597,624	£31,460,045	£30,007,157	£35,597,624	£31,460,045
35%	70%	£22,622,418	£29,173,489	£24,317,454	£22,622,418	£29,173,489	£24,317,454
40%	70%	£15,217,858	£22,724,617	£17,174,864	£15,217,858	£22,724,617	£17,174,864
45%	70%	£7,772,404	£16,275,745	£9,897,379	£7,772,404	£16,275,745	£9,897,379
50%	70%	£303,644	£9,826,874	£2,788,033	£303,644	£9,826,874	£2,788,033
100%	70%	£78,055,277	£57,424,425	£72,717,210	£78,055,277	£57,424,425	£72,717,210
10%	80%	£59,144,434	£61,217,845	£59,680,912	£59,144,434	£61,217,845	£59,680,912
15%	80%	£41,675,400	£44,821,473	£42,492,262	£41,675,400	£44,821,473	£42,492,262
20%	80%	£24,202,634	£38,412,039	£25,291,784	£24,202,634	£38,412,039	£25,291,784
40%	80%	£14,094,422	£22,089,822	£16,344,557	£14,094,422	£22,089,822	£16,344,557
45%	80%	£6,508,538	£16,235,476	£9,039,839	£6,508,538	£16,235,476	£9,039,839
50%	80%	£-1,123,618	£9,782,131	£1,735,051	£-1,123,618	£9,782,131	£1,735,051
10%	60%	£59,680,134	£61,235,193	£60,082,494	£59,680,134	£61,235,193	£60,082,494
15%	60%	£42,491,078	£44,847,495	£43,103,723	£42,491,078	£44,847,495	£43,103,723
20%	60%	£25,291,784	£38,447,258	£26,107,066	£25,291,784	£38,447,258	£26,107,066
25%	60%	£18,082,744	£32,035,648	£19,110,409	£18,082,744	£32,035,648	£19,110,409
30%	60%	£10,836,175	£25,624,039	£12,081,508	£10,836,175	£25,624,039	£12,081,508
35%	60%	£3,589,606	£19,204,809	£5,042,495	£3,589,606	£19,204,809	£5,042,495
40%	60%	£1,341,293	£12,760,412	£1,803,481	£1,341,29		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£96,353,083	£96,353,083	£96,353,083	£96,353,083	£96,353,083	£96,353,083
10%	70%	£91,754,779	£83,569,015	£82,224,198	£81,754,779	£83,569,015	£82,224,198
15%	70%	£74,425,734	£77,176,980	£75,140,485	£74,425,734	£77,176,980	£75,140,485
20%	70%	£67,088,915	£70,772,143	£68,041,920	£67,088,915	£70,772,143	£68,041,920
25%	70%	£59,734,391	£64,356,132	£60,943,353	£59,734,391	£64,356,132	£60,943,353
30%	70%	£52,349,652	£57,940,120	£53,802,541	£52,349,652	£57,940,120	£53,802,541
35%	70%	£44,964,914	£51,515,984	£46,659,950	£44,964,914	£51,515,984	£46,659,950
40%	70%	£37,580,354	£45,087,112	£39,517,365	£37,580,354	£45,087,112	£39,517,365
45%	70%	£30,114,899	£38,618,241	£32,329,875	£30,114,899	£38,618,241	£32,329,875
50%	70%	£22,646,139	£32,169,370	£25,130,529	£22,646,139	£32,169,370	£25,130,529
100%	70%	£55,712,782	£35,081,930	£50,374,715	£55,712,782	£35,081,930	£50,374,715
10%	80%	£81,486,929	£83,560,341	£82,023,407	£81,486,929	£83,560,341	£82,023,407
15%	80%	£74,017,895	£77,163,969	£74,834,757	£74,017,895	£77,163,969	£74,834,757
20%	80%	£66,545,129	£70,754,535	£67,634,279	£66,545,129	£70,754,535	£67,634,279
40%	80%	£36,436,918	£45,031,317	£38,687,052	£36,436,918	£45,031,317	£38,687,052
45%	80%	£28,851,033	£38,577,972	£31,382,435	£28,851,033	£38,577,972	£31,382,435
50%	80%	£21,218,877	£32,124,626	£24,077,546	£21,218,877	£32,124,626	£24,077,546
10%	60%	£82,022,629	£83,577,688	£82,424,989	£82,022,629	£83,577,688	£82,424,989
15%	60%	£74,833,373	£77,189,990	£73,446,219	£74,833,373	£77,189,990	£73,446,219
20%	60%	£67,632,699	£70,789,753	£68,449,561	£67,632,699	£70,789,753	£68,449,561
25%	60%	£60,425,239	£64,378,144	£61,452,904	£60,425,239	£64,378,144	£61,452,904
30%	60%	£53,178,670	£57,966,534	£54,424,003	£53,178,670	£57,966,534	£54,424,003
35%	60%	£45,932,101	£51,547,304	£47,384,990	£45,932,101	£51,547,304	£47,384,990
40%	60%	£38,683,789	£45,102,907	£40,345,976	£38,683,789	£45,102,907	£40,345,976
50%	60%	£32,073,401	£38,214,113	£36,163,239	£32,073,401	£38,214,113	£36,163,239

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£97,889,955	£97,889,955	£97,889,955	£97,889,955	£97,889,955	£97,889,955
10%	70%	£93,291,652	£85,105,887	£83,761,070	£93,291,652	£85,105,887	£83,761,070
15%	70%	£76,962,666	£78,713,852	£76,677,360	£76,962,666	£78,713,852	£76,677,360
20%	70%	£69,625,787	£72,309,016	£69,576,792	£69,625,787	£72,309,016	£69,576,792
25%	70%	£61,271,263	£65,893,004	£62,480,225	£61,271,263	£65,893,004	£62,480,225
30%	70%	£53,886,524	£59,476,992	£55,339,413	£53,886,524	£59,476,992	£55,339,413
35%	70%	£46,501,786	£53,052,856	£48,196,822	£46,501,786	£53,052,856	£48,196,822
40%	70%	£39,097,226	£46,603,985	£41,054,232	£39,097,226	£46,603,985	£41,054,232
45%	70%	£31,651,771	£40,155,113	£33,866,747	£31,651,771	£40,155,113	£33,866,747
50%	70%	£24,183,011	£33,706,242	£26,667,401	£24,183,011	£33,706,242	£26,667,401
100%	70%	£54,175,909	£33,545,057	£48,837,843	£54,175,909	£33,545,057	£48,837,843
10%	80%	£83,023,802	£85,097,213	£83,560,280	£83,023,802	£85,097,213	£83,560,280
15%	80%	£75,554,767	£78,700,841	£76,371,630	£75,554,767	£78,700,841	£76,371,630
20%	80%	£68,082,001	£72,291,407	£69,171,151	£68,082,001	£72,291,407	£69,171,151
40%	80%	£37,973,790	£46,568,190	£40,223,925	£37,973,790	£46,568,190	£40,223,925
45%	80%	£30,387,905	£40,114,844	£32,919,307	£30,387,905	£40,114,844	£32,919,307
50%	80%	£22,755,749	£33,661,498	£25,614,418	£22,755,749	£33,661,498	£25,614,418
10%	60%	£83,559,502	£85,114,561	£83,961,861	£83,559,502	£85,114,561	£83,961,861
15%	60%	£76,370,445	£78,726,863	£76,363,091	£76,370,445	£78,726,863	£76,363,091
20%	60%	£69,169,571	£72,326,625	£69,986,434	£69,169,571	£72,326,625	£69,986,434
25%	60%	£61,962,112	£65,915,016	£62,989,776	£61,962,112	£65,915,016	£62,989,776
30%	60%	£54,715,542	£59,503,407	£55,960,876	£54,715,542	£59,503,407	£55,960,876
35%	60%	£47,468,974	£53,084,176	£48,921,862	£47,468,974	£53,084,176	£48,921,862
40%	60%	£40,220,661	£46,639,779	£41,882,849	£40,220,661	£46,639,779	£41,882,849
50%	60%	£32,610,274	£39,750,988	£37,720,112	£32,610,274	£39,750,988	£37,720,112

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7	
No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Med

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£63,407,251	£63,407,251	£63,407,251	£63,407,251	£63,407,251	£63,407,251
10%	70%	£52,428,160	£54,378,088	£52,983,567	£52,428,160	£54,378,088	£52,983,567
15%	70%	£46,904,011	£49,856,278	£47,737,122	£46,904,011	£49,856,278	£47,737,122
20%	70%	£41,379,861	£45,316,217	£42,490,675	£41,379,861	£45,316,217	£42,490,675
25%	70%	£35,855,712	£40,776,156	£37,244,230	£35,855,712	£40,776,156	£37,244,230
30%	70%	£30,331,563	£36,236,095	£31,978,969	£30,331,563	£36,236,095	£31,978,969
35%	70%	£24,807,414	£31,696,034	£26,723,708	£24,807,414	£31,696,034	£26,723,708
40%	70%	£19,283,265	£27,155,973	£21,478,447	£19,283,265	£27,155,973	£21,478,447
45%	70%	£13,759,116	£22,615,912	£16,233,186	£13,759,116	£22,615,912	£16,233,186
50%	70%	£8,235,067	£18,075,851	£10,987,925	£8,235,067	£18,075,851	£10,987,925
100%	70%	£-50,979,729	£-29,634,946	£-44,956,371	£-50,979,729	£-29,634,946	£-44,956,371
10%	80%	£52,133,912	£54,365,218	£52,768,663	£52,133,912	£54,365,218	£52,768,663
15%	80%	£46,462,839	£49,836,658	£47,414,766	£46,462,839	£49,836,658	£47,414,766
20%	80%	£40,791,366	£45,296,597	£42,060,695	£40,791,366	£45,296,597	£42,060,695
25%	80%	£35,119,893	£40,756,536	£37,006,634	£35,119,893	£40,756,536	£37,006,634
30%	80%	£29,448,420	£36,216,475	£32,323,713	£29,448,420	£36,216,475	£32,323,713
35%	80%	£23,776,947	£31,676,414	£27,640,792	£23,776,947	£31,676,414	£27,640,792
40%	80%	£18,105,474	£27,136,353	£22,957,871	£18,105,474	£27,136,353	£22,957,871
45%	80%	£12,434,001	£22,596,292	£18,274,950	£12,434,001	£22,596,292	£18,274,950
50%	80%	£6,762,528	£18,056,231	£13,592,029	£6,762,528	£18,056,231	£13,592,029
100%	80%	£-50,979,729	£-29,634,946	£-44,956,371	£-50,979,729	£-29,634,946	£-44,956,371
10%	90%	£41,862,429	£44,808,567	£42,808,484	£41,862,429	£44,808,567	£42,808,484
15%	90%	£36,190,956	£40,268,506	£38,060,613	£36,190,956	£40,268,506	£38,060,613
20%	90%	£30,519,483	£35,728,445	£33,312,740	£30,519,483	£35,728,445	£33,312,740
25%	90%	£24,848,010	£31,188,384	£28,564,867	£24,848,010	£31,188,384	£28,564,867
30%	90%	£19,176,537	£26,648,323	£23,816,994	£19,176,537	£26,648,323	£23,816,994
35%	90%	£13,505,064	£22,108,262	£19,069,121	£13,505,064	£22,108,262	£19,069,121
40%	90%	£7,833,591	£17,568,201	£14,321,248	£7,833,591	£17,568,201	£14,321,248
45%	90%	£2,162,118	£13,028,140	£9,573,375	£2,162,118	£13,028,140	£9,573,375
50%	90%	£-3,509,355	£8,488,079	£4,825,502	£-3,509,355	£8,488,079	£4,825,502
100%	90%	£-50,979,729	£-29,634,946	£-44,956,371	£-50,979,729	£-29,634,946	£-44,956,371

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£152,499,052	£152,499,052	£152,499,052	£152,499,052	£152,499,052	£152,499,052
10%	70%	£163,478,143	£161,528,215	£162,922,736	£163,478,143	£161,528,215	£162,922,736
15%	70%	£169,002,292	£166,050,025	£168,169,181	£169,002,292	£166,050,025	£168,169,181
20%	70%	£174,526,441	£172,090,085	£173,415,627	£174,526,441	£172,090,085	£173,415,627
25%	70%	£180,050,591	£178,130,146	£178,662,073	£180,050,591	£178,130,146	£178,662,073
30%	70%	£185,574,740	£174,170,207	£183,927,333	£185,574,740	£174,170,207	£183,927,333
35%	70%	£191,098,890	£170,210,268	£189,192,593	£191,098,890	£170,210,268	£189,192,593
40%	70%	£196,623,040	£166,250,329	£194,457,853	£196,623,040	£166,250,329	£194,457,853
45%	70%	£202,147,190	£162,290,390	£199,723,113	£202,147,190	£162,290,390	£199,723,113
50%	70%	£207,671,340	£158,330,451	£204,988,373	£207,671,340	£158,330,451	£204,988,373
100%	70%	£-266,886,031	£-245,541,249	£-260,862,673	£-266,886,031	£-245,541,249	£-260,862,673
10%	80%	£163,772,391	£161,541,085	£163,137,640	£163,772,391	£161,541,085	£163,137,640
15%	80%	£169,296,540	£157,581,024	£168,402,889	£169,296,540	£157,581,024	£168,402,889
20%	80%	£174,820,690	£153,620,963	£173,658,138	£174,820,690	£153,620,963	£173,658,138
25%	80%	£180,344,840	£149,660,902	£178,913,387	£180,344,840	£149,660,902	£178,913,387
30%	80%	£185,868,990	£145,700,841	£184,168,636	£185,868,990	£145,700,841	£184,168,636
35%	80%	£191,393,140	£141,740,780	£189,423,885	£191,393,140	£141,740,780	£189,423,885
40%	80%	£196,917,290	£137,780,719	£194,679,134	£196,917,290	£137,780,719	£194,679,134
45%	80%	£202,441,440	£133,820,658	£199,934,383	£202,441,440	£133,820,658	£199,934,383
50%	80%	£207,965,590	£129,860,597	£205,189,632	£207,965,590	£129,860,597	£205,189,632
100%	80%	£-266,886,031	£-245,541,249	£-260,862,673	£-266,886,031	£-245,541,249	£-260,862,673
10%	90%	£169,443,663	£166,050,025	£168,491,537	£169,443,663	£166,050,025	£168,491,537
15%	90%	£174,967,813	£162,090,085	£173,746,691	£174,967,813	£162,090,085	£173,746,691
20%	90%	£180,491,963	£158,130,146	£179,001,940	£180,491,963	£158,130,146	£179,001,940
25%	90%	£186,016,113	£154,170,207	£184,257,189	£186,016,113	£154,170,207	£184,257,189
30%	90%	£191,540,263	£150,210,268	£189,512,438	£191,540,263	£150,210,268	£189,512,438
35%	90%	£197,064,413	£146,250,329	£194,767,687	£197,064,413	£146,250,329	£194,767,687
40%	90%	£202,588,563	£142,290,390	£200,022,936	£202,588,563	£142,290,390	£200,022,936
45%	90%	£208,112,713	£138,330,451	£205,278,185	£208,112,713	£138,330,451	£205,278,185
50%	90%	£213,636,863	£134,370,512	£210,533,434	£213,636,863	£134,370,512	£210,533,434
100%	90%	£-266,886,031	£-245,541,249	£-260,862,673	£-266,886,031	£-245,541,249	£-260,862,673

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£104,606,710	£104,606,710	£104,606,710	£104,606,710	£104,606,710	£104,606,710
10%	70%	£115,585,801	£113,635,874	£115,030,394	£115,585,801	£113,635,874	£115,030,394
15%	70%	£121,109,951	£119,159,935	£120,276,840	£121,109,951	£119,159,935	£120,276,840
20%	70%	£126,634,101	£124,684,006	£125,523,290	£126,634,101	£124,684,006	£125,523,290
25%	70%	£132,158,251	£130,208,067	£130,769,740	£132,158,251	£130,208,067	£130,769,740
30%	70%	£137,682,401	£135,732,128	£136,021,190	£137,682,401	£135,732,128	£136,021,190
35%	70%	£143,206,551	£141,256,189	£141,272,640	£143,206,551	£141,256,189	£141,272,640
40%	70%	£148,730,701	£146,780,250	£146,528,090	£148,730,701	£146,780,250	£146,528,090
45%	70%	£154,254,851	£152,304,311	£151,779,540	£154,254,851	£152,304,311	£151,779,540
50%	70%	£159,779,001	£157,828,372	£157,030,990	£159,779,001	£157,828,372	£157,030,990
100%	70%	£-218,993,690	£-197,648,907	£-212,970,332	£-218,993,690	£-197,648,907	£-212,970,332
10%	80%	£115,880,049	£113,648,743	£115,245,298	£115,880,049	£113,648,743	£115,245,298
15%	80%	£121,404,199	£119,172,804	£119,500,195	£121,404,199	£119,172,804	£119,500,195
20%	80%	£126,928,349	£124,706,865	£124,751,646	£126,928,349	£124,706,865	£124,751,646
25%	80%	£132,452,499	£130,230,926	£130,003,096	£132,452,499	£130,230,926	£130,003,096
30%	80%	£137,976,649	£135,755,087	£135,257,546	£137,976,649	£135,755,087	£135,257,546
35%	80%	£143,500,799	£141,279,148	£140,510,096	£143,500,799	£141,279,148	£140,510,096
40%	80%	£149,024,949	£146,803,209	£145,761,546	£149,024,949	£146,803,209	£145,761,546
45%	80%	£154,549,099	£152,327,270	£151,013,996	£154,549,099	£152,327,270	£151,013,996
50%	80%	£160,073,249	£157,851,331	£156,266,446	£160,073,249	£157,851,331	£156,266,446
100%	80%	£-218,993,690	£-197,648,907	£-212,970,332	£-218,993,690	£-197,648,907	£-212,970,332
10%	90%	£121,860,199	£119,172,804	£119,500,195	£121,860,199	£119,172,804	£119,500,195
15%	90%	£127,384,349	£124,706,865	£124,751,646	£127,384,349	£124,706,865	£124,751,646
20%	90%	£132,908,499	£130,230,926	£130,003,096	£132,908,499	£130,230,926	£130,003,096
25%	90%	£138,432,649	£135,755,087	£135,257,546	£138,432,649	£135,755,087	£135,257,546
30%	90%	£143,956,799	£141,279,148	£140,510,096	£143,956,799	£141,279,148	£140,510,096
35%	90%	£149,480,949	£146,803,209	£145,761,546	£149,480,949	£146,803,209	£145,761,546
40%	90%	£155,005,099	£152,327,270	£151,013,996	£155,005,099	£152,327,270	£151,013,996
45%	90%	£160,529,249	£157,851,331	£156,266,446	£160,529,249	£157,851,331	£156,266,446
50%	90%	£166,053,399	£163,375,392	£161,518,896	£166,053,399	£163,375,392	£161,518,896
100%	90%	£-218,993,690	£-197,648,907	£-212,970,332	£-218,993,690	£-197,648,907	£-212,970,332

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£36,469,382	£36,469,382	£36,469,382	£36,469,382	£36,469,382	£36,469,382
10%	70%	£25,490,291	£27,440,218	£26,945,698	£25,490,291	£27,440,218	£26,045,698
15%	70%	£19,966,141	£22,818,408	£20,795,252	£19,966,141	£22,818,408	£20,795,252
20%	70%	£14,441,992	£18,378,348	£15,552,806	£14,441,992	£18,378,348	£15,552,806
25%	70%	£8,917,843	£13,838,287	£10,306,360	£8,917,843	£13,838,287	£10,306,360
30%	70%	£3,347,628	£9,298,227	£5,041,100	£3,347,628	£9,298,227	£5,041,100
35%	70%	£-2,228,183	£4,758,166	£-252,466	£-2,228,183	£4,758,166	£-252,466
40%	70%	£-7,839,805	£1,977,875	£-5,546,032	£-7,839,805	£1,977,875	£-5,546,032
45%	70%	£-13,477,624	£-4,378,152	£-10,895,871	£-13,477,624	£-4,378,152	£-10,895,871
50%	70%	£-19,181,378	£-8,953,780	£-16,265,846	£-19,181,378	£-8,953,780	£-16,265,846
100%	70%	£-77,917,598	£-56,572,816	£-71,894,240	£-77,917,598	£-56,572,816	£-71,894,240
10%	80%	£25,196,043	£27,427,348	£25,830,794	£25,196,043	£27,427,348	£25,830,794
15%	80%	£19,524,770	£22,888,789	£20,476,886	£19,524,770	£22,888,789	£20,476,886
20%	80%	£13,853,497	£18,352,188	£15,122,988	£13,853,497	£18,352,188	£15,122,988
25%	80%	£9,055,440	£14,441,301	£10,306,360	£9,055,440	£14,441,301	£10,306,360
30%	80%	£4,180,674	£4,437,973	£-11,894,831	£4,180,674	£4,437,973	£-11,894,831
35%	80%	£-20,725,991	£-9,020,247	£-17,393,956	£-20,725,991	£-9,020,247	£-17,393,956
40%	80%	£-25,784,539	£-2,453,088	£-26,260,601	£-25,784,539	£-2,453,088	£-26,260,601
45%	80%	£-30,467,514	£22,938,038	£-31,921,608	£-30,467,514	£22,938,038	£-31,921,608
50%	80%	£-35,030,488	£18,404,507	£-35,982,615	£-35,030,488	£18,404,507	£-35,982,615
25%	60%	£9,653,463	£13,870,986	£10,843,620	£9,653,463	£13,870,986	£10,843,620
30%	60%	£4,244,808	£9,337,466	£5,696,356	£4,244,808	£9,337,466	£5,696,356
35%	60%	£-1,181,472	£4,803,945	£5,120,000	£-1,181,472	£4,803,945	£5,120,000
40%	60%	£-6,623,829	£280,845	£-4,672,357	£-6,623,829	£280,845	£-4,672,357
50%	60%	£-12,636,764	£-8,887,311	£-15,137,738	£-12,636,764	£-8,887,311	£-15,137,738

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£47,909,388	£47,909,388	£47,909,388	£47,909,388	£47,909,388	£47,909,388
10%	70%	£38,930,297	£38,980,225	£37,485,704	£38,930,297	£38,980,225	£37,485,704
15%	70%	£31,408,148	£34,358,415	£32,230,259	£31,408,148	£34,358,415	£32,230,259
20%	70%	£25,881,998	£29,818,355	£26,992,812	£25,881,998	£29,818,355	£26,992,812
25%	70%	£20,357,849	£25,278,293	£21,746,367	£20,357,849	£25,278,293	£21,746,367
30%	70%	£14,787,634	£20,738,233	£16,481,106	£14,787,634	£20,738,233	£16,481,106
35%	70%	£9,211,823	£16,198,172	£11,187,541	£9,211,823	£16,198,172	£11,187,541
40%	70%	£3,635,612	£11,657,408	£5,893,974	£3,635,612	£11,657,408	£5,893,974
45%	70%	£-2,037,617	£7,061,855	£5,444,136	£-2,037,617	£7,061,855	£5,444,136
50%	70%	£-7,741,372	£2,486,227	£-4,825,840	£-7,741,372	£2,486,227	£-4,825,840
100%	70%	£-66,477,592	£-45,132,809	£-60,454,234	£-66,477,592	£-45,132,809	£-60,454,234
10%	80%	£36,636,049	£38,867,355	£37,270,800	£36,636,049	£38,867,355	£37,270,800
15%	80%	£30,964,776	£34,338,795	£31,916,303	£30,964,776	£34,338,795	£31,916,303
20%	80%	£25,293,503	£29,798,735	£26,563,004	£25,293,503	£29,798,735	£26,563,004
25%	80%	£2,384,566	£11,584,308	£5,007,299	£2,384,566	£11,584,308	£5,007,299
30%	80%	£-3,420,668	£7,002,034	£-4,544,824	£-3,420,668	£7,002,034	£-4,544,824
35%	80%	£-9,285,985	£2,419,760	£-5,953,949	£-9,285,985	£2,419,760	£-5,953,949
40%	80%	£-17,224,545	£-38,893,094	£-37,700,608	£-17,224,545	£-38,893,094	£-37,700,608
45%	80%	£-21,847,620	£-34,378,034	£-32,581,614	£-21,847,620	£-34,378,034	£-32,581,614
50%	80%	£-26,470,494	£-29,844,513	£-27,422,621	£-26,470,494	£-29,844,513	£-27,422,621
25%	60%	£21,093,470	£28,310,993	£22,283,627	£21,093,470	£28,310,993	£22,283,627
30%	60%	£16,684,815	£20,777,472	£17,136,362	£16,684,815	£20,777,472	£17,136,362
35%	60%	£10,258,535	£16,243,952	£11,952,006	£10,258,535	£16,243,952	£11,952,006
40%	60%	£4,916,176	£11,680,656	£6,767,849	£4,916,176	£11,680,656	£6,767,849
50%	60%	£-8,198,758	£-2,952,695	£-3,697,731	£-8,198,758	£-2,952,695	£-3,697,731

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£52,959,192	£52,959,192	£52,959,192	£52,959,192	£52,959,192	£52,959,192
10%	70%	£41,980,101	£43,930,028	£42,535,508	£41,980,101	£43,930,028	£42,535,508
15%	70%	£36,455,852	£38,408,218	£37,289,062	£36,455,852	£38,408,218	£37,289,062
20%	70%	£30,931,602	£34,868,158	£32,042,616	£30,931,602	£34,868,158	£32,042,616
25%	70%	£25,407,653	£30,328,097	£26,796,171	£25,407,653	£30,328,097	£26,796,171
30%	70%	£19,837,438	£25,788,037	£21,530,910	£19,837,438	£25,788,037	£21,530,910
35%	70%	£14,261,627	£21,247,976	£16,237,345	£14,261,627	£21,247,976	£16,237,345
40%	70%	£8,650,175	£16,687,295	£10,943,778	£8,650,175	£16,687,295	£10,943,778
45%	70%	£3,012,187	£12,111,659	£5,593,939	£3,012,187	£12,111,659	£5,593,939
50%	70%	£-2,691,568	£7,536,031	£2,234,984	£-2,691,568	£7,536,031	£2,234,984
100%	70%	£-61,427,788	£-40,083,005	£-55,404,430	£-61,427,788	£-40,083,005	£-55,404,430
10%	80%	£41,685,853	£43,917,159	£42,320,604	£41,685,853	£43,917,159	£42,320,604
15%	80%	£36,014,580	£38,388,599	£36,966,707	£36,014,580	£38,388,599	£36,966,707
20%	80%	£30,343,307	£34,841,988	£31,812,309	£30,343,307	£34,841,988	£31,812,309
25%	80%	£24,672,034	£30,298,927	£27,434,370	£24,672,034	£30,298,927	£27,434,370
30%	80%	£18,980,761	£25,753,866	£22,080,303	£18,980,761	£25,753,866	£22,080,303
35%	80%	£13,290,488	£21,208,805	£16,726,236	£13,290,488	£21,208,805	£16,726,236
40%	80%	£7,600,215	£16,663,744	£11,372,169	£7,600,215	£16,663,744	£11,372,169
45%	80%	£1,910,942	£12,118,683	£6,018,102	£1,910,942	£12,118,683	£6,018,102
50%	80%	£-3,780,669	£7,573,616	£2,663,035	£-3,780,669	£7,573,616	£2,663,035
100%	80%	£-61,427,788	£-40,083,005	£-55,404,430	£-61,427,788	£-40,083,005	£-55,404,430

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£35,747,408	£35,747,408	£35,747,408	£35,747,408	£35,747,408	£35,747,408
10%	70%	£24,768,317	£26,718,244	£25,323,724	£24,768,317	£26,718,244	£25,323,724
15%	70%	£19,244,167	£22,196,434	£20,077,278	£19,244,167	£22,196,434	£20,077,278
20%	70%	£13,720,018	£17,656,374	£14,830,832	£13,720,018	£17,656,374	£14,830,832
25%	70%	£8,195,869	£13,116,313	£9,584,386	£8,195,869	£13,116,313	£9,584,386
30%	70%	£2,625,654	£8,576,253	£4,319,126	£2,625,654	£8,576,253	£4,319,126
35%	70%	£-2,950,157	£4,036,192	£-974,440	£-2,950,157	£4,036,192	£-974,440
40%	70%	£-8,561,609	£-824,499	£-6,268,006	£-8,561,609	£-824,499	£-6,268,006
45%	70%	£-14,199,598	£-5,100,126	£-11,617,845	£-14,199,598	£-5,100,126	£-11,617,845
50%	70%	£-19,903,352	£-9,675,754	£-16,987,820	£-19,903,352	£-9,675,754	£-16,987,820
100%	70%	£-78,639,572	£-57,294,790	£-72,616,214	£-78,639,572	£-57,294,790	£-72,616,214
10%	80%	£24,474,069	£26,705,375	£25,108,820	£24,474,069	£26,705,375	£25,108,820
15%	80%	£18,802,796	£18,802,796	£19,754,922	£18,802,796	£18,802,796	£19,754,922
20%	80%	£13,131,523	£17,630,214	£14,401,024	£13,131,523	£17,630,214	£14,401,024
25%	80%	£8,477,414	£12,111,659	£7,154,681	£8,477,414	£12,111,659	£7,154,681
30%	80%	£3,822,834	£8,576,253	£4,974,382	£3,822,834	£8,576,253	£4,974,382
35%	80%	£-1,903,446	£4,081,971	£-2,099,974	£-1,903,446	£4,081,971	£-2,099,974
40%	80%	£-7,345,803	£-4,731,325	£-5,394,331	£-7,345,803	£-4,731,325	£-5,394,331
50%	80%	£-13,358,738	£-9,609,285	£-15,859,712	£-13,358,738	£-9,609,285	£-15,859,712

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£58,089,903	£58,089,903	£58,089,903	£58,089,903	£58,089,903	£58,089,903
10%	70%	£47,110,812	£49,060,739	£47,666,219	£47,110,812	£49,060,739	£47,666,219
15%	70%	£41,586,663	£44,538,939	£42,419,773	£41,586,663	£44,538,939	£42,419,773
20%	70%	£36,062,513	£39,998,869	£37,173,327	£36,062,513	£39,998,869	£37,173,327
25%	70%	£30,538,364	£35,458,808	£31,926,882	£30,538,364	£35,458,808	£31,926,882
30%	70%	£24,988,149	£30,918,748	£26,661,621	£24,988,149	£30,918,748	£26,661,621
35%	70%	£19,392,338	£26,378,687	£21,368,055	£19,392,338	£26,378,687	£21,368,055
40%	70%	£13,790,886	£21,817,996	£16,074,489	£13,790,886	£21,817,996	£16,074,489
45%	70%	£8,142,898	£17,242,370	£10,724,650	£8,142,898	£17,242,370	£10,724,650
50%	70%	£2,439,143	£12,666,742	£5,354,675	£2,439,143	£12,666,742	£5,354,675
100%	70%	£56,297,077	£34,352,294	£50,273,719	£56,297,077	£34,352,294	£50,273,719
10%	80%	£46,816,564	£49,047,870	£47,451,315	£46,816,564	£49,047,870	£47,451,315
15%	80%	£41,145,291	£44,519,310	£42,097,418	£41,145,291	£44,519,310	£42,097,418
20%	80%	£35,474,019	£39,972,709	£36,743,519	£35,474,019	£39,972,709	£36,743,519
40%	80%	£13,565,081	£21,764,822	£15,187,814	£13,565,081	£21,764,822	£15,187,814
45%	80%	£8,759,847	£17,182,548	£9,725,690	£8,759,847	£17,182,548	£9,725,690
50%	80%	£894,530	£12,600,275	£4,226,565	£894,530	£12,600,275	£4,226,565
10%	60%	£47,405,060	£49,073,609	£47,881,123	£47,405,060	£49,073,609	£47,881,123
15%	60%	£42,028,035	£44,558,549	£42,742,129	£42,028,035	£44,558,549	£42,742,129
20%	60%	£36,651,009	£40,025,028	£37,603,136	£36,651,009	£40,025,028	£37,603,136
25%	60%	£31,273,984	£35,491,508	£32,464,141	£31,273,984	£35,491,508	£32,464,141
30%	60%	£25,865,330	£30,957,987	£27,316,877	£25,865,330	£30,957,987	£27,316,877
35%	60%	£20,439,049	£26,424,466	£22,132,521	£20,439,049	£26,424,466	£22,132,521
40%	60%	£14,996,693	£21,871,171	£16,948,164	£14,996,693	£21,871,171	£16,948,164
50%	60%	£3,983,757	£12,733,210	£5,462,764	£3,983,757	£12,733,210	£5,462,764

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£59,626,775	£59,626,775	£59,626,775	£59,626,775	£59,626,775	£59,626,775
10%	70%	£48,647,684	£50,597,612	£49,203,091	£48,647,684	£50,597,612	£49,203,091
15%	70%	£43,123,535	£46,075,802	£43,996,646	£43,123,535	£46,075,802	£43,996,646
20%	70%	£37,599,386	£41,555,742	£38,710,199	£37,599,386	£41,555,742	£38,710,199
25%	70%	£32,075,236	£36,995,681	£33,463,754	£32,075,236	£36,995,681	£33,463,754
30%	70%	£26,505,021	£32,455,620	£28,198,493	£26,505,021	£32,455,620	£28,198,493
35%	70%	£20,929,210	£27,915,559	£22,904,928	£20,929,210	£27,915,559	£22,904,928
40%	70%	£15,317,759	£23,354,969	£17,611,361	£15,317,759	£23,354,969	£17,611,361
45%	70%	£9,670,770	£18,775,242	£12,261,523	£9,670,770	£18,775,242	£12,261,523
50%	70%	£3,976,015	£14,203,614	£6,891,547	£3,976,015	£14,203,614	£6,891,547
100%	70%	£54,760,205	£33,415,422	£48,736,646	£54,760,205	£33,415,422	£48,736,646
10%	80%	£48,353,436	£50,584,742	£48,988,187	£48,353,436	£50,584,742	£48,988,187
15%	80%	£42,682,163	£46,056,182	£43,634,290	£42,682,163	£46,056,182	£43,634,290
20%	80%	£37,010,890	£41,509,582	£38,289,392	£37,010,890	£41,509,582	£38,289,392
40%	80%	£14,101,953	£23,301,695	£16,724,686	£14,101,953	£23,301,695	£16,724,686
45%	80%	£8,296,719	£18,719,421	£11,262,563	£8,296,719	£18,719,421	£11,262,563
50%	80%	£2,431,403	£14,137,147	£5,763,438	£2,431,403	£14,137,147	£5,763,438
10%	60%	£48,941,932	£50,610,481	£49,417,995	£48,941,932	£50,610,481	£49,417,995
15%	60%	£43,364,807	£46,095,421	£44,275,002	£43,364,807	£46,095,421	£44,275,002
20%	60%	£38,187,892	£41,561,900	£39,140,006	£38,187,892	£41,561,900	£39,140,006
25%	60%	£32,810,857	£37,028,380	£34,001,014	£32,810,857	£37,028,380	£34,001,014
30%	60%	£27,402,202	£32,494,859	£28,853,750	£27,402,202	£32,494,859	£28,853,750
35%	60%	£21,975,922	£27,961,339	£23,669,394	£21,975,922	£27,961,339	£23,669,394
40%	60%	£16,533,565	£23,408,043	£18,485,037	£16,533,565	£23,408,043	£18,485,037
50%	60%	£5,520,629	£14,270,062	£8,019,656	£5,520,629	£14,270,062	£8,019,656

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,283,082	£24,283,082	£24,283,082	£24,283,082	£24,283,082	£24,283,082
0%	70%	£16,746,784	£18,900,385	£17,441,025	£16,746,784	£18,900,385	£17,441,025
15%	70%	£12,941,391	£16,209,036	£13,999,784	£12,941,391	£16,209,036	£13,999,784
20%	70%	£9,126,275	£13,503,921	£10,537,463	£9,126,275	£13,503,921	£10,537,463
25%	70%	£5,287,929	£10,783,217	£7,075,144	£5,287,929	£10,783,217	£7,075,144
30%	70%	£1,417,747	£8,062,512	£3,869,150	£1,417,747	£8,062,512	£3,869,150
35%	70%	£2,492,546	£5,333,741	£3,755,535	£2,492,546	£5,333,741	£3,755,535
40%	70%	£8,426,026	£2,575,869	£-3,510,572	£-6,426,026	£2,575,869	£-3,510,572
45%	70%	£-10,359,507	£-184,980	£-7,079,620	£-10,359,507	£-184,980	£-7,079,620
50%	70%	£-14,292,986	£-2,987,956	£-10,648,669	£-14,292,986	£-2,987,956	£-10,648,669
100%	70%	£-53,627,786	£-31,017,726	£-46,339,150	£-53,627,786	£-31,017,726	£-46,339,150
10%	80%	£16,469,519	£18,930,777	£17,262,937	£16,469,519	£18,930,777	£17,262,937
15%	80%	£12,518,691	£16,254,624	£13,728,282	£12,518,691	£16,254,624	£13,728,282
20%	80%	£8,562,675	£13,565,701	£10,175,462	£8,562,675	£13,565,701	£10,175,462
25%	80%	£4,571,908	£10,860,439	£6,620,864	£4,571,908	£10,860,439	£6,620,864
30%	80%	£558,520	£8,155,179	£3,017,267	£558,520	£8,155,179	£3,017,267
35%	80%	£-3,511,372	£5,443,621	£-995,918	£-3,511,372	£5,443,621	£-995,918
40%	80%	£-7,590,398	£2,701,447	£-4,258,450	£-7,590,398	£2,701,447	£-4,258,450
45%	80%	£-11,669,424	£-41,393	£-7,920,983	£-11,669,424	£-41,393	£-7,920,983
50%	80%	£-15,748,451	£-2,828,416	£-11,583,516	£-15,748,451	£-2,828,416	£-11,583,516
10%	60%	£17,024,049	£18,869,993	£17,619,112	£17,024,049	£18,869,993	£17,619,112
15%	60%	£13,364,091	£16,163,448	£14,271,284	£13,364,091	£16,163,448	£14,271,284
20%	60%	£9,889,975	£13,442,143	£10,889,466	£9,889,975	£13,442,143	£10,889,466
25%	60%	£6,003,951	£10,705,994	£7,527,646	£6,003,951	£10,705,994	£7,527,646
30%	60%	£2,276,972	£7,969,845	£4,121,033	£2,276,972	£7,969,845	£4,121,033
35%	60%	£-1,473,721	£5,223,860	£1,398	£-1,473,721	£5,223,860	£1,398
40%	60%	£-5,261,654	£2,450,292	£-2,762,694	£-5,261,654	£2,450,292	£-2,762,694
45%	60%	£-9,049,588	£-328,565	£-6,238,257	£-9,049,588	£-328,565	£-6,238,257
50%	60%	£-12,837,521	£-3,147,495	£-9,713,620	£-12,837,521	£-3,147,495	£-9,713,620

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-191,623,220	£-191,623,220	£-191,623,220	£-191,623,220	£-191,623,220	£-191,623,220
0%	70%	£-199,159,518	£-197,005,918	£-198,465,278	£-199,159,518	£-197,005,918	£-198,465,278
15%	70%	£-202,984,911	£-199,697,267	£-201,906,519	£-202,984,911	£-199,697,267	£-201,906,519
20%	70%	£-206,790,028	£-202,402,381	£-206,368,639	£-206,790,028	£-202,402,381	£-206,368,639
25%	70%	£-210,618,374	£-205,123,086	£-208,831,158	£-210,618,374	£-205,123,086	£-208,831,158
30%	70%	£-214,488,556	£-207,843,791	£-212,337,152	£-214,488,556	£-207,843,791	£-212,337,152
35%	70%	£-218,398,849	£-210,572,562	£-215,848,768	£-218,398,849	£-210,572,562	£-215,848,768
40%	70%	£-222,332,329	£-213,300,433	£-219,416,874	£-222,332,329	£-213,300,433	£-219,416,874
45%	70%	£-226,295,309	£-216,029,282	£-223,085,923	£-226,295,309	£-216,029,282	£-223,085,923
50%	70%	£-230,199,289	£-218,884,259	£-226,554,971	£-230,199,289	£-218,884,259	£-226,554,971
100%	70%	£-269,534,089	£-246,924,029	£-262,245,452	£-269,534,089	£-246,924,029	£-262,245,452
10%	80%	£-199,436,784	£-198,975,525	£-198,643,366	£-199,436,784	£-198,975,525	£-198,643,366
15%	80%	£-203,387,611	£-199,651,679	£-202,178,021	£-203,387,611	£-199,651,679	£-202,178,021
20%	80%	£-207,343,628	£-202,340,602	£-206,730,940	£-207,343,628	£-202,340,602	£-206,730,940
25%	80%	£-211,298,701	£-205,012,958	£-210,478,752	£-211,298,701	£-205,012,958	£-210,478,752
30%	80%	£-215,257,727	£-215,947,696	£-223,827,286	£-215,257,727	£-215,947,696	£-223,827,286
35%	80%	£-219,216,753	£-218,734,719	£-227,489,819	£-219,216,753	£-218,734,719	£-227,489,819
40%	80%	£-223,175,780	£-221,520,742	£-231,146,842	£-223,175,780	£-221,520,742	£-231,146,842
45%	80%	£-227,134,807	£-224,307,765	£-234,803,865	£-227,134,807	£-224,307,765	£-234,803,865
50%	80%	£-231,093,834	£-227,094,788	£-238,456,888	£-231,093,834	£-227,094,788	£-238,456,888

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-143,730,879	£-143,730,879	£-143,730,879	£-143,730,879	£-143,730,879	£-143,730,879
0%	70%	£-151,267,177	£-149,113,576	£-150,572,936	£-151,267,177	£-149,113,576	£-150,572,936
15%	70%	£-155,072,570	£-151,804,925	£-154,014,178	£-155,072,570	£-151,804,925	£-154,014,178
20%	70%	£-158,887,607	£-154,510,040	£-157,478,498	£-158,887,607	£-154,510,040	£-157,478,498
25%	70%	£-162,726,033	£-157,230,745	£-160,938,817	£-162,726,033	£-157,230,745	£-160,938,817
30%	70%	£-166,596,215	£-159,951,449	£-164,444,811	£-166,596,215	£-159,951,449	£-164,444,811
35%	70%	£-170,506,507	£-162,680,220	£-167,956,426	£-170,506,507	£-162,680,220	£-167,956,426
40%	70%	£-174,439,987	£-165,438,092	£-171,524,533	£-174,439,987	£-165,438,092	£-171,524,533
45%	70%	£-178,373,468	£-168,198,941	£-175,093,581	£-178,373,468	£-168,198,941	£-175,093,581
50%	70%	£-182,306,948	£-171,001,917	£-178,662,630	£-182,306,948	£-171,001,917	£-178,662,630
100%	70%	£-221,641,747	£-199,031,687	£-214,353,111	£-221,641,747	£-199,031,687	£-214,353,111
10%	80%	£-151,544,443	£-149,083,184	£-150,751,024	£-151,544,443	£-149,083,184	£-150,751,024
15%	80%	£-155,499,270	£-151,759,337	£-154,285,679	£-155,499,270	£-151,759,337	£-154,285,679
20%	80%	£-159,454,287	£-154,448,261	£-157,839,488	£-159,454,287	£-154,448,261	£-157,839,488
25%	80%	£-163,409,304	£-157,141,411	£-161,389,297	£-163,409,304	£-157,141,411	£-161,389,297
30%	80%	£-167,364,321	£-159,834,564	£-164,938,106	£-167,364,321	£-159,834,564	£-164,938,106
35%	80%	£-171,319,338	£-162,527,717	£-168,486,915	£-171,319,338	£-162,527,717	£-168,486,915
40%	80%	£-175,274,355	£-165,220,868	£-172,035,724	£-175,274,355	£-165,220,868	£-172,035,724
45%	80%	£-179,229,372	£-167,914,019	£-175,584,533	£-179,229,372	£-167,914,019	£-175,584,533
50%	80%	£-183,184,389	£-170,607,170	£-179,133,342	£-183,184,389	£-170,607,170	£-179,133,342
100%	80%	£-222,639,406	£-198,036,940	£-208,522,155	£-222,639,406	£-198,036,940	£-208,522,155
10%	60%	£-154,649,870	£-149,143,969	£-153,742,677	£-154,649,870	£-149,143,969	£-153,742,677
20%	60%	£-158,534,086	£-151,841,816	£-157,291,486	£-158,534,086	£-151,841,816	£-157,291,486
25%	60%	£-162,418,302	£-154,539,663	£-160,839,295	£-162,418,302	£-154,539,663	£-160,839,295
30%	60%	£-166,302,518	£-157,237,510	£-164,387,104	£-166,302,518	£-157,237,510	£-164,387,104
35%	60%	£-170,186,734	£-160,000,357	£-167,934,913	£-170,186,734	£-160,000,357	£-167,934,913
40%	60%	£-174,070,950	£-162,763,204	£-171,482,722	£-174,070,950	£-162,763,204	£-171,482,722
45%	60%	£-177,955,166	£-165,526,051	£-175,030,531	£-177,955,166	£-165,526,051	£-175,030,531
50%	60%	£-181,839,382	£-168,288,898	£-178,578,340	£-181,839,382	£-168,288,898	£-178,578,340

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-52,535,889	£-52,535,889	£-52,535,889	£-52,535,889	£-52,535,889	£-52,535,889
0%	70%	£-60,072,187	£-57,818,587	£-59,377,947	£-60,072,187	£-57,818,587	£-59,377,947
10%	70%	£-63,977,589	£-60,699,936	£-62,191,186	£-63,977,589	£-60,699,936	£-62,191,186
20%	70%	£-67,892,697	£-63,515,050	£-65,281,508	£-67,892,697	£-63,515,050	£-65,281,508
25%	70%	£-71,831,043	£-66,035,755	£-68,743,827	£-71,831,043	£-66,035,755	£-68,743,827
30%	70%	£-75,791,225	£-68,756,460	£-72,499,821	£-75,791,225	£-68,756,460	£-72,499,821
35%	70%	£-79,771,518	£-71,485,230	£-76,281,437	£-79,771,518	£-71,485,230	£-76,281,437
40%	70%	£-83,774,997	£-74,243,102	£-80,093,543	£-83,774,997	£-74,243,102	£-80,093,543
45%	70%	£-87,798,476	£-77,030,974	£-83,928,650	£-87,798,476	£-77,030,974	£-83,928,650
50%	70%	£-91,841,955	£-79,867,847	£-87,786,757	£-91,841,955	£-79,867,847	£-87,786,757
100%	70%	£-130,446,758	£-107,836,698	£-123,158,121	£-130,446,758	£-107,836,698	£-123,158,121
10%	80%	£-60,349,453	£-57,888,194	£-59,556,035	£-60,349,453	£-57,888,194	£-59,556,035
15%	80%	£-64,300,280	£-60,564,348</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787	-£2,654,787
10%	70%	-£10,191,085	-£9,037,484	-£9,496,845	-£10,191,085	-£9,037,484	-£9,496,845
15%	70%	-£13,996,478	-£10,728,834	-£12,938,086	-£13,996,478	-£10,728,834	-£12,938,086
20%	70%	-£17,811,595	-£13,433,948	-£16,400,406	-£17,811,595	-£13,433,948	-£16,400,406
25%	70%	-£21,649,941	-£16,154,653	-£19,862,725	-£21,649,941	-£16,154,653	-£19,862,725
30%	70%	-£25,520,123	-£18,875,357	-£23,388,719	-£25,520,123	-£18,875,357	-£23,388,719
35%	70%	-£29,430,416	-£21,604,128	-£26,890,335	-£29,430,416	-£21,604,128	-£26,890,335
40%	70%	-£33,363,895	-£24,362,000	-£30,448,441	-£33,363,895	-£24,362,000	-£30,448,441
45%	70%	-£37,297,376	-£27,122,849	-£34,017,490	-£37,297,376	-£27,122,849	-£34,017,490
50%	70%	-£41,230,856	-£29,825,825	-£37,586,538	-£41,230,856	-£29,825,825	-£37,586,538
100%	70%	-£80,565,656	-£57,955,596	-£73,277,019	-£80,565,656	-£57,955,596	-£73,277,019
10%	80%	-£10,468,351	-£9,007,092	-£9,674,933	-£10,468,351	-£9,007,092	-£9,674,933
15%	80%	-£14,419,178	-£10,683,245	-£11,239,587	-£14,419,178	-£10,683,245	-£11,239,587
20%	80%	-£18,375,195	-£13,372,169	-£14,762,407	-£18,375,195	-£13,372,169	-£14,762,407
25%	80%	-£22,328,268	-£16,061,093	-£18,285,227	-£22,328,268	-£16,061,093	-£18,285,227
30%	80%	-£26,281,341	-£18,750,017	-£21,808,047	-£26,281,341	-£18,750,017	-£21,808,047
35%	80%	-£30,234,414	-£21,438,941	-£25,330,867	-£30,234,414	-£21,438,941	-£25,330,867
40%	80%	-£34,187,487	-£24,127,865	-£28,853,687	-£34,187,487	-£24,127,865	-£28,853,687
45%	80%	-£38,140,560	-£26,816,789	-£32,376,507	-£38,140,560	-£26,816,789	-£32,376,507
50%	80%	-£42,093,633	-£29,505,713	-£35,899,327	-£42,093,633	-£29,505,713	-£35,899,327
10%	60%	-£9,913,820	-£8,067,877	-£8,918,758	-£9,913,820	-£8,067,877	-£8,918,758
15%	60%	-£13,823,889	-£10,774,422	-£11,625,303	-£13,823,889	-£10,774,422	-£11,625,303
20%	60%	-£17,733,958	-£13,480,967	-£14,331,848	-£17,733,958	-£13,480,967	-£14,331,848
25%	60%	-£21,644,027	-£16,187,512	-£17,038,393	-£21,644,027	-£16,187,512	-£17,038,393
30%	60%	-£25,554,096	-£18,894,057	-£19,744,938	-£25,554,096	-£18,894,057	-£19,744,938
35%	60%	-£29,464,165	-£21,600,602	-£22,451,483	-£29,464,165	-£21,600,602	-£22,451,483
40%	60%	-£33,374,234	-£24,307,147	-£25,158,028	-£33,374,234	-£24,307,147	-£25,158,028
45%	60%	-£37,284,303	-£27,013,692	-£27,864,573	-£37,284,303	-£27,013,692	-£27,864,573
50%	60%	-£41,194,372	-£29,720,237	-£30,571,118	-£41,194,372	-£29,720,237	-£30,571,118

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,785,219	£8,785,219	£8,785,219	£8,785,219	£8,785,219	£8,785,219
10%	70%	£1,249,321	£3,402,422	£1,943,162	£1,249,321	£3,402,422	£1,943,162
15%	70%	£2,556,472	£7,111,173	£1,498,079	£2,556,472	£7,111,173	£1,498,079
20%	70%	£6,371,588	£11,993,942	£4,960,399	£6,371,588	£11,993,942	£4,960,399
25%	70%	£10,209,934	£16,714,646	£8,422,719	£10,209,934	£16,714,646	£8,422,719
30%	70%	£14,080,116	£21,435,351	£11,928,713	£14,080,116	£21,435,351	£11,928,713
35%	70%	£17,990,409	£26,156,055	£15,440,707	£17,990,409	£26,156,055	£15,440,707
40%	70%	£21,900,702	£30,876,759	£18,954,701	£21,900,702	£30,876,759	£18,954,701
45%	70%	£25,811,095	£35,597,463	£22,468,695	£25,811,095	£35,597,463	£22,468,695
50%	70%	£29,721,488	£40,318,167	£25,982,689	£29,721,488	£40,318,167	£25,982,689
100%	70%	£69,125,649	£46,515,589	£61,837,013	£69,125,649	£46,515,589	£61,837,013
10%	80%	£971,856	£3,432,914	£971,856	£3,432,914	£971,856	£3,432,914
15%	80%	£2,879,172	£7,761,411	£2,769,561	£2,879,172	£7,761,411	£2,769,561
20%	80%	£5,835,188	£11,932,162	£5,322,400	£5,835,188	£11,932,162	£5,322,400
25%	80%	£8,791,204	£16,102,913	£7,761,411	£8,791,204	£16,102,913	£7,761,411
30%	80%	£11,747,220	£20,273,664	£10,191,162	£11,747,220	£20,273,664	£10,191,162
35%	80%	£14,703,236	£24,444,415	£12,622,913	£14,703,236	£24,444,415	£12,622,913
40%	80%	£17,659,252	£28,615,166	£15,052,664	£17,659,252	£28,615,166	£15,052,664
45%	80%	£20,615,268	£32,785,917	£17,482,415	£20,615,268	£32,785,917	£17,482,415
50%	80%	£23,571,284	£36,956,668	£19,912,166	£23,571,284	£36,956,668	£19,912,166
10%	60%	£1,526,196	£3,372,130	£2,121,249	£1,526,196	£3,372,130	£2,121,249
15%	60%	£2,133,772	£6,665,585	£1,226,579	£2,133,772	£6,665,585	£1,226,579
20%	60%	£4,807,988	£12,555,720	£4,598,397	£4,807,988	£12,555,720	£4,598,397
25%	60%	£7,482,204	£18,445,855	£7,970,217	£7,482,204	£18,445,855	£7,970,217
30%	60%	£10,156,420	£24,335,990	£11,352,036	£10,156,420	£24,335,990	£11,352,036
35%	60%	£12,830,636	£30,226,125	£13,733,855	£12,830,636	£30,226,125	£13,733,855
40%	60%	£15,504,852	£36,116,260	£16,115,674	£15,504,852	£36,116,260	£16,115,674
45%	60%	£18,179,068	£42,006,395	£18,497,493	£18,179,068	£42,006,395	£18,497,493
50%	60%	£20,853,284	£47,896,530	£20,879,312	£20,853,284	£47,896,530	£20,879,312

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£13,835,023	£13,835,023	£13,835,023	£13,835,023	£13,835,023	£13,835,023
10%	70%	£6,298,725	£8,452,326	£6,992,966	£6,298,725	£8,452,326	£6,992,966
15%	70%	£2,493,329	£5,760,877	£3,501,724	£2,493,329	£5,760,877	£3,501,724
20%	70%	£1,321,784	£3,055,862	£89,404	£1,321,784	£3,055,862	£89,404
25%	70%	£5,160,130	£335,158	£3,372,915	£5,160,130	£335,158	£3,372,915
30%	70%	£9,030,313	£2,385,547	£6,878,909	£9,030,313	£2,385,547	£6,878,909
35%	70%	£12,940,605	£5,114,318	£10,390,524	£12,940,605	£5,114,318	£10,390,524
40%	70%	£16,874,085	£7,872,190	£13,958,631	£16,874,085	£7,872,190	£13,958,631
45%	70%	£20,807,566	£10,630,039	£17,527,679	£20,807,566	£10,630,039	£17,527,679
50%	70%	£24,741,046	£13,436,015	£21,096,728	£24,741,046	£13,436,015	£21,096,728
100%	70%	£64,075,845	£41,465,785	£56,787,209	£64,075,845	£41,465,785	£56,787,209
10%	80%	£6,021,460	£8,482,718	£6,021,460	£6,021,460	£8,482,718	£6,021,460
15%	80%	£2,070,632	£5,806,565	£3,280,223	£2,070,632	£5,806,565	£3,280,223
20%	80%	£1,885,265	£3,117,417	£2,272,597	£1,885,265	£3,117,417	£2,272,597
25%	80%	£18,038,458	£7,746,612	£14,706,509	£18,038,458	£7,746,612	£14,706,509
30%	80%	£22,117,483	£10,489,452	£18,369,042	£22,117,483	£10,489,452	£18,369,042
35%	80%	£26,196,510	£13,276,476	£22,031,575	£26,196,510	£13,276,476	£22,031,575
40%	80%	£30,275,537	£16,063,500	£25,704,108	£30,275,537	£16,063,500	£25,704,108
45%	80%	£34,354,564	£18,850,524	£29,376,641	£34,354,564	£18,850,524	£29,376,641
50%	80%	£38,433,591	£21,637,548	£33,049,174	£38,433,591	£21,637,548	£33,049,174
10%	60%	£2,916,032	£5,715,388	£3,823,225	£2,916,032	£5,715,388	£3,823,225
15%	60%	£758,184	£2,994,094	£151,406	£758,184	£2,994,094	£151,406
20%	60%	£4,444,108	£257,935	£4,444,108	£4,444,108	£257,935	£4,444,108
25%	60%	£8,171,087	£2,478,214	£6,327,026	£8,171,087	£2,478,214	£6,327,026
30%	60%	£11,921,780	£5,224,199	£9,746,661	£11,921,780	£5,224,199	£9,746,661
35%	60%	£15,709,713	£7,997,767	£13,210,753	£15,709,713	£7,997,767	£13,210,753
40%	60%	£19,497,646	£10,771,335	£16,683,845	£19,497,646	£10,771,335	£16,683,845
45%	60%	£23,285,579	£13,544,913	£20,156,937	£23,285,579	£13,544,913	£20,156,937
50%	60%	£27,073,512	£16,318,491	£23,630,029	£27,073,512	£16,318,491	£23,630,029

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761	-£3,376,761
10%	70%	-£10,913,059	-£8,759,458	-£10,218,819	-£10,913,059	-£8,759,458	-£10,218,819
15%	70%	-£14,718,452	-£11,450,808	-£13,660,060	-£14,718,452	-£11,450,808	-£13,660,060
20%	70%	-£18,533,845	-£14,142,158	-£17,109,301	-£18,533,845	-£14,142,158	-£17,109,301
25%	70%	-£22,371,915	-£16,876,627	-£20,584,699	-£22,371,915	-£16,876,627	-£20,584,699
30%	70%	-£26,242,097	-£19,597,331	-£24,090,693	-£26,242,097	-£19,597,331	-£24,090,693
35%	70%	-£30,152,390	-£22,326,102	-£27,602,309	-£30,152,390	-£22,326,102	-£27,602,309
40%	70%	-£34,085,869	-£25,083,974	-£31,170,415	-£34,085,869	-£25,083,974	-£31,170,415
45%	70%	-£38,019,350	-£27,844,823	-£34,739,464	-£38,019,350	-£27,844,823	-£34,739,464
50%	70%	-£41,952,830	-£30,647,799	-£38,308,512	-£41,952,830	-£30,647,799	-£38,308,512
100%	70%	-£81,287,630	-£58,677,570	-£73,998,993	-£81,287,630	-£58,677,570	-£73,998,993
10%	80%	-£11,190,325	-£8,729,066	-£10,396,907	-£11,190,325	-£8,729,066	-£10,396,907
15%	80%	-£15,141,152	-£11,405,220	-£13,931,561	-£15,141,152	-£11,405,220	-£13,931,

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£18,965,734	£18,965,734	£18,965,734	£18,965,734	£18,965,734	£18,965,734
10%	70%	£11,429,436	£13,583,037	£12,123,677	£11,429,436	£13,583,037	£12,123,677
15%	70%	£7,624,043	£10,891,688	£8,682,435	£7,624,043	£10,891,688	£8,682,435
20%	70%	£3,808,926	£8,186,573	£5,220,115	£3,808,926	£8,186,573	£5,220,115
25%	70%	£-29,420	£5,465,868	£1,757,796	£-29,420	£5,465,868	£1,757,796
30%	70%	£-3,899,602	£2,745,164	£-1,748,198	£-3,899,602	£2,745,164	£-1,748,198
35%	70%	£-7,809,894	£16,393	£-5,259,813	£-7,809,894	£16,393	£-5,259,813
40%	70%	£-11,743,374	£-2,741,479	£-9,827,920	£-11,743,374	£-2,741,479	£-9,827,920
45%	70%	£-15,676,855	£-5,502,328	£-12,396,968	£-15,676,855	£-5,502,328	£-12,396,968
50%	70%	£-19,610,335	£-8,305,304	£-15,966,017	£-19,610,335	£-8,305,304	£-15,966,017
100%	70%	£-58,945,134	£-36,335,074	£-51,656,488	£-58,945,134	£-36,335,074	£-51,656,488
10%	80%	£11,152,170	£13,613,429	£11,945,589	£11,152,170	£13,613,429	£11,945,589
15%	80%	£7,291,343	£10,937,276	£8,410,934	£7,291,343	£10,937,276	£8,410,934
20%	80%	£3,245,326	£8,249,352	£4,859,114	£3,245,326	£8,249,352	£4,859,114
25%	80%	£-12,907,747	£-2,615,901	£-9,575,798	£-12,907,747	£-2,615,901	£-9,575,798
30%	80%	£-16,986,772	£-5,358,741	£-13,238,331	£-16,986,772	£-5,358,741	£-13,238,331
35%	80%	£-21,065,799	£-8,145,765	£-16,900,864	£-21,065,799	£-8,145,765	£-16,900,864
40%	80%	£-25,144,826	£-10,932,790	£-20,575,397	£-25,144,826	£-10,932,790	£-20,575,397
45%	80%	£-29,223,853	£-13,719,814	£-24,249,930	£-29,223,853	£-13,719,814	£-24,249,930
50%	80%	£-33,302,880	£-16,506,838	£-27,924,463	£-33,302,880	£-16,506,838	£-27,924,463
10%	60%	£11,706,701	£13,552,644	£12,301,764	£11,706,701	£13,552,644	£12,301,764
15%	60%	£8,046,743	£10,846,099	£8,953,336	£8,046,743	£10,846,099	£8,953,336
20%	60%	£4,372,527	£8,124,795	£5,582,117	£4,372,527	£8,124,795	£5,582,117
25%	60%	£686,603	£5,388,646	£2,210,298	£686,603	£5,388,646	£2,210,298
30%	60%	£-3,040,376	£2,652,496	£-1,196,315	£-3,040,376	£2,652,496	£-1,196,315
35%	60%	£-6,791,069	£-93,488	£-4,615,950	£-6,791,069	£-93,488	£-4,615,950
40%	60%	£-10,579,003	£-2,967,057	£-8,080,042	£-10,579,003	£-2,967,057	£-8,080,042
50%	60%	£-18,154,869	£-8,464,844	£-15,031,168	£-18,154,869	£-8,464,844	£-15,031,168

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£20,502,607	£20,502,607	£20,502,607	£20,502,607	£20,502,607	£20,502,607
10%	70%	£12,966,308	£15,119,909	£13,660,549	£12,966,308	£15,119,909	£13,660,549
15%	70%	£9,180,915	£12,428,560	£10,219,368	£9,180,915	£12,428,560	£10,219,368
20%	70%	£5,345,798	£9,723,445	£6,756,988	£5,345,798	£9,723,445	£6,756,988
25%	70%	£1,507,453	£7,002,741	£3,294,669	£1,507,453	£7,002,741	£3,294,669
30%	70%	£-2,362,729	£4,282,036	£-211,326	£-2,362,729	£4,282,036	£-211,326
35%	70%	£-6,273,022	£1,553,265	£-3,722,941	£-6,273,022	£1,553,265	£-3,722,941
40%	70%	£-10,206,502	£-1,294,607	£-7,281,048	£-10,206,502	£-1,294,607	£-7,281,048
45%	70%	£-14,139,983	£-3,985,455	£-10,860,096	£-14,139,983	£-3,985,455	£-10,860,096
50%	70%	£-18,073,462	£-6,768,432	£-14,429,145	£-18,073,462	£-6,768,432	£-14,429,145
100%	70%	£-57,408,262	£-34,798,202	£-50,119,625	£-57,408,262	£-34,798,202	£-50,119,625
10%	80%	£12,689,043	£15,150,302	£13,482,461	£12,689,043	£15,150,302	£13,482,461
15%	80%	£8,738,215	£12,474,148	£9,947,806	£8,738,215	£12,474,148	£9,947,806
20%	80%	£4,782,199	£9,785,225	£6,394,957	£4,782,199	£9,785,225	£6,394,957
25%	80%	£-11,370,874	£-1,079,029	£-8,038,926	£-11,370,874	£-1,079,029	£-8,038,926
30%	80%	£-15,449,900	£-3,821,869	£-11,701,459	£-15,449,900	£-3,821,869	£-11,701,459
35%	80%	£-19,528,927	£-6,608,892	£-15,363,992	£-19,528,927	£-6,608,892	£-15,363,992
40%	80%	£-23,607,954	£-9,395,915	£-19,026,525	£-23,607,954	£-9,395,915	£-19,026,525
45%	80%	£-27,686,981	£-12,182,938	£-22,689,058	£-27,686,981	£-12,182,938	£-22,689,058
50%	80%	£-31,765,008	£-14,970,961	£-26,351,591	£-31,765,008	£-14,970,961	£-26,351,591
10%	60%	£13,243,573	£15,089,517	£13,838,636	£13,243,573	£15,089,517	£13,838,636
15%	60%	£9,583,615	£12,392,372	£10,490,808	£9,583,615	£12,392,372	£10,490,808
20%	60%	£5,923,657	£9,695,227	£7,142,680	£5,923,657	£9,695,227	£7,142,680
25%	60%	£2,263,699	£6,998,082	£3,794,531	£2,263,699	£6,998,082	£3,794,531
30%	60%	£-1,503,504	£4,189,369	£-340,557	£-1,503,504	£4,189,369	£-340,557
35%	60%	£-5,254,196	£1,443,384	£-3,079,078	£-5,254,196	£1,443,384	£-3,079,078
40%	60%	£-9,042,130	£-1,330,184	£-6,543,169	£-9,042,130	£-1,330,184	£-6,543,169
50%	60%	£-16,617,997	£-6,927,971	£-13,494,296	£-16,617,997	£-6,927,971	£-13,494,296

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£74,026,022	£74,026,022	£74,026,022	£74,026,022	£74,026,022	£74,026,022
10%	70%	£62,009,866	£63,937,224	£62,547,187	£62,009,866	£63,937,224	£62,547,187
15%	70%	£55,996,730	£58,887,768	£56,802,713	£55,996,730	£58,887,768	£56,802,713
20%	70%	£49,983,595	£53,838,312	£51,058,238	£49,983,595	£53,838,312	£51,058,238
25%	70%	£43,939,067	£48,788,854	£45,304,341	£43,939,067	£48,788,854	£45,304,341
30%	70%	£37,877,577	£43,739,398	£39,515,906	£37,877,577	£43,739,398	£39,515,906
35%	70%	£31,816,001	£38,672,168	£33,727,471	£31,816,001	£38,672,168	£33,727,471
40%	70%	£25,695,367	£33,590,119	£27,915,533	£25,695,367	£33,590,119	£27,915,533
45%	70%	£19,564,539	£28,508,069	£22,072,420	£19,564,539	£28,508,069	£22,072,420
50%	70%	£13,373,797	£23,408,692	£16,194,393	£13,373,797	£23,408,692	£16,194,393
100%	70%	£-50,954,522	£-29,710,567	£-45,031,991	£-50,954,522	£-29,710,567	£-45,031,991
0%	80%	£81,723,947	£83,926,942	£82,338,028	£81,723,947	£83,926,942	£82,338,028
15%	80%	£55,567,852	£58,871,894	£56,488,974	£55,567,852	£58,871,894	£56,488,974
20%	80%	£49,411,757	£53,817,147	£50,639,920	£49,411,757	£53,817,147	£50,639,920
25%	80%	£43,212,579	£48,762,399	£44,772,892	£43,212,579	£48,762,399	£44,772,892
30%	80%	£37,005,791	£43,707,652	£38,878,167	£37,005,791	£43,707,652	£38,878,167
35%	80%	£30,782,283	£38,624,525	£32,983,441	£30,782,283	£38,624,525	£32,983,441
40%	80%	£24,513,975	£33,547,087	£27,051,308	£24,513,975	£33,547,087	£27,051,308
45%	80%	£18,213,736	£28,459,670	£21,100,166	£18,213,736	£28,459,670	£21,100,166
50%	80%	£11,866,855	£23,354,036	£15,096,442	£11,866,855	£23,354,036	£15,096,442
10%	60%	£62,295,785	£63,947,807	£62,796,346	£62,295,785	£63,947,807	£62,796,346
15%	60%	£56,425,609	£58,903,641	£57,116,451	£56,425,609	£58,903,641	£57,116,451
20%	60%	£50,555,435	£53,859,475	£51,476,556	£50,555,435	£53,859,475	£51,476,556
25%	60%	£44,685,556	£48,815,310	£45,835,790	£44,685,556	£48,815,310	£45,835,790
30%	60%	£38,749,363	£43,771,144	£40,153,645	£38,749,363	£43,771,144	£40,153,645
35%	60%	£32,833,171	£38,709,812	£34,471,500	£32,833,171	£38,709,812	£34,471,500
40%	60%	£26,876,760	£33,633,140	£28,779,759	£26,876,760	£33,633,140	£28,779,759
45%	60%	£20,903,800	£28,556,467	£23,044,674	£20,903,800	£28,556,467	£23,044,674
50%	60%	£14,874,690	£23,463,347	£17,292,343	£14,874,690	£23,463,347	£17,292,343

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281	£-141,880,281
10%	70%	£-153,896,436	£-151,969,079	£-153,359,115	£-153,896,436	£-151,969,079	£-153,359,115
15%	70%	£-159,909,573	£-157,018,535	£-159,103,590	£-159,909,573	£-157,018,535	£-159,103,590
20%	70%	£-165,922,708	£-162,067,991	£-164,948,084	£-165,922,708	£-162,067,991	£-164,948,084
25%	70%	£-171,957,236	£-167,117,448	£-170,601,961	£-171,957,236	£-167,117,448	£-170,601,961
30%	70%	£-178,028,726	£-172,166,905	£-176,380,397	£-178,028,726	£-172,166,905	£-176,380,397
35%	70%	£-184,090,301	£-177,234,134	£-182,178,832	£-184,090,301	£-177,234,134	£-182,178,832
40%	70%	£-190,210,935	£-182,316,184	£-187,990,770	£-190,210,935	£-182,316,184	£-187,990,770
45%	70%	£-196,341,763	£-187,398,234	£-193,833,983	£-196,341,763	£-187,398,234	£-193,833,983
50%	70%	£-202,532,506	£-192,497,611	£-199,711,910	£-202,532,506	£-192,497,611	£-199,711,910
100%	70%	£-266,860,524	£-245,616,870	£-260,938,294	£-266,860,524	£-245,616,870	£-260,938,294
10%	80%	£-154,182,356	£-151,979,660	£-153,568,274	£-154,182,356	£-151,979,660	£-153,568,274
15%	80%	£-160,338,451	£-157,034,409	£-159,417,328	£-160,338,451	£-157,034,409	£-159,417,328
20%	80%	£-166,494,546	£-162,089,158	£-165,266,382	£-166,494,546	£-162,089,158	£-165,266,382
25%	80%	£-172,729,327	£-167,156,296	£-171,655,923	£-172,729,327	£-167,156,296	£-171,655,923
30%	80%	£-179,042,566	£-172,234,134	£-178,028,726	£-179,042,566	£-172,234,134	£-178,028,726
35%	80%	£-185,449,546	£-177,316,184	£-184,090,301	£-185,449,546	£-177,316,184	£-184,090,301
40%	80%	£-191,969,546	£-182,398,234	£-190,210,935	£-191,969,546	£-182,398,234	£-190,210,935
45%	80%	£-198,609,546	£-187,480,234	£-196,380,397	£-198,609,546	£-187,480,234	£-196,380,397
50%	80%	£-205,449,546	£-192,562,267	£-200,809,861	£-205,449,546	£-192,562,267	£-200,809,861
10%	60%	£-153,610,518	£-151,958,496	£-153,149,956	£-153,610,518	£-151,958,496	£-153,149,956
15%	60%	£-159,480,693	£-157,002,661	£-158,789,851	£-159,480,693	£-157,002,661	£-158,789,851
20%	60%	£-165,359,970	£-162,046,828	£-164,429,748	£-165,359,970	£-162,046,828	£-164,429,748
25%	60%	£-171,240,947	£-167,090,995	£-170,070,512	£-171,240,947	£-167,090,995	£-170,070,512
30%	60%	£-177,156,940	£-172,135,158	£-175,752,658	£-177,156,940	£-172,135,158	£-175,752,658
35%	60%	£-183,107,132	£-177,196,419	£-181,434,803	£-183,107,132	£-177,196,419	£-181,434,803
40%	60%	£-189,029,542	£-182,273,163	£-187,126,543	£-189,029,542	£-182,273,163	£-187,126,543
50%	60%	£-201,031,613	£-192,442,955	£-198,613,959	£-201,031,613	£-192,442,955	£-198,613,959

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£93,987,940	£93,987,940	£93,987,940	£93,987,940	£93,987,940	£93,987,940
10%	70%	£108,004,095	£104,076,737	£105,466,774	£108,004,095	£104,076,737	£105,466,774
15%	70%	£112,017,231	£109,126,193	£111,211,248	£112,017,231	£109,126,193	£111,211,248
20%	70%	£116,030,367	£114,176,650	£115,855,723	£116,030,367	£114,176,650	£115,855,723
25%	70%	£120,074,895	£119,225,107	£122,709,620	£120,074,895	£119,225,107	£122,709,620
30%	70%	£130,136,384	£124,274,563	£128,488,056	£130,136,384	£124,274,563	£128,488,056
35%	70%	£136,197,960	£129,341,793	£134,286,490	£136,197,960	£129,341,793	£134,286,490
40%	70%	£142,318,594	£134,423,842	£140,098,428	£142,318,594	£134,423,842	£140,098,428
45%	70%	£148,440,428	£139,505,894	£145,941,541	£148,440,428	£139,505,894	£145,941,541
50%	70%	£154,640,164	£144,605,269	£151,819,558	£154,640,164	£144,605,269	£151,819,558
100%	70%	£-218,968,483	£-197,724,528	£-213,045,953	£-218,968,483	£-197,724,528	£-213,045,953
10%	80%	£-106,290,014	£-104,087,319	£-105,675,933	£-106,290,014	£-104,087,319	£-105,675,933
15%	80%	£-112,448,109	£-109,142,067	£-111,524,887	£-112,448,109	£-109,142,067	£-111,524,887
20%	80%	£-118,605,204	£-114,196,814	£-117,374,041	£-118,605,204	£-114,196,814	£-117,374,041
25%	80%	£-124,806,896	£-119,251,017	£-122,709,620	£-124,806,896	£-119,251,017	£-122,709,620
30%	80%	£-131,036,384	£-124,274,563	£-128,488,056	£-131,036,384	£-124,274,563	£-128,488,056
35%	80%	£-137,297,960	£-129,341,793	£-134,286,490	£-137,297,960	£-129,341,793	£-134,286,490
40%	80%	£-143,599,594	£-134,423,842	£-140,098,428	£-143,599,594	£-134,423,842	£-140,098,428
45%	80%	£-149,940,428	£-139,505,894	£-145,941,541	£-149,940,428	£-139,505,894	£-145,941,541
50%	80%	£-156,340,164	£-144,605,269	£-152,819,558	£-156,340,164	£-144,605,269	£-152,819,558
10%	60%	£-105,718,177	£-104,086,154	£-105,257,615	£-105,718,177	£-104,086,154	£-105,257,615
15%	60%	£-111,588,352	£-109,110,320	£-110,897,510	£-111,588,352	£-109,110,320	£-110,897,510
20%	60%	£-117,458,528	£-114,154,486	£-116,537,405	£-117,458,528	£-114,154,486	£-116,537,405
25%	60%	£-123,348,405	£-119,198,651	£-122,178,171	£-123,348,405	£-119,198,651	£-122,178,171
30%	60%	£-129,264,598	£-124,242,817	£-127,860,316	£-129,264,598	£-124,242,817	£-127,860,316
35%	60%	£-135,180,790	£-129,304,150	£-133,542,462	£-135,180,790	£-129,304,150	£-133,542,462
40%	60%	£-141,137,201	£-134,380,821	£-139,234,202	£-141,137,201	£-134,380,821	£-139,234,202
50%	60%	£-153,139,271	£-144,550,614	£-150,721,618	£-153,139,271	£-144,550,614	£-150,721,618

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£47,088,152	£47,088,152	£47,088,152	£47,088,152	£47,088,152	£47,088,152
10%	70%	£36,999,355	£36,999,355	£36,999,318	£36,071,997	£36,999,355	£36,999,316
15%	70%	£29,058,861	£31,949,898	£29,964,843	£29,058,861	£31,949,898	£29,964,843
20%	70%	£23,045,725	£26,900,442	£24,120,369	£23,045,725	£26,900,442	£24,120,369
25%	70%	£17,001,197	£21,850,985	£18,366,472	£17,001,197	£21,850,985	£18,366,472
30%	70%	£10,939,707	£16,801,529	£12,578,036	£10,939,707	£16,801,529	£12,578,036
35%	70%	£4,876,132	£11,734,299	£6,789,602	£4,876,132	£11,734,299	£6,789,602
40%	70%	£1,242,502	£6,652,249	£977,664	£1,242,502	£6,652,249	£977,664
45%	70%	£-7,373,330	£1,570,199	£-4,865,449	£-7,373,330	£1,570,199	£-4,865,449
50%	70%	£-13,564,073	£-3,529,177	£-10,743,477	£-13,564,073	£-3,529,177	£-10,743,477
100%	70%	£-77,892,391	£-56,648,436	£-71,969,861	£-77,892,391	£-56,648,436	£-71,969,861
10%	80%	£34,786,077	£36,988,773	£35,400,159	£34,786,077	£36,988,773	£35,400,159
15%	80%	£28,629,982	£31,934,025	£29,351,105	£28,629,982	£31,934,025	£29,351,105
20%	80%	£22,473,886	£26,879,278	£23,702,051	£22,473,886	£26,879,278	£23,702,051
40%	80%	£-2,423,894	£6,609,227	£113,438	£-2,423,894	£6,609,227	£113,438
45%	80%	£-8,724,133	£1,521,800	£-5,837,703	£-8,724,133	£1,521,800	£-5,837,703
50%	80%	£-15,071,014	£-3,583,834	£-11,841,427	£-15,071,014	£-3,583,834	£-11,841,427
10%	60%	£35,357,915	£37,009,937	£35,815,477	£35,357,915	£37,009,937	£35,815,477
15%	60%	£29,487,740	£31,955,772	£29,417,670	£29,487,740	£31,955,772	£29,417,670
20%	60%	£23,617,563	£26,921,606	£24,538,687	£23,617,563	£26,921,606	£24,538,687
25%	60%	£17,727,686	£21,877,440	£18,897,921	£17,727,686	£21,877,440	£18,897,921
30%	60%	£11,811,493	£16,833,275	£13,215,776	£11,811,493	£16,833,275	£13,215,776
35%	60%	£5,895,301	£11,771,942	£7,533,630	£5,895,301	£11,771,942	£7,533,630
40%	60%	£-1,109,109	£6,695,271	£1,941,890	£-1,109,109	£6,695,271	£1,941,890
50%	60%	£-12,063,179	£-3,474,522	£-9,645,526	£-12,063,179	£-3,474,522	£-9,645,526

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£58,528,159	£58,528,159	£58,528,159	£58,528,159	£58,528,159	£58,528,159
10%	70%	£46,512,003	£48,439,361	£47,049,524	£46,512,003	£48,439,361	£47,049,524
15%	70%	£40,498,867	£43,389,805	£41,304,850	£40,498,867	£43,389,805	£41,304,850
20%	70%	£34,485,732	£38,340,443	£35,560,375	£34,485,732	£38,340,443	£35,560,375
25%	70%	£28,441,204	£33,290,991	£29,806,478	£28,441,204	£33,290,991	£29,806,478
30%	70%	£22,379,714	£28,241,535	£24,018,043	£22,379,714	£28,241,535	£24,018,043
35%	70%	£16,318,138	£23,174,305	£19,229,608	£16,318,138	£23,174,305	£19,229,608
40%	70%	£10,247,540	£18,102,256	£13,417,670	£10,247,540	£18,102,256	£13,417,670
45%	70%	£4,066,676	£13,010,206	£5,574,557	£4,066,676	£13,010,206	£5,574,557
50%	70%	£-2,124,066	£7,910,829	£696,530	£-2,124,066	£7,910,829	£696,530
100%	70%	£-66,452,385	£-45,208,430	£-60,529,854	£-66,452,385	£-45,208,430	£-60,529,854
10%	80%	£46,226,084	£48,428,779	£46,840,165	£46,226,084	£48,428,779	£46,840,165
15%	80%	£40,369,989	£43,374,031	£40,991,111	£40,369,989	£43,374,031	£40,991,111
20%	80%	£33,913,894	£38,319,284	£35,142,057	£33,913,894	£38,319,284	£35,142,057
40%	80%	£9,016,112	£18,049,234	£11,553,445	£9,016,112	£18,049,234	£11,553,445
45%	80%	£2,715,873	£12,961,807	£5,602,303	£2,715,873	£12,961,807	£5,602,303
50%	80%	£-3,631,008	£7,856,173	£-4,014,211	£-3,631,008	£7,856,173	£-4,014,211
10%	60%	£46,797,922	£48,449,944	£47,258,483	£46,797,922	£48,449,944	£47,258,483
15%	60%	£40,927,746	£43,405,779	£41,618,588	£40,927,746	£43,405,779	£41,618,588
20%	60%	£35,057,570	£38,361,612	£35,978,693	£35,057,570	£38,361,612	£35,978,693
25%	60%	£29,167,693	£33,317,447	£30,337,828	£29,167,693	£33,317,447	£30,337,828
30%	60%	£23,251,500	£28,273,282	£24,655,782	£23,251,500	£28,273,282	£24,655,782
35%	60%	£17,335,308	£23,211,949	£18,973,637	£17,335,308	£23,211,949	£18,973,637
40%	60%	£11,378,997	£18,135,277	£13,261,896	£11,378,997	£18,135,277	£13,261,896
50%	60%	£-623,173	£7,965,494	£1,794,480	£-623,173	£7,965,494	£1,794,480

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£63,577,963	£63,577,963	£63,577,963	£63,577,963	£63,577,963	£63,577,963
10%	70%	£51,661,807	£53,485,165	£52,099,128	£51,661,807	£53,485,165	£52,099,128
15%	70%	£45,548,671	£48,439,709	£46,354,654	£45,548,671	£48,439,709	£46,354,654
20%	70%	£39,536,536	£43,390,252	£40,610,179	£39,536,536	£43,390,252	£40,610,179
25%	70%	£33,491,008	£38,340,795	£34,856,282	£33,491,008	£38,340,795	£34,856,282
30%	70%	£27,429,518	£33,291,339	£29,067,847	£27,429,518	£33,291,339	£29,067,847
35%	70%	£21,367,942	£28,224,109	£23,279,412	£21,367,942	£28,224,109	£23,279,412
40%	70%	£15,247,308	£23,142,060	£17,467,474	£15,247,308	£23,142,060	£17,467,474
45%	70%	£9,116,480	£18,060,009	£11,624,361	£9,116,480	£18,060,009	£11,624,361
50%	70%	£2,925,738	£12,960,633	£5,746,334	£2,925,738	£12,960,633	£5,746,334
100%	70%	£-61,402,581	£-40,158,626	£-65,480,051	£-61,402,581	£-40,158,626	£-65,480,051
10%	80%	£51,275,888	£53,478,583	£51,889,969	£51,275,888	£53,478,583	£51,889,969
15%	80%	£45,119,793	£48,423,835	£46,040,915	£45,119,793	£48,423,835	£46,040,915
20%	80%	£38,963,698	£43,379,087	£40,191,861	£38,963,698	£43,379,087	£40,191,861
40%	80%	£14,065,916	£23,099,038	£16,603,249	£14,065,916	£23,099,038	£16,603,249
45%	80%	£7,765,677	£18,011,611	£10,652,107	£7,765,677	£18,011,611	£10,652,107
50%	80%	£1,418,796	£12,905,977	£4,648,383	£1,418,796	£12,905,977	£4,648,383
10%	60%	£51,847,726	£53,499,748	£52,308,287	£51,847,726	£53,499,748	£52,308,287
15%	60%	£45,977,950	£48,455,582	£46,668,392	£45,977,950	£48,455,582	£46,668,392
20%	60%	£40,107,374	£43,411,416	£41,028,497	£40,107,374	£43,411,416	£41,028,497
25%	60%	£34,217,497	£38,367,251	£35,387,731	£34,217,497	£38,367,251	£35,387,731
30%	60%	£28,301,304	£33,323,085	£29,705,586	£28,301,304	£33,323,085	£29,705,586
35%	60%	£22,385,112	£28,261,752	£24,023,441	£22,385,112	£28,261,752	£24,023,441
40%	60%	£16,428,701	£23,185,081	£18,331,700	£16,428,701	£23,185,081	£18,331,700
50%	60%	£4,426,831	£13,015,288	£6,844,284	£4,426,831	£13,015,288	£6,844,284

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£46,366,178	£46,366,178	£46,366,178	£46,366,178	£46,366,178	£46,366,178
10%	70%	£34,350,023	£36,277,381	£34,887,344	£34,350,023	£36,277,381	£34,887,344
15%	70%	£28,336,887	£31,227,924	£29,142,869	£28,336,887	£31,227,924	£29,142,869
20%	70%	£22,323,751	£26,178,468	£23,398,395	£22,323,751	£26,178,468	£23,398,395
25%	70%	£16,279,223	£21,129,011	£17,644,498	£16,279,223	£21,129,011	£17,644,498
30%	70%	£10,217,733	£16,079,555	£11,856,062	£10,217,733	£16,079,555	£11,856,062
35%	70%	£4,156,158	£11,012,325	£6,067,628	£4,156,158	£11,012,325	£6,067,628
40%	70%	£-1,964,476	£5,930,275	£295,689	£-1,964,476	£5,930,275	£295,689
45%	70%	£-8,095,304	£843,225	£-9,587,423	£-8,095,304	£843,225	£-9,587,423
50%	70%	£-14,286,047	£-4,251,151	£-11,465,451	£-14,286,047	£-4,251,151	£-11,465,451
100%	70%	£-78,614,365	£-57,370,410	£-72,691,835	£-78,614,365	£-57,370,410	£-72,691,835
10%	80%	£34,064,103	£36,266,799	£34,678,185	£34,064,103	£36,266,799	£34,678,185
15%	80%	£27,908,008	£31,212,051	£28,829,131	£27,908,008	£31,212,051	£28,829,131
20%	80%	£21,751,913	£26,157,304	£22,980,077	£21,751,913	£26,157,304	£22,980,077
40%	80%	£-3,145,868	£5,887,253	£-808,536	£-3,145,868	£5,887,253	£-808,536
45%	80%	£-9,446,107	£799,826	£-8,559,677	£-9,446,107	£799,826	£-8,559,677
50%	80%	£-15,792,988	£-4,305,808	£-12,563,401	£-15,792,988	£-4,305,808	£-12,563,401
10%	60%	£34,635,941	£36,287,963	£35,096,503	£34,635,941	£36,287,963	£35,096,503
15%	60%	£28,765,766	£31,243,798	£29,456,608	£28,765,766	£31,243,798	£29,456,608
20%	60%	£22,896,589	£26,199,632	£23,816,713	£22,896,589	£26,199,632	£23,816,713
25%	60%	£17,005,712	£21,155,466	£18,175,947	£17,005,712	£21,155,466	£18,175,947
30%	60%	£11,089,519	£16,111,301	£12,493,802	£11,089,519	£16,111,301	£12,493,802
35%	60%	£5,173,327	£11,049,968	£6,811,656	£5,173,327	£11,049,968	£6,811,656
40%	60%	£-883,083	£5,973,297	£1,119,916	£-883,083	£5,973,29	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£68,708,673	£68,708,673	£68,708,673	£68,708,673	£68,708,673	£68,708,673
10%	70%	£56,692,518	£56,619,876	£57,229,839	£56,692,518	£56,619,876	£57,229,839
15%	70%	£50,678,382	£53,570,420	£51,485,365	£50,678,382	£53,570,420	£51,485,365
20%	70%	£44,666,247	£48,520,963	£45,740,890	£44,666,247	£48,520,963	£45,740,890
25%	70%	£38,621,718	£43,471,506	£39,986,993	£38,621,718	£43,471,506	£39,986,993
30%	70%	£32,560,229	£38,422,050	£34,198,557	£32,560,229	£38,422,050	£34,198,557
35%	70%	£26,498,653	£33,354,820	£28,410,123	£26,498,653	£33,354,820	£28,410,123
40%	70%	£20,378,019	£28,272,771	£22,598,185	£20,378,019	£28,272,771	£22,598,185
45%	70%	£14,247,191	£23,190,720	£16,755,072	£14,247,191	£23,190,720	£16,755,072
50%	70%	£8,066,449	£18,091,344	£10,877,045	£8,066,449	£18,091,344	£10,877,045
100%	70%	£-56,271,870	£-35,027,915	£-50,349,340	£-56,271,870	£-35,027,915	£-50,349,340
10%	80%	£56,406,599	£58,609,294	£57,020,680	£56,406,599	£58,609,294	£57,020,680
15%	80%	£50,250,504	£53,254,546	£51,171,626	£50,250,504	£53,254,546	£51,171,626
20%	80%	£44,094,409	£48,499,799	£45,322,572	£44,094,409	£48,499,799	£45,322,572
40%	80%	£19,196,627	£28,229,749	£21,733,960	£19,196,627	£28,229,749	£21,733,960
45%	80%	£12,896,388	£23,142,322	£15,782,818	£12,896,388	£23,142,322	£15,782,818
50%	80%	£6,549,507	£18,036,688	£9,779,094	£6,549,507	£18,036,688	£9,779,094
10%	60%	£56,978,437	£58,630,459	£57,438,998	£56,978,437	£58,630,459	£57,438,998
15%	60%	£51,108,261	£53,586,293	£51,179,103	£51,108,261	£53,586,293	£51,179,103
20%	60%	£45,238,085	£48,542,127	£46,159,208	£45,238,085	£48,542,127	£46,159,208
25%	60%	£39,348,208	£43,497,962	£40,518,442	£39,348,208	£43,497,962	£40,518,442
30%	60%	£33,432,015	£38,453,796	£34,836,297	£33,432,015	£38,453,796	£34,836,297
35%	60%	£27,515,823	£33,392,463	£29,154,151	£27,515,823	£33,392,463	£29,154,151
40%	60%	£21,559,412	£28,315,792	£23,462,411	£21,559,412	£28,315,792	£23,462,411
50%	60%	£9,557,342	£18,145,999	£11,974,995	£9,557,342	£18,145,999	£11,974,995

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£70,245,546	£70,245,546	£70,245,546	£70,245,546	£70,245,546	£70,245,546
10%	70%	£58,229,390	£60,156,748	£58,766,712	£58,229,390	£60,156,748	£58,766,712
15%	70%	£52,216,254	£55,107,292	£53,022,237	£52,216,254	£55,107,292	£53,022,237
20%	70%	£46,203,119	£50,057,836	£47,277,762	£46,203,119	£50,057,836	£47,277,762
25%	70%	£40,158,591	£45,008,378	£41,523,865	£40,158,591	£45,008,378	£41,523,865
30%	70%	£34,097,101	£39,958,922	£35,735,430	£34,097,101	£39,958,922	£35,735,430
35%	70%	£28,035,525	£34,891,892	£29,946,995	£28,035,525	£34,891,892	£29,946,995
40%	70%	£21,914,892	£29,809,843	£24,135,057	£21,914,892	£29,809,843	£24,135,057
45%	70%	£15,794,063	£24,727,593	£18,291,944	£15,794,063	£24,727,593	£18,291,944
50%	70%	£9,593,321	£19,628,216	£12,413,917	£9,593,321	£19,628,216	£12,413,917
100%	70%	£-54,734,998	£-33,491,043	£-48,812,467	£-54,734,998	£-33,491,043	£-48,812,467
10%	80%	£57,943,471	£60,146,166	£58,557,552	£57,943,471	£60,146,166	£58,557,552
15%	80%	£51,787,376	£55,091,418	£52,708,498	£51,787,376	£55,091,418	£52,708,498
20%	80%	£45,631,281	£50,036,671	£46,859,444	£45,631,281	£50,036,671	£46,859,444
40%	80%	£20,733,499	£29,766,621	£23,270,832	£20,733,499	£29,766,621	£23,270,832
45%	80%	£14,433,260	£24,679,194	£17,319,690	£14,433,260	£24,679,194	£17,319,690
50%	80%	£8,086,379	£19,573,560	£11,315,966	£8,086,379	£19,573,560	£11,315,966
10%	60%	£58,515,309	£60,167,331	£58,975,871	£58,515,309	£60,167,331	£58,975,871
15%	60%	£52,645,133	£55,123,166	£53,335,876	£52,645,133	£55,123,166	£53,335,876
20%	60%	£46,774,957	£50,078,999	£47,696,080	£46,774,957	£50,078,999	£47,696,080
25%	60%	£40,885,080	£45,034,834	£42,055,315	£40,885,080	£45,034,834	£42,055,315
30%	60%	£34,968,887	£39,990,669	£36,373,169	£34,968,887	£39,990,669	£36,373,169
35%	60%	£29,052,695	£34,929,336	£30,691,024	£29,052,695	£34,929,336	£30,691,024
40%	60%	£23,096,285	£29,852,664	£24,999,283	£23,096,285	£29,852,664	£24,999,283
50%	60%	£11,094,214	£19,692,871	£13,511,867	£11,094,214	£19,692,871	£13,511,867

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Med

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,233,340	£30,233,340	£30,233,340	£30,233,340	£30,233,340	£30,233,340
10%	70%	£21,151,315	£24,304,916	£22,845,524	£22,151,315	£24,304,916	£22,845,524
15%	70%	£18,084,057	£21,314,459	£19,125,418	£18,084,057	£21,314,459	£19,125,418
20%	70%	£14,010,270	£18,324,002	£15,405,280	£14,010,270	£18,324,002	£15,405,280
25%	70%	£9,891,211	£15,333,544	£11,655,197	£9,891,211	£15,333,544	£11,655,197
30%	70%	£5,763,387	£12,338,622	£7,888,935	£5,763,387	£12,338,622	£7,888,935
35%	70%	£1,584,320	£9,313,975	£4,094,292	£1,584,320	£9,313,975	£4,094,292
40%	70%	£-2,637,185	£6,289,328	£273,792	£-2,637,185	£6,289,328	£273,792
45%	70%	£-6,884,600	£3,236,985	£-3,604,715	£-6,884,600	£3,236,985	£-3,604,715
50%	70%	£-11,132,017	£170,229	£-7,487,699	£-11,132,017	£170,229	£-7,487,699
100%	70%	£-53,606,180	£-30,996,120	£-46,317,544	£-53,606,180	£-30,996,120	£-46,317,544
0%	80%	£21,873,363	£24,334,450	£22,686,781	£21,873,363	£24,334,450	£22,686,781
10%	80%	£17,667,130	£21,359,017	£18,857,257	£17,667,130	£21,359,017	£18,857,257
15%	80%	£13,445,275	£18,383,414	£15,047,732	£13,445,275	£18,383,414	£15,047,732
20%	80%	£9,184,968	£15,407,810	£11,200,953	£9,184,968	£15,407,810	£11,200,953
25%	80%	£4,902,035	£12,429,198	£7,343,842	£4,902,035	£12,429,198	£7,343,842
30%	80%	£579,409	£9,419,647	£3,447,949	£579,409	£9,419,647	£3,447,949
35%	80%	£-3,804,438	£6,410,096	£-472,489	£-3,804,438	£6,410,096	£-472,489
40%	80%	£-8,197,760	£3,375,071	£-4,449,318	£-8,197,760	£3,375,071	£-4,449,318
45%	80%	£-12,591,083	£323,658	£-8,426,148	£-12,591,083	£323,658	£-8,426,148
50%	80%	£-22,429,266	£24,275,209	£23,024,329	£-22,429,266	£24,275,209	£23,024,329
100%	80%	£-18,500,984	£21,269,899	£19,393,579	£-18,500,984	£21,269,899	£19,393,579
0%	60%	£14,572,701	£18,254,588	£16,782,828	£14,572,701	£18,254,588	£16,782,828
10%	60%	£10,597,453	£15,259,278	£12,109,442	£10,597,453	£15,259,278	£12,109,442
15%	60%	£6,619,643	£12,248,046	£8,434,029	£6,619,643	£12,248,046	£8,434,029
20%	60%	£2,589,231	£9,208,302	£4,740,635	£2,589,231	£9,208,302	£4,740,635
25%	60%	£-1,469,932	£6,168,560	£1,012,470	£-1,469,932	£6,168,560	£1,012,470
30%	60%	£-5,571,441	£3,098,899	£-2,760,111	£-5,571,441	£3,098,899	£-2,760,111
35%	60%	£-9,672,952	£16,800	£-8,549,250	£-9,672,952	£16,800	£-8,549,250
40%	60%						
45%	60%						
50%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-185,672,963	£-185,672,963	£-185,672,963	£-185,672,963	£-185,672,963	£-185,672,963
10%	70%	£-193,754,988	£-191,801,387	£-193,060,748	£-193,754,988	£-191,801,387	£-193,060,748
15%	70%	£-197,822,246	£-194,591,844	£-196,780,885	£-197,822,246	£-194,591,844	£-196,780,885
20%	70%	£-201,896,033	£-197,668,391	£-200,501,023	£-201,896,033	£-197,668,391	£-200,501,023
25%	70%	£-206,015,092	£-200,572,759	£-204,251,106	£-206,015,092	£-200,572,759	£-204,251,106
30%	70%	£-210,142,915	£-203,567,681	£-208,017,367	£-210,142,915	£-203,567,681	£-208,017,367
35%	70%	£-214,321,982	£-206,592,328	£-211,812,011	£-214,321,982	£-206,592,328	£-211,812,011
40%	70%	£-218,543,487	£-209,616,975	£-215,632,511	£-218,543,487	£-209,616,975	£-215,632,511
45%	70%	£-222,789,369	£-212,669,316	£-219,511,018	£-222,789,369	£-212,669,316	£-219,511,018
50%	70%	£-227,038,319	£-215,736,074	£-223,394,022	£-227,038,319	£-215,736,074	£-223,394,022
100%	70%	£-229,512,483	£-246,902,423	£-262,223,847	£-229,512,483	£-246,902,423	£-262,223,847
0%	80%	£-194,032,940	£-191,571,852	£-194,032,940	£-194,032,940	£-191,571,852	£-194,032,940
10%	80%	£-198,239,172	£-194,547,285	£-198,239,172	£-198,239,172	£-194,547,285	£-198,239,172
20%	80%	£-202,461,027	£-197,522,889	£-200,858,571	£-202,461,027	£-197,522,889	£-200,858,571
25%	80%	£-218,710,740	£-209,498,201	£-212,678,792	£-218,710,740	£-209,498,201	£-212,678,792
30%	80%	£-224,104,063	£-212,531,232	£-220,355,621	£-224,104,063	£-212,531,232	£-220,355,621
35%	80%	£-228,497,386	£-215,582,645	£-224,332,451	£-228,497,386	£-215,582,645	£-224,332,451
40%	80%	£-232,890,709	£-218,634,058	£-228,310,280	£-232,890,709	£-218,634,058	£-228,310,280
45%	80%	£-237,284,032	£-221,685,471	£-232,288,109	£-237,284,032	£-221,685,471	£-232,288,109
50%	80%	£-241,677,355	£-224,736,884	£-236,265,938	£-241,677,355	£-224,736,884	£-236,265,938
100%	80%	£-246,070,678	£-227,788,297	£-240,243,767	£-246,070,678	£-227,788,297	£-240,243,767
0%	60%	£-191,631,093	£-191,631,093	£-191,631,093	£-191,631,093	£-191,631,093	£-191,631,093
10%	60%	£-197,405,319	£-194,636,404	£-196,512,724	£-197,405,319	£-194,636,404	£-196,512,724
15%	60%	£-201,393,602	£-197,641,714	£-200,143,475	£-201,393,602	£-197,641,714	£-200,143,475
20%	60%	£-205,381,885	£-200,647,024	£-203,138,849	£-205,381,885	£-200,647,024	£-203,138,849
25%	60%	£-209,369,168	£-203,652,333	£-207,132,122	£-209,369,168	£-203,652,333	£-207,132,122
30%	60%	£-213,357,451	£-206,657,637	£-211,125,395	£-213,357,451	£-206,657,637	£-211,125,395
35%	60%	£-217,345,734	£-209,662,941	£-215,118,668	£-217,345,734	£-209,662,941	£-215,118,668
40%	60%	£-221,334,017	£-212,668,245	£-219,111,941	£-221,334,017	£-212,668,245	£-219,111,941
45%	60%	£-225,322,300	£-215,673,549	£-223,105,214	£-225,322,300	£-215,673,549	£-223,105,214
50%	60%	£-229,310,583	£-218,678,853	£-227,098,487	£-229,310,583	£-218,678,853	£-227,098,487
100%	60%	£-233,298,866	£-221,684,157	£-231,091,760	£-233,298,866	£-221,684,157	£-231,091,760

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-137,780,621	£-137,780,621	£-137,780,621	£-137,780,621	£-137,780,621	£-137,780,621
10%	70%	£-145,862,646	£-145,709,046	£-145,168,407	£-145,862,646	£-145,709,046	£-145,168,407
15%	70%	£-149,929,305	£-146,699,503	£-148,888,543	£-149,929,305	£-146,699,503	£-148,888,543
20%	70%	£-154,000,964	£-147,689,501	£-150,877,581	£-154,000,964	£-147,689,501	£-150,877,581
25%	70%	£-158,122,751	£-152,680,418	£-156,358,764	£-158,122,751	£-152,680,418	£-156,358,764
30%	70%	£-162,250,574	£-156,675,339	£-160,125,026	£-162,250,574	£-156,675,339	£-160,125,026
35%	70%	£-166,429,641	£-158,699,988	£-163,919,669	£-166,429,641	£-158,699,988	£-163,919,669
40%	70%	£-170,651,146	£-161,724,634	£-167,740,169	£-170,651,146	£-161,724,634	£-167,740,169
45%	70%	£-174,929,351	£-164,749,576	£-171,618,676	£-174,929,351	£-164,749,576	£-171,618,676
50%	70%	£-179,261,148	£-167,774,518	£-175,501,660	£-179,261,148	£-167,774,518	£-175,501,660
100%	70%	£-221,620,141	£-199,010,081	£-214,331,506	£-221,620,141	£-199,010,081	£-214,331,506
0%	80%	£-146,140,598	£-143,679,511	£-145,347,180	£-146,140,598	£-143,679,511	£-145,347,180
10%	80%	£-150,348,831	£-146,854,944	£-149,156,704	£-150,348,831	£-146,854,944	£-149,156,704
15%	80%	£-154,569,064	£-149,880,377	£-152,969,127	£-154,569,064	£-149,880,377	£-152,969,127
20%	80%	£-158,789,297	£-152,895,810	£-156,783,550	£-158,789,297	£-152,895,810	£-156,783,550
25%	80%	£-163,009,530	£-155,901,243	£-160,597,973	£-163,009,530	£-155,901,243	£-160,597,973
30%	80%	£-167,229,763	£-158,906,676	£-164,412,396	£-167,229,763	£-158,906,676	£-164,412,396
35%	80%	£-171,449,996	£-161,912,109	£-168,226,819	£-171,449,996	£-161,912,109	£-168,226,819
40%	80%	£-175,670,229	£-164,917,542	£-172,041,242	£-175,670,229	£-164,917,542	£-172,041,242
45%	80%	£-179,890,462	£-167,922,975	£-175,855,665	£-179,890,462	£-167,922,975	£-175,855,665
50%	80%	£-184,110,695	£-170,928,408	£-179,670,088	£-184,110,695	£-170,928,408	£-179,670,088
100%	80%	£-188,330,928	£-173,933,841	£-183,484,511	£-188,330,928	£-173,933,841	£-183,484,511
0%	60%	£-149,512,977	£-146,744,062	£-148,620,383	£-149,512,977	£-146,744,062	£-148,620,383
10%	60%	£-153					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£3,295,471	£3,295,471	£3,295,471	£3,295,471	£3,295,471	£3,295,471
10%	70%	£4,786,554	£2,632,954	£4,092,315	£4,786,554	£2,632,954	£4,092,315
15%	70%	£8,853,813	£5,623,411	£7,812,482	£8,853,813	£5,623,411	£7,812,482
20%	70%	£12,927,600	£8,613,868	£11,532,589	£12,927,600	£8,613,868	£11,532,589
25%	70%	£17,046,659	£11,604,326	£15,282,673	£17,046,659	£11,604,326	£15,282,673
30%	70%	£21,174,482	£14,599,247	£19,048,934	£21,174,482	£14,599,247	£19,048,934
35%	70%	£25,353,549	£17,623,895	£22,843,577	£25,353,549	£17,623,895	£22,843,577
40%	70%	£29,576,054	£20,648,542	£26,664,078	£29,576,054	£20,648,542	£26,664,078
45%	70%	£33,822,470	£23,700,885	£30,542,584	£33,822,470	£23,700,885	£30,542,584
50%	70%	£38,069,886	£26,767,640	£34,425,568	£38,069,886	£26,767,640	£34,425,568
100%	70%	£80,544,049	£57,933,989	£73,255,414	£80,544,049	£57,933,989	£73,255,414
10%	80%	£5,064,506	£2,603,419	£4,271,088	£5,064,506	£2,603,419	£4,271,088
15%	80%	£9,270,739	£5,578,852	£8,080,613	£9,270,739	£5,578,852	£8,080,613
20%	80%	£13,492,594	£8,554,455	£11,890,138	£13,492,594	£8,554,455	£11,890,138
40%	80%	£30,742,307	£20,527,774	£27,410,358	£30,742,307	£20,527,774	£27,410,358
45%	80%	£35,135,630	£23,562,798	£31,387,188	£35,135,630	£23,562,798	£31,387,188
50%	80%	£39,528,952	£26,614,211	£35,364,018	£39,528,952	£26,614,211	£35,364,018
10%	60%	£4,508,604	£2,662,960	£3,913,541	£4,508,604	£2,662,960	£3,913,541
15%	60%	£8,436,886	£5,667,911	£7,544,291	£8,436,886	£5,667,911	£7,544,291
20%	60%	£12,365,168	£8,673,280	£11,175,042	£12,365,168	£8,673,280	£11,175,042
25%	60%	£16,340,416	£11,678,591	£14,828,428	£16,340,416	£11,678,591	£14,828,428
30%	60%	£20,318,227	£14,689,823	£18,503,841	£20,318,227	£14,689,823	£18,503,841
35%	60%	£24,348,639	£17,729,567	£22,197,234	£24,348,639	£17,729,567	£22,197,234
40%	60%	£28,407,802	£20,769,310	£25,925,389	£28,407,802	£20,769,310	£25,925,389
50%	60%	£32,410,824	£23,821,069	£33,487,119	£32,410,824	£23,821,069	£33,487,119

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,735,477	£14,735,477	£14,735,477	£14,735,477	£14,735,477	£14,735,477
10%	70%	£6,853,452	£9,307,053	£7,347,691	£6,853,452	£9,307,053	£7,347,691
15%	70%	£2,586,194	£5,816,596	£3,627,585	£2,586,194	£5,816,596	£3,627,585
20%	70%	£1,487,593	£2,826,139	£92,583	£1,487,593	£2,826,139	£92,583
25%	70%	£5,606,652	£1,164,319	£3,842,666	£5,606,652	£1,164,319	£3,842,666
30%	70%	£9,734,475	£3,159,241	£7,608,928	£9,734,475	£3,159,241	£7,608,928
35%	70%	£13,913,542	£6,183,988	£11,403,571	£13,913,542	£6,183,988	£11,403,571
40%	70%	£18,136,048	£9,208,535	£15,224,071	£18,136,048	£9,208,535	£15,224,071
45%	70%	£22,382,463	£12,260,878	£19,102,578	£22,382,463	£12,260,878	£19,102,578
50%	70%	£26,629,880	£15,327,634	£22,985,562	£26,629,880	£15,327,634	£22,985,562
100%	70%	£69,104,043	£46,493,983	£61,815,407	£69,104,043	£46,493,983	£61,815,407
10%	80%	£6,375,500	£8,836,588	£7,168,918	£6,375,500	£8,836,588	£7,168,918
15%	80%	£2,189,267	£3,981,150	£3,359,244	£2,189,267	£3,981,150	£3,359,244
20%	80%	£2,052,585	£2,885,551	£450,131	£2,052,585	£2,885,551	£450,131
40%	80%	£19,302,300	£9,087,767	£15,970,352	£19,302,300	£9,087,767	£15,970,352
45%	80%	£23,695,623	£12,122,792	£19,947,181	£23,695,623	£12,122,792	£19,947,181
50%	80%	£28,088,946	£15,174,205	£23,924,011	£28,088,946	£15,174,205	£23,924,011
10%	60%	£6,331,403	£8,777,347	£7,526,466	£6,331,403	£8,777,347	£7,526,466
15%	60%	£3,093,121	£5,772,036	£3,995,716	£3,093,121	£5,772,036	£3,995,716
20%	60%	£925,162	£2,786,726	£264,965	£925,162	£2,786,726	£264,965
25%	60%	£4,900,410	£238,584	£3,388,421	£4,900,410	£238,584	£3,388,421
30%	60%	£8,878,220	£3,249,817	£7,063,834	£8,878,220	£3,249,817	£7,063,834
35%	60%	£12,908,632	£6,289,561	£10,757,228	£12,908,632	£6,289,561	£10,757,228
40%	60%	£16,967,795	£9,329,303	£14,485,383	£16,967,795	£9,329,303	£14,485,383
50%	60%	£25,170,815	£15,481,063	£22,047,113	£25,170,815	£15,481,063	£22,047,113

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£19,785,281	£19,785,281	£19,785,281	£19,785,281	£19,785,281	£19,785,281
10%	70%	£11,703,256	£13,856,857	£12,397,495	£11,703,256	£13,856,857	£12,397,495
15%	70%	£7,635,997	£10,886,400	£8,677,359	£7,635,997	£10,886,400	£8,677,359
20%	70%	£3,862,211	£4,957,942	£4,957,211	£3,862,211	£4,957,942	£4,957,211
25%	70%	£556,849	£4,885,494	£1,207,138	£556,849	£4,885,494	£1,207,138
30%	70%	£4,684,672	£1,890,563	£2,559,124	£4,684,672	£1,890,563	£2,559,124
35%	70%	£8,863,739	£1,134,084	£6,353,767	£8,863,739	£1,134,084	£6,353,767
40%	70%	£13,085,244	£4,159,731	£10,174,267	£13,085,244	£4,159,731	£10,174,267
45%	70%	£17,332,659	£7,211,074	£14,052,774	£17,332,659	£7,211,074	£14,052,774
50%	70%	£21,580,076	£10,277,830	£17,935,758	£21,580,076	£10,277,830	£17,935,758
100%	70%	£64,054,239	£41,444,179	£56,765,603	£64,054,239	£41,444,179	£56,765,603
10%	80%	£11,425,304	£13,886,391	£12,218,722	£11,425,304	£13,886,391	£12,218,722
15%	80%	£7,219,071	£10,910,958	£9,408,198	£7,219,071	£10,910,958	£9,408,198
20%	80%	£2,897,216	£7,735,355	£4,589,672	£2,897,216	£7,735,355	£4,589,672
40%	80%	£14,252,497	£4,037,964	£10,320,548	£14,252,497	£4,037,964	£10,320,548
45%	80%	£18,645,819	£7,072,988	£14,897,377	£18,645,819	£7,072,988	£14,897,377
50%	80%	£23,039,142	£10,124,401	£18,874,207	£23,039,142	£10,124,401	£18,874,207
10%	60%	£11,981,207	£13,827,150	£12,576,270	£11,981,207	£13,827,150	£12,576,270
15%	60%	£8,052,925	£10,821,940	£9,945,519	£8,052,925	£10,821,940	£9,945,519
20%	60%	£4,124,842	£7,816,539	£6,314,788	£4,124,842	£7,816,539	£6,314,788
25%	60%	£149,394	£4,811,219	£1,861,383	£149,394	£4,811,219	£1,861,383
30%	60%	£3,828,417	£1,799,987	£2,014,030	£3,828,417	£1,799,987	£2,014,030
35%	60%	£7,858,829	£1,239,757	£5,707,424	£7,858,829	£1,239,757	£5,707,424
40%	60%	£11,917,991	£4,279,499	£9,435,589	£11,917,991	£4,279,499	£9,435,589
50%	60%	£20,121,011	£10,431,259	£16,997,309	£20,121,011	£10,431,259	£16,997,309

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£2,573,496	£2,573,496	£2,573,496	£2,573,496	£2,573,496	£2,573,496
10%	70%	£5,508,628	£3,354,928	£4,814,289	£5,508,628	£3,354,928	£4,814,289
15%	70%	£9,575,787	£6,345,385	£8,534,428	£9,575,787	£6,345,385	£8,534,428
20%	70%	£13,649,574	£9,335,842	£12,254,563	£13,649,574	£9,335,842	£12,254,563
25%	70%	£17,768,633	£12,326,300	£16,004,647	£17,768,633	£12,326,300	£16,004,647
30%	70%	£21,896,456	£15,321,222	£19,770,908	£21,896,456	£15,321,222	£19,770,908
35%	70%	£26,075,523	£18,345,869	£23,565,552	£26,075,523	£18,345,869	£23,565,552
40%	70%	£30,297,028	£21,370,516	£27,386,052	£30,297,028	£21,370,516	£27,386,052
45%	70%	£34,544,444	£24,422,859	£31,264,558	£34,544,444	£24,422,859	£31,264,558
50%	70%	£38,791,860	£27,489,614	£35,147,543	£38,791,860	£27,489,614	£35,147,543
100%	70%	£81,266,023	£58,655,963	£73,977,386	£81,266,023	£58,655,963	£73,977,386
10%	80%	£5,786,480	£3,325,393	£4,993,062	£5,786,480	£3,325,393	£4,993,062
15%	80%	£9,992,713	£6,300,826	£8,802,587	£9,992,713	£6,300,826	£8,802,587
20%	80%	£14,214,568	£9,276,429	£12,612,112	£14,214,568	£9,276,429	£12,612,112
40%	80%	£31,464,281	£21,249,748	£28,132,332	£31,464,281	£21,249,748	£28,132,332
45%	80%	£35,857,604	£24,284,772	£32,109,162	£35,857,604	£24,284,772	£32,109,162
50%	80%	£40,250,926	£27,336,185	£36,085,992	£40,250,926	£27,336,185	£36,085,992
10%	60%	£5,230,578	£3,384,634	£4,635,515	£5,230,578	£3,384,634	£4,635,515
15%	60%	£9,158,860	£6,389,945	£8,266,265	£9,158,860	£6,389,945	£8,266,265
20%	60%	£13,087,143	£9,395,254	£11,897,016	£13,087,143	£9,395,254	£11,897,016
25%	60%	£17,062,390	£12,400,565	£15,550,402	£17,062,390	£12,400,565	£15,550,402
30%	60%	£21,040,201	£15,411,797	£19,225,815	£21,040,201	£15,411,797	£19,225,815
35%	60%	£25,070,613	£18,451,541	£22,919,208	£25,070,613	£18,451,541	£22,919,208
40%	60%	£29,129,776	£21,491,284	£26,647,373	£29,129,776	£21,491,284	£26,647,373
50%	60%	£37,392,795	£27,643,043	£34,209,093	£37,392,795	£27,643,043	£34,209,093

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£24,915,992	£24,915,992	£24,915,992	£24,915,992	£24,915,992	£24,915,992
10%	70%	£16,833,967	£18,987,568	£17,528,206	£16,833,967	£18,987,568	£17,528,206
15%	70%	£12,766,708	£15,997,110	£13,808,070	£12,766,708	£15,997,110	£13,808,070
20%	70%	£8,692,921	£13,006,853	£10,087,932	£8,692,921	£13,006,853	£10,087,932
25%	70%	£4,573,862	£10,016,195	£6,337,849	£4,573,862	£10,016,195	£6,337,849
30%	70%	£446,039	£7,021,274	£2,571,587	£446,039	£7,021,274	£2,571,587
35%	70%	£3,733,028	£3,996,627	£1,223,056	£3,733,028	£3,996,627	£1,223,056
40%	70%	£7,954,533	£371,979	£5,043,556	£7,954,533	£371,979	£5,043,556
45%	70%	£12,201,948	£2,080,363	£8,922,063	£12,201,948	£2,080,363	£8,922,063
50%	70%	£16,448,365	£5,147,119	£12,805,047	£16,448,365	£5,147,119	£12,805,047
100%	70%	£58,923,528	£36,313,468	£51,634,893	£58,923,528	£36,313,468	£51,634,893
10%	80%	£16,958,015	£19,017,102	£17,349,433	£16,958,015	£19,017,102	£17,349,433
15%	80%	£12,348,782	£16,041,969	£13,539,909	£12,348,782	£16,041,969	£13,539,909
20%	80%	£8,127,927	£13,088,066	£9,730,383	£8,127,927	£13,088,066	£9,730,383
40%	80%	£9,121,786	£1,092,747	£5,789,837	£9,121,786	£1,092,747	£5,789,837
45%	80%	£13,515,108	£1,942,277	£9,766,666	£13,515,108	£1,942,277	£9,766,666
50%	80%	£17,908,431	£4,993,690	£13,743,497	£17,908,431	£4,993,690	£13,743,497
10%	60%	£17,111,918	£18,957,861	£17,706,980	£17,111,918	£18,957,861	£17,706,980
15%	60%	£13,183,636	£15,952,551	£14,076,230	£13,183,636	£15,952,551	£14,076,230
20%	60%	£9,255,353	£12,947,241	£10,445,479	£9,255,353	£12,947,241	£10,445,479
25%	60%	£5,280,105	£9,941,930	£6,792,094	£5,280,105	£9,941,930	£6,792,094
30%	60%	£1,302,294	£6,930,698	£3,116,681	£1,302,294	£6,930,698	£3,116,681
35%	60%	£2,728,118	£3,890,954	£576,713	£2,728,118	£3,890,954	£576,713
40%	60%	£6,787,280	£851,212	£4,304,878	£6,787,280	£851,212	£4,304,878
50%	60%	£14,990,300	£5,300,548	£11,966,598	£14,990,300	£5,300,548	£11,966,598

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£26,452,864	£26,452,864	£26,452,864	£26,452,864	£26,452,864	£26,452,864
10%	70%	£18,370,839	£20,524,440	£19,065,079	£18,370,839	£20,524,440	£19,065,079
15%	70%	£14,303,981	£17,533,983	£15,344,942	£14,303,981	£17,533,983	£15,344,942
20%	70%	£10,229,794	£14,543,526	£11,624,804	£10,229,794	£14,543,526	£11,624,804
25%	70%	£6,110,735	£11,553,068	£7,874,721	£6,110,735	£11,553,068	£7,874,721
30%	70%	£1,982,912	£8,558,146	£4,108,459	£1,982,912	£8,558,146	£4,108,459
35%	70%	£2,196,155	£5,533,499	£313,816	£2,196,155	£5,533,499	£313,816
40%	70%	£5,417,861	£2,359,852	£3,506,684	£5,417,861	£2,359,852	£3,506,684
45%	70%	£10,655,076	£543,491	£7,385,191	£10,655,076	£543,491	£7,385,191
50%	70%	£14,912,493	£3,610,247	£11,268,175	£14,912,493	£3,610,247	£11,268,175
100%	70%	£57,386,656	£34,776,596	£50,098,020	£57,386,656	£34,776,596	£50,098,020
10%	80%	£18,092,887	£20,553,975	£18,886,305	£18,092,887	£20,553,975	£18,886,305
15%	80%	£13,886,654	£17,578,542	£15,076,781	£13,886,654	£17,578,542	£15,076,781
20%	80%	£9,684,798	£14,622,938	£11,257,256	£9,684,798	£14,622,938	£11,257,256
40%	80%	£7,584,913	£2,629,620	£4,252,965	£7,584,913	£2,629,620	£4,252,965
45%	80%	£11,978,236	£405,405	£8,229,794	£11,978,236	£405,405	£8,229,794
50%	80%	£16,371,559	£3,456,818	£12,206,624	£16,371,559	£3,456,818	£12,206,624
10%	60%	£18,648,790	£20,494,734	£19,243,853	£18,648,790	£20,494,734	£19,243,853
15%	60%	£14,720,508	£17,489,423	£15,613,103	£14,720,508	£17,489,423	£15,613,103
20%	60%	£10,792,225	£14,484,113	£11,982,352	£10,792,225	£14,484,113	£11,982,352
25%	60%	£6,816,977	£11,478,803	£8,328,986	£6,816,977	£11,478,803	£8,328,986
30%	60%	£2,839,167	£8,467,570	£4,653,553	£2,839,167	£8,467,570	£4,653,553
35%	60%	£1,191,245	£5,427,826	£960,159	£1,191,245	£5,427,826	£960,159
40%	60%	£5,250,408	£2,388,084	£2,768,006	£5,250,408	£2,388,084	£2,768,006
50%	60%	£13,453,428	£3,763,676	£10,329,726	£13,453,428	£3,763,676	£10,329,726

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610	-£15,734,610
10%	70%	-£20,338,887	-£17,682,078	-£19,409,300	-£20,338,887	-£17,682,078	-£19,409,300
15%	70%	-£22,641,025	-£18,655,811	-£21,246,643	-£22,641,025	-£18,655,811	-£21,246,643
20%	70%	-£24,943,162	-£19,629,544	-£23,083,988	-£24,943,162	-£19,629,544	-£23,083,988
25%	70%	-£27,245,301	-£20,603,277	-£24,921,333	-£27,245,301	-£20,603,277	-£24,921,333
30%	70%	-£29,547,439	-£21,577,010	-£26,758,677	-£29,547,439	-£21,577,010	-£26,758,677
35%	70%	-£31,849,577	-£22,550,743	-£28,596,021	-£31,849,577	-£22,550,743	-£28,596,021
40%	70%	-£34,151,715	-£23,524,477	-£30,433,365	-£34,151,715	-£23,524,477	-£30,433,365
45%	70%	-£36,453,853	-£24,498,211	-£32,270,710	-£36,453,853	-£24,498,211	-£32,270,710
50%	70%	-£38,755,991	-£25,471,944	-£34,108,054	-£38,755,991	-£25,471,944	-£34,108,054
100%	70%	-£81,777,372	-£35,209,276	-£52,481,497	-£81,777,372	-£35,209,276	-£52,481,497
10%	80%	-£20,546,805	-£17,510,451	-£19,484,419	-£20,546,805	-£17,510,451	-£19,484,419
15%	80%	-£22,952,902	-£18,398,372	-£21,359,323	-£22,952,902	-£18,398,372	-£21,359,323
20%	80%	-£25,358,999	-£19,286,291	-£23,234,227	-£25,358,999	-£19,286,291	-£23,234,227
25%	80%	-£27,765,096	-£20,174,212	-£25,109,132	-£27,765,096	-£20,174,212	-£25,109,132
30%	80%	-£30,171,193	-£21,062,132	-£26,984,036	-£30,171,193	-£21,062,132	-£26,984,036
35%	80%	-£32,577,290	-£21,950,052	-£28,858,941	-£32,577,290	-£21,950,052	-£28,858,941
40%	80%	-£34,983,387	-£22,837,972	-£30,733,845	-£34,983,387	-£22,837,972	-£30,733,845
45%	80%	-£37,389,483	-£23,725,892	-£32,608,749	-£37,389,483	-£23,725,892	-£32,608,749
50%	80%	-£39,795,581	-£24,613,813	-£34,483,653	-£39,795,581	-£24,613,813	-£34,483,653
10%	60%	-£20,130,969	-£17,853,703	-£19,334,180	-£20,130,969	-£17,853,703	-£19,334,180
15%	60%	-£22,329,148	-£18,913,250	-£21,133,964	-£22,329,148	-£18,913,250	-£21,133,964
20%	60%	-£24,527,327	-£19,972,798	-£22,933,748	-£24,527,327	-£19,972,798	-£22,933,748
25%	60%	-£26,725,506	-£21,032,345	-£24,733,533	-£26,725,506	-£21,032,345	-£24,733,533
30%	60%	-£28,923,685	-£22,091,892	-£26,533,318	-£28,923,685	-£22,091,892	-£26,533,318
35%	60%	-£31,121,864	-£23,151,436	-£28,333,102	-£31,121,864	-£23,151,436	-£28,333,102
40%	60%	-£33,320,043	-£24,210,983	-£30,132,886	-£33,320,043	-£24,210,983	-£30,132,886
45%	60%	-£35,518,222	-£25,270,528	-£31,932,671	-£35,518,222	-£25,270,528	-£31,932,671
50%	60%	-£37,716,402	-£26,330,075	-£33,732,455	-£37,716,402	-£26,330,075	-£33,732,455

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913	-£231,640,913
10%	70%	-£236,245,190	-£233,588,380	-£235,315,602	-£236,245,190	-£233,588,380	-£235,315,602
15%	70%	-£238,547,328	-£234,562,114	-£237,152,946	-£238,547,328	-£234,562,114	-£237,152,946
20%	70%	-£240,849,466	-£235,535,847	-£238,990,291	-£240,849,466	-£235,535,847	-£238,990,291
25%	70%	-£243,151,603	-£236,509,580	-£240,827,635	-£243,151,603	-£236,509,580	-£240,827,635
30%	70%	-£245,453,742	-£237,483,313	-£242,664,979	-£245,453,742	-£237,483,313	-£242,664,979
35%	70%	-£247,755,880	-£238,457,046	-£244,502,324	-£247,755,880	-£238,457,046	-£244,502,324
40%	70%	-£250,058,017	-£239,430,779	-£246,339,668	-£250,058,017	-£239,430,779	-£246,339,668
45%	70%	-£252,360,155	-£240,404,512	-£248,177,012	-£252,360,155	-£240,404,512	-£248,177,012
50%	70%	-£254,662,294	-£241,378,245	-£250,014,357	-£254,662,294	-£241,378,245	-£250,014,357
100%	70%	-£277,683,674	-£251,115,579	-£268,387,800	-£277,683,674	-£251,115,579	-£268,387,800
10%	80%	-£236,453,107	-£233,416,754	-£235,390,721	-£236,453,107	-£233,416,754	-£235,390,721
15%	80%	-£238,859,204	-£234,304,674	-£237,285,626	-£238,859,204	-£234,304,674	-£237,285,626
20%	80%	-£241,265,302	-£235,192,594	-£239,170,530	-£241,265,302	-£235,192,594	-£239,170,530
25%	80%	-£243,671,400	-£236,080,514	-£241,055,434	-£243,671,400	-£236,080,514	-£241,055,434
30%	80%	-£246,077,498	-£236,968,434	-£242,940,338	-£246,077,498	-£236,968,434	-£242,940,338
35%	80%	-£248,483,596	-£237,856,354	-£244,825,242	-£248,483,596	-£237,856,354	-£244,825,242
40%	80%	-£250,889,694	-£238,744,274	-£246,710,146	-£250,889,694	-£238,744,274	-£246,710,146
45%	80%	-£253,295,792	-£239,632,194	-£248,595,050	-£253,295,792	-£239,632,194	-£248,595,050
50%	80%	-£255,701,890	-£240,520,114	-£250,479,954	-£255,701,890	-£240,520,114	-£250,479,954
10%	60%	-£236,037,272	-£233,760,006	-£235,240,483	-£236,037,272	-£233,760,006	-£235,240,483
15%	60%	-£238,235,450	-£234,819,553	-£237,040,267	-£238,235,450	-£234,819,553	-£237,040,267
20%	60%	-£240,433,628	-£235,879,099	-£238,840,051	-£240,433,628	-£235,879,099	-£238,840,051
25%	60%	-£242,631,806	-£236,938,646	-£240,639,835	-£242,631,806	-£236,938,646	-£240,639,835
30%	60%	-£244,829,984	-£237,998,192	-£242,439,620	-£244,829,984	-£237,998,192	-£242,439,620
35%	60%	-£247,028,162	-£239,057,738	-£244,239,404	-£247,028,162	-£239,057,738	-£244,239,404
40%	60%	-£249,226,340	-£240,117,285	-£246,039,189	-£249,226,340	-£240,117,285	-£246,039,189
50%	60%	-£251,424,518	-£241,176,831	-£247,838,973	-£251,424,518	-£241,176,831	-£247,838,973

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572	-£183,748,572
10%	70%	-£188,352,848	-£185,696,039	-£187,423,261	-£188,352,848	-£185,696,039	-£187,423,261
15%	70%	-£190,654,986	-£186,669,772	-£189,260,605	-£190,654,986	-£186,669,772	-£189,260,605
20%	70%	-£192,957,124	-£187,643,505	-£191,097,949	-£192,957,124	-£187,643,505	-£191,097,949
25%	70%	-£195,259,262	-£188,617,238	-£192,935,293	-£195,259,262	-£188,617,238	-£192,935,293
30%	70%	-£197,561,400	-£189,590,972	-£194,772,638	-£197,561,400	-£189,590,972	-£194,772,638
35%	70%	-£199,863,538	-£190,564,705	-£196,609,982	-£199,863,538	-£190,564,705	-£196,609,982
40%	70%	-£202,165,676	-£191,538,438	-£198,447,326	-£202,165,676	-£191,538,438	-£198,447,326
45%	70%	-£204,467,814	-£192,512,172	-£200,284,671	-£204,467,814	-£192,512,172	-£200,284,671
50%	70%	-£206,769,952	-£193,485,905	-£202,122,015	-£206,769,952	-£193,485,905	-£202,122,015
100%	70%	-£229,791,333	-£203,223,238	-£220,495,458	-£229,791,333	-£203,223,238	-£220,495,458
10%	80%	-£188,560,786	-£185,524,412	-£187,498,380	-£188,560,786	-£185,524,412	-£187,498,380
15%	80%	-£190,966,883	-£186,412,333	-£189,373,284	-£190,966,883	-£186,412,333	-£189,373,284
20%	80%	-£193,372,980	-£187,300,253	-£191,248,188	-£193,372,980	-£187,300,253	-£191,248,188
25%	80%	-£195,779,077	-£188,188,173	-£193,123,092	-£195,779,077	-£188,188,173	-£193,123,092
30%	80%	-£198,185,174	-£189,076,093	-£195,002,996	-£198,185,174	-£189,076,093	-£195,002,996
35%	80%	-£200,591,271	-£189,964,013	-£196,882,900	-£200,591,271	-£189,964,013	-£196,882,900
40%	80%	-£203,000,445	-£190,851,933	-£198,762,804	-£203,000,445	-£190,851,933	-£198,762,804
45%	80%	-£205,408,619	-£191,739,853	-£200,642,708	-£205,408,619	-£191,739,853	-£200,642,708
50%	80%	-£207,816,793	-£192,627,773	-£202,522,612	-£207,816,793	-£192,627,773	-£202,522,612
10%	60%	-£188,144,930	-£185,867,664	-£187,348,141	-£188,144,930	-£185,867,664	-£187,348,141
15%	60%	-£190,343,109	-£186,927,211	-£189,147,925	-£190,343,109	-£186,927,211	-£189,147,925
20%	60%	-£192,541,288	-£187,986,757	-£190,947,709	-£192,541,288	-£187,986,757	-£190,947,709
25%	60%	-£194,739,467	-£189,046,304	-£192,747,493	-£194,739,467	-£189,046,304	-£192,747,493
30%	60%	-£196,937,646	-£190,105,851	-£194,547,277	-£196,937,646	-£190,105,851	-£194,547,277
35%	60%	-£199,135,825	-£191,165,397	-£196,347,061	-£199,135,825	-£191,165,397	-£196,347,061
40%	60%	-£201,334,004	-£192,224,944	-£198,146,845	-£201,334,004	-£192,224,944	-£198,146,845
50%	60%	-£203,532,183	-£193,284,491	-£200,000,629	-£203,532,183	-£193,284,491	-£200,000,629

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582	-£92,553,582
10%	70%	-£97,157,858	-£94,501,049	-£96,238,271	-£97,157,858	-£94,501,049	-£96,238,271
15%	70%	-£99,459,997	-£95,474,782	-£98,055,015	-£99,459,997	-£95,474,782	-£98,055,015
20%	70%	-£101,762,136	-£96,448,515	-£99,892,969	-£101,762,136	-£96,448,515	-£99,892,969
25%	70%	-£104,064,274	-£97,422,249	-£101,740,304	-£104,064,274	-£97,422,249	-£101,740,304
30%	70%	-£106,366,411	-£98,395,982	-£103,577,648	-£106,366,411	-£98,395,982	-£103,577,648
35%	70%	-£108,668,549	-£99,369,715	-£105,414,993	-£108,668,549	-£99,369,715	-£105,414,993
40%	70%	-£110,970,688	-£100,343,448	-£107,252,337			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480	-£42,672,480
10%	70%	-£47,276,756	-£44,619,947	-£46,347,068	-£47,276,756	-£44,619,947	-£46,347,169
15%	70%	-£49,578,895	-£45,593,680	-£48,184,513	-£49,578,895	-£45,593,680	-£48,184,513
20%	70%	-£51,881,032	-£46,567,413	-£50,021,858	-£51,881,032	-£46,567,413	-£50,021,858
25%	70%	-£54,183,170	-£47,541,147	-£51,859,202	-£54,183,170	-£47,541,147	-£51,859,202
30%	70%	-£56,485,308	-£48,514,880	-£53,696,546	-£56,485,308	-£48,514,880	-£53,696,546
35%	70%	-£58,787,447	-£49,488,613	-£55,533,891	-£58,787,447	-£49,488,613	-£55,533,891
40%	70%	-£61,089,584	-£50,462,346	-£57,371,234	-£61,089,584	-£50,462,346	-£57,371,234
45%	70%	-£63,391,722	-£51,436,080	-£59,208,579	-£63,391,722	-£51,436,080	-£59,208,579
50%	70%	-£65,693,860	-£52,409,813	-£61,045,924	-£65,693,860	-£52,409,813	-£61,045,924
100%	70%	-£88,715,241	-£62,147,146	-£79,419,367	-£88,715,241	-£62,147,146	-£79,419,367
10%	80%	-£47,484,674	-£44,448,321	-£46,422,288	-£47,484,674	-£44,448,321	-£46,422,288
15%	80%	-£49,890,771	-£45,336,241	-£48,297,192	-£49,890,771	-£45,336,241	-£48,297,192
20%	80%	-£52,296,868	-£46,224,161	-£50,172,097	-£52,296,868	-£46,224,161	-£50,172,097
40%	80%	-£61,921,257	-£49,775,841	-£57,671,714	-£61,921,257	-£49,775,841	-£57,671,714
45%	80%	-£64,327,353	-£50,663,762	-£59,546,618	-£64,327,353	-£50,663,762	-£59,546,618
50%	80%	-£66,733,450	-£51,551,682	-£61,421,523	-£66,733,450	-£51,551,682	-£61,421,523
10%	60%	-£47,068,839	-£44,791,573	-£46,272,949	-£47,068,839	-£44,791,573	-£46,272,049
15%	60%	-£49,267,017	-£45,851,120	-£48,071,833	-£49,267,017	-£45,851,120	-£48,071,833
20%	60%	-£51,465,197	-£46,910,665	-£49,871,618	-£51,465,197	-£46,910,665	-£49,871,618
25%	60%	-£53,663,376	-£47,970,212	-£51,671,403	-£53,663,376	-£47,970,212	-£51,671,403
30%	60%	-£55,861,554	-£49,029,759	-£53,471,187	-£55,861,554	-£49,029,759	-£53,471,187
35%	60%	-£58,059,734	-£50,089,305	-£55,270,971	-£58,059,734	-£50,089,305	-£55,270,971
40%	60%	-£60,257,912	-£51,148,852	-£57,070,756	-£60,257,912	-£51,148,852	-£57,070,756
50%	60%	-£64,654,271	-£53,267,945	-£60,670,325	-£64,654,271	-£53,267,945	-£60,670,325

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473	-£31,232,473
10%	70%	-£35,836,750	-£33,179,941	-£34,907,163	-£35,836,750	-£33,179,941	-£34,907,163
15%	70%	-£38,138,889	-£34,153,674	-£36,744,388	-£38,138,889	-£34,153,674	-£36,744,388
20%	70%	-£40,441,026	-£35,127,407	-£38,581,613	-£40,441,026	-£35,127,407	-£38,581,613
25%	70%	-£42,743,164	-£36,101,140	-£40,419,196	-£42,743,164	-£36,101,140	-£40,419,196
30%	70%	-£45,045,302	-£37,074,873	-£42,256,539	-£45,045,302	-£37,074,873	-£42,256,539
35%	70%	-£47,347,440	-£38,048,606	-£44,093,884	-£47,347,440	-£38,048,606	-£44,093,884
40%	70%	-£49,649,578	-£39,022,339	-£45,931,228	-£49,649,578	-£39,022,339	-£45,931,228
45%	70%	-£51,951,716	-£39,996,074	-£47,768,573	-£51,951,716	-£39,996,074	-£47,768,573
50%	70%	-£54,253,854	-£40,969,807	-£49,605,917	-£54,253,854	-£40,969,807	-£49,605,917
100%	70%	-£77,275,235	-£50,707,139	-£67,979,360	-£77,275,235	-£50,707,139	-£67,979,360
10%	80%	-£36,044,688	-£33,008,314	-£34,982,282	-£36,044,688	-£33,008,314	-£34,982,282
15%	80%	-£38,346,785	-£33,896,235	-£36,857,186	-£38,346,785	-£33,896,235	-£36,857,186
20%	80%	-£40,648,882	-£34,784,154	-£38,732,090	-£40,648,882	-£34,784,154	-£38,732,090
40%	80%	-£50,481,250	-£38,335,835	-£46,231,708	-£50,481,250	-£38,335,835	-£46,231,708
45%	80%	-£52,887,346	-£39,223,755	-£48,106,612	-£52,887,346	-£39,223,755	-£48,106,612
50%	80%	-£55,293,443	-£40,111,675	-£49,981,516	-£55,293,443	-£40,111,675	-£49,981,516
10%	60%	-£35,628,832	-£33,351,566	-£34,832,043	-£35,628,832	-£33,351,566	-£34,832,043
15%	60%	-£37,827,011	-£34,411,113	-£36,681,827	-£37,827,011	-£34,411,113	-£36,681,827
20%	60%	-£40,025,190	-£35,470,659	-£38,531,611	-£40,025,190	-£35,470,659	-£38,531,611
25%	60%	-£42,223,369	-£36,530,205	-£40,381,396	-£42,223,369	-£36,530,205	-£40,381,396
30%	60%	-£44,421,548	-£37,589,753	-£42,231,181	-£44,421,548	-£37,589,753	-£42,231,181
35%	60%	-£46,619,727	-£38,649,299	-£44,080,965	-£46,619,727	-£38,649,299	-£44,080,965
40%	60%	-£48,817,906	-£39,708,845	-£45,930,749	-£48,817,906	-£39,708,845	-£45,930,749
50%	60%	-£53,214,264	-£41,827,938	-£49,290,318	-£53,214,264	-£41,827,938	-£49,290,318

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670	-£26,182,670
10%	70%	-£30,786,946	-£28,130,137	-£29,857,359	-£30,786,946	-£28,130,137	-£29,857,359
15%	70%	-£33,089,084	-£29,103,700	-£31,694,703	-£33,089,084	-£29,103,700	-£31,694,703
20%	70%	-£35,391,222	-£30,077,263	-£33,532,047	-£35,391,222	-£30,077,263	-£33,532,047
25%	70%	-£37,693,360	-£31,051,336	-£35,369,392	-£37,693,360	-£31,051,336	-£35,369,392
30%	70%	-£39,995,498	-£32,025,069	-£37,206,736	-£39,995,498	-£32,025,069	-£37,206,736
35%	70%	-£42,297,636	-£32,998,803	-£39,044,080	-£42,297,636	-£32,998,803	-£39,044,080
40%	70%	-£44,599,774	-£33,972,536	-£40,881,424	-£44,599,774	-£33,972,536	-£40,881,424
45%	70%	-£46,901,912	-£34,946,270	-£42,718,768	-£46,901,912	-£34,946,270	-£42,718,768
50%	70%	-£49,204,050	-£35,920,003	-£44,556,113	-£49,204,050	-£35,920,003	-£44,556,113
100%	70%	-£72,225,431	-£45,657,336	-£62,929,556	-£72,225,431	-£45,657,336	-£62,929,556
10%	80%	-£30,994,864	-£27,958,510	-£29,932,478	-£30,994,864	-£27,958,510	-£29,932,478
15%	80%	-£33,400,961	-£28,846,431	-£31,807,382	-£33,400,961	-£28,846,431	-£31,807,382
20%	80%	-£35,807,058	-£29,734,352	-£33,672,286	-£35,807,058	-£29,734,352	-£33,672,286
40%	80%	-£45,431,446	-£33,286,031	-£41,181,904	-£45,431,446	-£33,286,031	-£41,181,904
45%	80%	-£47,837,543	-£34,173,951	-£43,056,808	-£47,837,543	-£34,173,951	-£43,056,808
50%	80%	-£50,243,640	-£35,061,872	-£44,931,712	-£50,243,640	-£35,061,872	-£44,931,712
10%	60%	-£30,579,028	-£28,301,762	-£29,782,239	-£30,579,028	-£28,301,762	-£29,782,239
15%	60%	-£32,777,207	-£29,361,309	-£31,582,023	-£32,777,207	-£29,361,309	-£31,582,023
20%	60%	-£34,975,386	-£30,420,856	-£33,381,807	-£34,975,386	-£30,420,856	-£33,381,807
25%	60%	-£37,173,565	-£31,480,402	-£35,181,593	-£37,173,565	-£31,480,402	-£35,181,593
30%	60%	-£39,371,744	-£32,539,949	-£36,981,377	-£39,371,744	-£32,539,949	-£36,981,377
35%	60%	-£41,569,923	-£33,599,495	-£38,781,161	-£41,569,923	-£33,599,495	-£38,781,161
40%	60%	-£43,768,102	-£34,659,042	-£40,580,945	-£43,768,102	-£34,659,042	-£40,580,945
50%	60%	-£48,164,461	-£36,778,134	-£44,180,515	-£48,164,461	-£36,778,134	-£44,180,515

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454	-£43,394,454
10%	70%	-£47,998,730	-£45,341,921	-£47,069,143	-£47,998,730	-£45,341,921	-£47,069,143
15%	70%	-£50,300,868	-£46,315,654	-£48,905,487	-£50,300,868	-£46,315,654	-£48,905,487
20%	70%	-£52,603,006	-£47,289,387	-£50,741,832	-£52,603,006	-£47,289,387	-£50,741,832
25%	70%	-£54,905,144	-£48,263,121	-£52,581,176	-£54,905,144	-£48,263,121	-£52,581,176
30%	70%	-£57,207,282	-£49,236,854	-£54,418,520	-£57,207,282	-£49,236,854	-£54,418,520
35%	70%	-£59,509,421	-£50,210,587	-£56,255,865	-£59,509,421	-£50,210,587	-£56,255,865
40%	70%	-£61,811,559	-£51,184,320	-£58,093,209	-£61,811,559	-£51,184,320	-£58,093,209
45%	70%	-£64,113,698	-£52,158,054	-£59,930,553	-£64,113,698	-£52,158,054	-£59,930,553
50%	70%	-£66,415,836	-£53,131,787	-£61,767,898	-£66,415,836	-£53,131,787	-£61,767,898
100%	70%	-£89,437,215	-£62,869,120	-£80,141,341	-£89,437,215	-£62,869,120	-£80,141,341
10%	80%	-£48,206,648	-£45,170,295	-£47,144,262	-£48,206,648	-£45,170,295	-£47,144,262
15%	80%	-£50,612,745	-£46,058,215	-£49,019,166	-£50,612,745	-£46,058,215	-£49,019,166
20%	80%	-£53,018,842	-£46,946,135	-£50,894,071	-£53,018,842	-£46,946,135	-£50,894,071
40%	80%	-£62,843,231	-£50,407,815	-£58,393,688	-£62,843,231	-£50,407,815	-£58,393,688
45%	80%	-£65,249,327	-£51,381,736	-£60,268,592	-£65,249,327	-£51,381,736	-£60,268,592
50%	80%	-£67,655,424	-£52,355,656	-£62,143,497	-£67,655,424	-£52,355,656	-£62,143,497
10%	60%	-£47,790,813	-£45,513,547	-£46,994,023	-£47,790,813	-£45,513,547	-£46,994,023
15%	60%	-£49,989,991	-£46,573,094	-£48,793,508	-£49,989,991	-£46,573,094	-£48,793,508
20%	60%	-£52,189,171	-£47,632,639	-£50,593,992	-£52,189,171	-£47,632,639	-£50,593,992
25%	60%	-£54,388,350	-£48,692,186	-£52,393,377	-£54,388,350	-£48,692,186	-£52,393,377
30%	60%	-£56,587,529	-£49,751,733	-£54,193,161	-£56,587,529	-£49,751,733	-£54,193,161
35%	60%	-£58,786,708	-£50,811,279	-£55,992,945	-£58,786,708	-£50,811,279	-£55,992,945
40%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959	-£21,051,959
10%	70%	-£25,656,235	-£22,989,426	-£24,726,648	-£25,656,235	-£22,989,426	-£24,726,648
15%	70%	-£27,958,373	-£23,973,159	-£26,563,992	-£27,958,373	-£23,973,159	-£26,563,992
20%	70%	-£30,260,511	-£24,946,892	-£28,401,336	-£30,260,511	-£24,946,892	-£28,401,336
25%	70%	-£32,562,649	-£25,920,625	-£30,238,681	-£32,562,649	-£25,920,625	-£30,238,681
30%	70%	-£34,864,787	-£26,894,359	-£32,076,025	-£34,864,787	-£26,894,359	-£32,076,025
35%	70%	-£37,166,925	-£27,868,092	-£33,913,369	-£37,166,925	-£27,868,092	-£33,913,369
40%	70%	-£39,469,063	-£28,841,825	-£35,750,713	-£39,469,063	-£28,841,825	-£35,750,713
45%	70%	-£41,771,201	-£29,815,559	-£37,588,058	-£41,771,201	-£29,815,559	-£37,588,058
50%	70%	-£44,073,339	-£30,789,292	-£39,425,402	-£44,073,339	-£30,789,292	-£39,425,402
100%	70%	-£67,094,720	-£40,526,625	-£57,798,845	-£67,094,720	-£40,526,625	-£57,798,845
10%	80%	-£25,864,153	-£22,827,799	-£24,801,767	-£25,864,153	-£22,827,799	-£24,801,767
15%	80%	-£28,270,250	-£23,715,720	-£26,676,871	-£28,270,250	-£23,715,720	-£26,676,871
20%	80%	-£30,676,347	-£24,603,639	-£28,551,975	-£30,676,347	-£24,603,639	-£28,551,975
40%	80%	-£40,300,735	-£28,155,320	-£36,051,193	-£40,300,735	-£28,155,320	-£36,051,193
45%	80%	-£42,706,832	-£29,043,240	-£37,926,097	-£42,706,832	-£29,043,240	-£37,926,097
50%	80%	-£45,112,929	-£29,931,161	-£39,801,001	-£45,112,929	-£29,931,161	-£39,801,001
10%	60%	-£25,448,317	-£23,171,051	-£24,651,528	-£25,448,317	-£23,171,051	-£24,651,528
15%	60%	-£27,846,496	-£24,230,598	-£26,451,312	-£27,846,496	-£24,230,598	-£26,451,312
20%	60%	-£29,844,675	-£25,290,144	-£28,251,096	-£29,844,675	-£25,290,144	-£28,251,096
25%	60%	-£32,042,855	-£26,349,691	-£30,050,882	-£32,042,855	-£26,349,691	-£30,050,882
30%	60%	-£34,241,033	-£27,409,238	-£31,850,666	-£34,241,033	-£27,409,238	-£31,850,666
35%	60%	-£36,439,212	-£28,468,784	-£33,650,450	-£36,439,212	-£28,468,784	-£33,650,450
40%	60%	-£38,637,391	-£29,528,331	-£35,450,234	-£38,637,391	-£29,528,331	-£35,450,234
50%	60%	-£45,033,759	-£31,647,423	-£39,949,894	-£45,033,759	-£31,647,423	-£39,949,894

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086	-£19,515,086
10%	70%	-£24,119,363	-£21,462,554	-£23,189,776	-£24,119,363	-£21,462,554	-£23,189,776
15%	70%	-£26,421,501	-£22,436,287	-£25,027,119	-£26,421,501	-£22,436,287	-£25,027,119
20%	70%	-£28,723,639	-£23,410,020	-£26,864,464	-£28,723,639	-£23,410,020	-£26,864,464
25%	70%	-£31,025,777	-£24,383,753	-£28,701,809	-£31,025,777	-£24,383,753	-£28,701,809
30%	70%	-£33,327,915	-£25,357,486	-£30,539,152	-£33,327,915	-£25,357,486	-£30,539,152
35%	70%	-£35,630,053	-£26,331,219	-£32,376,497	-£35,630,053	-£26,331,219	-£32,376,497
40%	70%	-£37,932,191	-£27,304,953	-£34,213,841	-£37,932,191	-£27,304,953	-£34,213,841
45%	70%	-£40,234,329	-£28,278,687	-£36,051,185	-£40,234,329	-£28,278,687	-£36,051,185
50%	70%	-£42,536,467	-£29,252,420	-£37,888,530	-£42,536,467	-£29,252,420	-£37,888,530
100%	70%	-£65,557,848	-£38,989,752	-£56,261,973	-£65,557,848	-£38,989,752	-£56,261,973
10%	80%	-£24,327,281	-£21,290,927	-£23,264,895	-£24,327,281	-£21,290,927	-£23,264,895
15%	80%	-£26,733,378	-£22,178,848	-£25,139,799	-£26,733,378	-£22,178,848	-£25,139,799
20%	80%	-£29,139,475	-£23,066,767	-£27,014,703	-£29,139,475	-£23,066,767	-£27,014,703
40%	80%	-£38,763,863	-£26,618,448	-£34,514,321	-£38,763,863	-£26,618,448	-£34,514,321
45%	80%	-£41,169,959	-£27,506,368	-£36,389,225	-£41,169,959	-£27,506,368	-£36,389,225
50%	80%	-£43,576,056	-£28,394,288	-£38,264,129	-£43,576,056	-£28,394,288	-£38,264,129
10%	60%	-£23,911,445	-£21,634,179	-£23,114,656	-£23,911,445	-£21,634,179	-£23,114,656
15%	60%	-£26,109,624	-£22,522,100	-£24,914,440	-£26,109,624	-£22,522,100	-£24,914,440
20%	60%	-£28,307,803	-£23,410,020	-£26,714,224	-£28,307,803	-£23,410,020	-£26,714,224
25%	60%	-£30,505,982	-£24,301,819	-£28,514,009	-£30,505,982	-£24,301,819	-£28,514,009
30%	60%	-£32,704,161	-£25,201,366	-£30,313,794	-£32,704,161	-£25,201,366	-£30,313,794
35%	60%	-£34,902,340	-£26,101,912	-£32,113,578	-£34,902,340	-£26,101,912	-£32,113,578
40%	60%	-£37,100,519	-£27,001,458	-£33,913,362	-£37,100,519	-£27,001,458	-£33,913,362
50%	60%	-£41,496,877	-£30,110,551	-£37,512,831	-£41,496,877	-£30,110,551	-£37,512,831

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,209,430	-£4,209,430	-£4,209,430	-£4,209,430	-£4,209,430	-£4,209,430
10%	70%	-£9,769,821	-£7,192,743	-£8,870,646	-£9,769,821	-£7,192,743	-£8,870,646
15%	70%	-£12,550,017	-£8,684,399	-£11,201,255	-£12,550,017	-£8,684,399	-£11,201,255
20%	70%	-£15,330,213	-£10,176,055	-£13,531,863	-£15,330,213	-£10,176,055	-£13,531,863
25%	70%	-£18,110,409	-£11,667,711	-£15,862,472	-£18,110,409	-£11,667,711	-£15,862,472
30%	70%	-£20,890,604	-£13,159,368	-£18,193,081	-£20,890,604	-£13,159,368	-£18,193,081
35%	70%	-£23,670,800	-£14,651,024	-£20,523,688	-£23,670,800	-£14,651,024	-£20,523,688
40%	70%	-£26,450,995	-£16,142,680	-£22,854,297	-£26,450,995	-£16,142,680	-£22,854,297
45%	70%	-£29,231,192	-£17,634,337	-£25,184,905	-£29,231,192	-£17,634,337	-£25,184,905
50%	70%	-£32,011,388	-£19,125,993	-£27,515,514	-£32,011,388	-£19,125,993	-£27,515,514
100%	70%	-£59,813,345	-£34,042,557	-£50,821,598	-£59,813,345	-£34,042,557	-£50,821,598
10%	80%	-£10,005,240	-£7,080,006	-£8,977,611	-£10,005,240	-£7,080,006	-£8,977,611
15%	80%	-£12,903,145	-£8,485,295	-£11,361,702	-£12,903,145	-£8,485,295	-£11,361,702
20%	80%	-£15,801,050	-£9,910,584	-£13,745,793	-£15,801,050	-£9,910,584	-£13,745,793
25%	80%	-£18,698,955	-£11,335,873	-£16,129,884	-£18,698,955	-£11,335,873	-£16,129,884
30%	80%	-£21,596,860	-£12,761,161	-£18,513,976	-£21,596,860	-£12,761,161	-£18,513,976
35%	80%	-£24,494,765	-£14,186,449	-£20,898,067	-£24,494,765	-£14,186,449	-£20,898,067
40%	80%	-£27,392,670	-£15,611,738	-£23,282,157	-£27,392,670	-£15,611,738	-£23,282,157
45%	80%	-£30,290,575	-£17,037,026	-£25,666,248	-£30,290,575	-£17,037,026	-£25,666,248
50%	80%	-£33,188,480	-£18,462,315	-£28,050,339	-£33,188,480	-£18,462,315	-£28,050,339
10%	60%	-£9,534,403	-£7,325,478	-£8,763,681	-£9,534,403	-£7,325,478	-£8,763,681
15%	60%	-£12,196,889	-£8,863,502	-£11,040,807	-£12,196,889	-£8,863,502	-£11,040,807
20%	60%	-£14,859,376	-£10,404,526	-£13,317,933	-£14,859,376	-£10,404,526	-£13,317,933
25%	60%	-£17,521,862	-£11,945,550	-£15,595,060	-£17,521,862	-£11,945,550	-£15,595,060
30%	60%	-£20,184,349	-£13,486,574	-£17,872,185	-£20,184,349	-£13,486,574	-£17,872,185
35%	60%	-£22,846,835	-£15,027,600	-£20,149,311	-£22,846,835	-£15,027,600	-£20,149,311
40%	60%	-£25,509,321	-£16,568,624	-£22,426,437	-£25,509,321	-£16,568,624	-£22,426,437
45%	60%	-£28,171,808	-£18,109,648	-£24,703,563	-£28,171,808	-£18,109,648	-£24,703,563
50%	60%	-£30,834,295	-£19,650,672	-£26,980,689	-£30,834,295	-£19,650,672	-£26,980,689

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£20,115,733	-£20,115,733	-£20,115,733	-£20,115,733	-£20,115,733	-£20,115,733
10%	70%	-£25,676,124	-£22,099,045	-£22,476,949	-£25,676,124	-£22,099,045	-£22,476,949
15%	70%	-£32,456,319	-£24,590,701	-£22,710,557	-£32,456,319	-£24,590,701	-£22,710,557
20%	70%	-£39,236,514	-£27,082,356	-£22,942,166	-£39,236,514	-£27,082,356	-£22,942,166
25%	70%	-£46,016,711	-£29,574,012	-£23,173,775	-£46,016,711	-£29,574,012	-£23,173,775
30%	70%	-£52,796,907	-£32,065,667	-£23,405,384	-£52,796,907	-£32,065,667	-£23,405,384
35%	70%	-£59,577,103	-£34,557,322	-£23,637,000	-£59,577,103	-£34,557,322	-£23,637,000
40%	70%	-£66,357,299	-£37,048,978	-£23,868,615	-£66,357,299	-£37,048,978	-£23,868,615
45%	70%	-£73,137,495	-£39,540,634	-£24,100,230	-£73,137,495	-£39,540,634	-£24,100,230
50%	70%	-£79,917,691	-£42,032,290	-£24,331,845	-£79,917,691	-£42,032,290	-£24,331,845
100%	70%	-£275,719,648	-£249,948,859	-£266,727,901	-£275,719,648	-£249,948,859	-£266,727,901
10%	80%	-£25,911,542	-£22,966,309	-£24,883,914	-£25,911,542	-£22,966,309	-£24,883,914
15%	80%	-£32,691,738	-£24,948,859	-£26,869,984	-£32,691,738	-£24,948,859	-£26,869,984
20%	80%	-£39,471,934	-£26,930,804	-£28,856,054	-£39,471,934	-£26,930,804	-£28,856,054
25%	80%	-£46,252,130	-£28,912,749	-£30,842,124	-£46,252,130	-£28,912,749	-£30,842,124
30%	80%	-£53,032,326	-£30,894,694	-£32,828,194	-£53,032,326	-£30,894,694	-£32,828,194
35%	80%	-£59,812,522	-£32,876,639	-£34,814,264	-£59,812,522	-£32,876,639	-£34,814,264
40%	80%	-£66,592,718	-£34,858,584	-£36,800,334	-£66,592,718	-£34,858,584	-£36,800,334
45%	80%	-£73,372,914	-£36,840,529	-£38,786,404	-£73,372,914	-£36,840,529	-£38,786,404
50%	80%	-£80,153,110	-£38,822,474	-£40,772,474	-£80,153,110	-£38,822,474	-£40,772,474
10%	60%	-£23,755,679	-£22,924,236	-£23,755,679	-£23,755,679	-£22,924,236	-£23,755,679
15%	60%	-£30,535,875	-£24,906,181	-£25,741,745	-£30,535,875	-£24,906,181	-£25,741,745
20%	60%	-£37,316,071	-£26,888,126	-£27,727,853	-£37,316,071	-£26,888,126	-£27,727,853
25%	60%	-£44,096,267	-£28,870,071	-£29,713,961	-£44,096,267	-£28,870,071	-£29,713,961
30%	60%	-£50,876,463	-£30,852,016	-£31,700,069	-£50,876,463	-£30,852,016	-£31,700,069
35%	60%	-£57,656,659	-£32,833,961	-£33,686,177	-£57,656,659	-£32,833,961	-£33,686,177
40%	60%	-£64,436,855	-£34,815,906	-£35,672,285	-£64,436,855	-£34,815,906	-£35,672,285
45%	60%	-£71,217,051	-£36,797,851	-£37,658,393	-£71,217,051	-£36,797,851	-£37,658,393
50%	60%	-£78,000,247	-£38,779,796	-£39,644,501	-£78,000,247	-£38,779,796	-£39,644,501

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£172,223,391	-£172,223,391	-£172,223,391	-£172,223,391	-£172,223,391	-£172,223,391
10%	70%	-£177,783,782	-£175,206,704	-£176,884,607	-£177,783,782	-£175,206,704	-£176,884,607
15%	70%	-£180,563,978	-£176,698,360	-£179,215,216	-£180,563,978	-£176,698,360	-£179,215,216
20%	70%	-£183,344,174	-£178,190,016	-£181,545,825	-£183,344,174	-£178,190,016	-£181,545,825
25%	70%	-£186,124,370	-£179,681,673	-£183,876,434	-£186,124,370	-£179,681,673	-£183,876,434
30%	70%	-£188,904,566	-£181,173,329	-£186,207,043	-£188,904,566	-£181,173,329	-£186,207,043
35%	70%	-£191,684,762	-£182,664,985	-£188,537,652	-£191,684,762	-£182,664,985	-£188,537,652
40%	70%	-£194,464,958	-£184,156,641	-£190,868,261	-£194,464,958	-£184,156,641	-£190,868,261
45%	70%	-£197,245,154	-£185,648,297	-£193,198,870	-£197,245,154	-£185,648,297	-£193,198,870
50%	70%	-£200,025,350	-£187,139,953	-£195,529,479	-£200,025,350	-£187,139,953	-£195,529,479
100%	70%	-£227,827,306	-£202,056,518	-£218,835,559	-£227,827,306	-£202,056,518	-£218,835,559
10%	80%	-£178,019,201	-£175,073,967	-£176,991,572	-£178,019,201	-£175,073,967	-£176,991,572
15%	80%	-£180,917,106	-£176,499,257	-£179,375,663	-£180,917,106	-£176,499,257	-£179,375,663
20%	80%	-£183,815,011	-£177,924,545	-£181,759,754	-£183,815,011	-£177,924,545	-£181,759,754
25%	80%	-£186,712,916	-£179,349,833	-£184,143,845	-£186,712,916	-£179,349,833	-£184,143,845
30%	80%	-£189,610,821	-£180,775,121	-£186,527,936	-£189,610,821	-£180,775,121	-£186,527,936
35%	80%	-£192,508,726	-£182,200,409	-£188,912,027	-£192,508,726	-£182,200,409	-£188,912,027
40%	80%	-£195,406,631	-£183,625,697	-£191,296,118	-£195,406,631	-£183,625,697	-£191,296,118
45%	80%	-£198,304,536	-£185,050,985	-£193,680,209	-£198,304,536	-£185,050,985	-£193,680,209
50%	80%	-£201,202,441	-£186,476,273	-£196,064,300	-£201,202,441	-£186,476,273	-£196,064,300
10%	60%	-£177,548,364	-£175,339,439	-£176,777,642	-£177,548,364	-£175,339,439	-£176,777,642
15%	60%	-£180,210,850	-£176,897,463	-£179,054,768	-£180,210,850	-£176,897,463	-£179,054,768
20%	60%	-£182,873,337	-£178,457,487	-£181,331,893	-£182,873,337	-£178,457,487	-£181,331,893
25%	60%	-£185,535,823	-£180,017,511	-£183,609,018	-£185,535,823	-£180,017,511	-£183,609,018
30%	60%	-£188,198,310	-£181,577,535	-£185,886,143	-£188,198,310	-£181,577,535	-£185,886,143
35%	60%	-£190,860,797	-£183,137,559	-£188,163,268	-£190,860,797	-£183,137,559	-£188,163,268
40%	60%	-£193,523,284	-£184,697,583	-£190,440,393	-£193,523,284	-£184,697,583	-£190,440,393
45%	60%	-£196,185,771	-£186,257,607	-£192,717,518	-£196,185,771	-£186,257,607	-£192,717,518
50%	60%	-£198,848,258	-£187,817,631	-£194,994,643	-£198,848,258	-£187,817,631	-£194,994,643

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£81,028,402	-£81,028,402	-£81,028,402	-£81,028,402	-£81,028,402	-£81,028,402
10%	70%	-£86,588,793	-£84,011,714	-£85,089,618	-£86,588,793	-£84,011,714	-£85,089,618
15%	70%	-£92,149,185	-£86,002,027	-£87,080,743	-£92,149,185	-£86,002,027	-£87,080,743
20%	70%	-£97,709,576	-£88,000,340	-£89,071,868	-£97,709,576	-£88,000,340	-£89,071,868
25%	70%	-£103,269,968	-£90,000,653	-£91,062,993	-£103,269,968	-£90,000,653	-£91,062,993
30%	70%	-£108,830,359	-£92,000,966	-£93,054,118	-£108,830,359	-£92,000,966	-£93,054,118
35%	70%	-£114,390,751	-£94,001,279	-£95,045,243	-£114,390,751	-£94,001,279	-£95,045,243
40%	70%	-£119,951,142</					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299	-£31,147,299
10%	70%	-£36,707,680	-£34,130,612	-£35,808,516	-£36,707,680	-£34,130,612	-£35,808,516
15%	70%	-£39,487,886	-£35,622,265	-£38,199,324	-£39,487,886	-£35,622,265	-£38,199,324
20%	70%	-£42,268,083	-£37,113,925	-£40,469,733	-£42,268,083	-£37,113,925	-£40,469,733
25%	70%	-£45,048,278	-£38,605,581	-£42,800,341	-£45,048,278	-£38,605,581	-£42,800,341
30%	70%	-£47,828,474	-£40,097,237	-£45,130,950	-£47,828,474	-£40,097,237	-£45,130,950
35%	70%	-£50,608,669	-£41,588,893	-£47,461,558	-£50,608,669	-£41,588,893	-£47,461,558
40%	70%	-£53,388,865	-£43,080,550	-£49,792,166	-£53,388,865	-£43,080,550	-£49,792,166
45%	70%	-£56,169,061	-£44,572,206	-£52,122,775	-£56,169,061	-£44,572,206	-£52,122,775
50%	70%	-£58,949,257	-£46,063,862	-£54,453,383	-£58,949,257	-£46,063,862	-£54,453,383
100%	70%	-£86,751,215	-£60,980,428	-£77,759,468	-£86,751,215	-£60,980,428	-£77,759,468
10%	80%	-£36,943,109	-£33,997,876	-£35,915,481	-£36,943,109	-£33,997,876	-£35,915,481
15%	80%	-£39,841,014	-£35,423,165	-£38,299,372	-£39,841,014	-£35,423,165	-£38,299,372
20%	80%	-£42,738,920	-£36,848,453	-£40,683,663	-£42,738,920	-£36,848,453	-£40,683,663
40%	80%	-£54,330,539	-£42,540,608	-£50,220,026	-£54,330,539	-£42,540,608	-£50,220,026
45%	80%	-£57,228,444	-£43,974,896	-£52,604,117	-£57,228,444	-£43,974,896	-£52,604,117
50%	80%	-£60,126,350	-£45,409,184	-£54,988,208	-£60,126,350	-£45,409,184	-£54,988,208
10%	60%	-£36,472,272	-£34,263,347	-£35,701,551	-£36,472,272	-£34,263,347	-£35,701,551
15%	60%	-£39,134,759	-£35,621,372	-£37,978,577	-£39,134,759	-£35,621,372	-£37,978,577
20%	60%	-£41,797,246	-£37,379,395	-£40,255,603	-£41,797,246	-£37,379,395	-£40,255,603
25%	60%	-£44,459,731	-£38,937,419	-£42,532,929	-£44,459,731	-£38,937,419	-£42,532,929
30%	60%	-£47,122,218	-£40,495,444	-£44,810,054	-£47,122,218	-£40,495,444	-£44,810,054
35%	60%	-£49,784,705	-£42,053,468	-£47,087,180	-£49,784,705	-£42,053,468	-£47,087,180
40%	60%	-£52,447,191	-£43,611,492	-£49,364,306	-£52,447,191	-£43,611,492	-£49,364,306
50%	60%	-£57,772,164	-£46,727,541	-£53,916,659	-£57,772,164	-£46,727,541	-£53,916,659

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293	-£19,707,293
10%	70%	-£25,267,684	-£22,690,605	-£24,366,308	-£25,267,684	-£22,690,605	-£24,366,308
15%	70%	-£28,047,880	-£24,182,262	-£26,696,118	-£28,047,880	-£24,182,262	-£26,696,118
20%	70%	-£30,828,076	-£25,673,918	-£29,029,726	-£30,828,076	-£25,673,918	-£29,029,726
25%	70%	-£33,608,272	-£27,165,574	-£31,360,335	-£33,608,272	-£27,165,574	-£31,360,335
30%	70%	-£36,388,467	-£28,657,231	-£33,690,944	-£36,388,467	-£28,657,231	-£33,690,944
35%	70%	-£39,168,663	-£30,148,887	-£36,021,551	-£39,168,663	-£30,148,887	-£36,021,551
40%	70%	-£41,948,859	-£31,640,543	-£38,352,160	-£41,948,859	-£31,640,543	-£38,352,160
45%	70%	-£44,729,055	-£33,132,200	-£40,682,768	-£44,729,055	-£33,132,200	-£40,682,768
50%	70%	-£47,509,251	-£34,623,856	-£43,013,377	-£47,509,251	-£34,623,856	-£43,013,377
100%	70%	-£75,311,208	-£49,540,420	-£66,319,461	-£75,311,208	-£49,540,420	-£66,319,461
10%	80%	-£25,503,103	-£22,557,869	-£24,475,474	-£25,503,103	-£22,557,869	-£24,475,474
15%	80%	-£28,401,008	-£23,983,155	-£26,859,365	-£28,401,008	-£23,983,155	-£26,859,365
20%	80%	-£31,298,913	-£25,408,447	-£29,243,656	-£31,298,913	-£25,408,447	-£29,243,656
40%	80%	-£42,890,533	-£31,109,601	-£38,780,020	-£42,890,533	-£31,109,601	-£38,780,020
45%	80%	-£45,788,438	-£32,534,889	-£41,164,111	-£45,788,438	-£32,534,889	-£41,164,111
50%	80%	-£48,686,343	-£33,969,178	-£43,548,202	-£48,686,343	-£33,969,178	-£43,548,202
10%	60%	-£25,032,265	-£22,823,341	-£24,261,544	-£25,032,265	-£22,823,341	-£24,261,544
15%	60%	-£27,694,752	-£24,381,365	-£26,538,670	-£27,694,752	-£24,381,365	-£26,538,670
20%	60%	-£30,357,239	-£25,939,389	-£28,815,796	-£30,357,239	-£25,939,389	-£28,815,796
25%	60%	-£33,019,726	-£27,497,413	-£31,092,922	-£33,019,726	-£27,497,413	-£31,092,922
30%	60%	-£35,682,212	-£29,055,437	-£33,370,048	-£35,682,212	-£29,055,437	-£33,370,048
35%	60%	-£38,344,698	-£30,613,462	-£35,647,174	-£38,344,698	-£30,613,462	-£35,647,174
40%	60%	-£41,007,184	-£32,171,485	-£37,924,300	-£41,007,184	-£32,171,485	-£37,924,300
50%	60%	-£46,332,158	-£35,287,534	-£42,476,652	-£46,332,158	-£35,287,534	-£42,476,652

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489	-£14,657,489
10%	70%	-£20,217,880	-£17,640,802	-£19,318,705	-£20,217,880	-£17,640,802	-£19,318,705
15%	70%	-£22,998,076	-£19,132,458	-£21,649,314	-£22,998,076	-£19,132,458	-£21,649,314
20%	70%	-£25,778,272	-£20,624,114	-£23,979,922	-£25,778,272	-£20,624,114	-£23,979,922
25%	70%	-£28,558,467	-£22,115,771	-£26,310,531	-£28,558,467	-£22,115,771	-£26,310,531
30%	70%	-£31,338,663	-£23,607,427	-£28,641,140	-£31,338,663	-£23,607,427	-£28,641,140
35%	70%	-£34,118,859	-£25,099,083	-£30,971,747	-£34,118,859	-£25,099,083	-£30,971,747
40%	70%	-£36,899,055	-£26,590,739	-£33,302,356	-£36,899,055	-£26,590,739	-£33,302,356
45%	70%	-£39,679,251	-£28,082,396	-£35,632,965	-£39,679,251	-£28,082,396	-£35,632,965
50%	70%	-£42,459,447	-£29,574,052	-£37,963,573	-£42,459,447	-£29,574,052	-£37,963,573
100%	70%	-£70,261,404	-£44,490,616	-£61,269,657	-£70,261,404	-£44,490,616	-£61,269,657
10%	80%	-£20,453,299	-£17,508,065	-£19,425,670	-£20,453,299	-£17,508,065	-£19,425,670
15%	80%	-£23,351,204	-£18,933,355	-£21,809,761	-£23,351,204	-£18,933,355	-£21,809,761
20%	80%	-£26,249,109	-£20,358,643	-£24,193,852	-£26,249,109	-£20,358,643	-£24,193,852
40%	80%	-£37,840,729	-£26,059,797	-£33,730,216	-£37,840,729	-£26,059,797	-£33,730,216
45%	80%	-£40,738,634	-£27,485,086	-£36,114,307	-£40,738,634	-£27,485,086	-£36,114,307
50%	80%	-£43,636,539	-£28,910,374	-£38,498,398	-£43,636,539	-£28,910,374	-£38,498,398
10%	60%	-£19,982,462	-£17,773,537	-£19,211,740	-£19,982,462	-£17,773,537	-£19,211,740
15%	60%	-£22,644,948	-£19,331,561	-£21,489,866	-£22,644,948	-£19,331,561	-£21,489,866
20%	60%	-£25,307,435	-£20,889,585	-£23,767,991	-£25,307,435	-£20,889,585	-£23,767,991
25%	60%	-£27,969,921	-£22,447,609	-£26,046,116	-£27,969,921	-£22,447,609	-£26,046,116
30%	60%	-£30,632,408	-£24,005,634	-£28,324,241	-£30,632,408	-£24,005,634	-£28,324,241
35%	60%	-£33,294,895	-£25,563,658	-£30,602,366	-£33,294,895	-£25,563,658	-£30,602,366
40%	60%	-£35,957,382	-£27,121,681	-£32,880,491	-£35,957,382	-£27,121,681	-£32,880,491
50%	60%	-£41,282,354	-£30,237,730	-£37,428,748	-£41,282,354	-£30,237,730	-£37,428,748

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273	-£31,869,273
10%	70%	-£37,429,665	-£34,852,586	-£36,530,490	-£37,429,665	-£34,852,586	-£36,530,490
15%	70%	-£40,209,860	-£36,344,242	-£38,961,098	-£40,209,860	-£36,344,242	-£38,961,098
20%	70%	-£42,990,056	-£37,835,898	-£41,391,707	-£42,990,056	-£37,835,898	-£41,391,707
25%	70%	-£45,770,252	-£39,327,555	-£43,822,315	-£45,770,252	-£39,327,555	-£43,822,315
30%	70%	-£48,550,448	-£40,819,211	-£46,252,923	-£48,550,448	-£40,819,211	-£46,252,923
35%	70%	-£51,330,643	-£42,310,867	-£48,683,531	-£51,330,643	-£42,310,867	-£48,683,531
40%	70%	-£54,110,839	-£43,802,524	-£51,114,139	-£54,110,839	-£43,802,524	-£51,114,139
45%	70%	-£56,891,035	-£45,294,180	-£53,544,748	-£56,891,035	-£45,294,180	-£53,544,748
50%	70%	-£59,671,231	-£46,785,836	-£55,975,357	-£59,671,231	-£46,785,836	-£55,975,357
100%	70%	-£87,473,189	-£61,702,400	-£78,481,442	-£87,473,189	-£61,702,400	-£78,481,442
10%	80%	-£37,665,083	-£34,719,850	-£36,637,455	-£37,665,083	-£34,719,850	-£36,637,455
15%	80%	-£40,562,988	-£36,145,139	-£39,021,546	-£40,562,988	-£36,145,139	-£39,021,546
20%	80%	-£43,460,894	-£37,570,427	-£41,405,637	-£43,460,894	-£37,570,427	-£41,405,637
40%	80%	-£55,052,513	-£43,271,392	-£50,942,000	-£55,052,513	-£43,271,392	-£50,942,000
45%	80%	-£57,950,418	-£44,696,670	-£53,326,091	-£57,950,418	-£44,696,670	-£53,326,091
50%	80%	-£60,848,324	-£46,121,958	-£55,710,182	-£60,848,324	-£46,121,958	-£55,710,182
10%	60%	-£37,194,246	-£34,985,321	-£37,194,246	-£37,194,246	-£34,985,321	-£36,423,525
15%	60%	-£39,856,733	-£36,543,346	-£39,856,733	-£39,856,733	-£36,543,346	-£38,700,651
20%	60%	-£42,519,220	-£38,101,371	-£42,519,220	-£42,519,220	-£38,101,371	-£40,977,777
25%	60%	-£45,181,706	-£39,659,394	-£45,181,706	-£45,181,706	-£39,659,394	-£43,254,903
30%	60%	-£47,844,192	-£41,217,418	-£47,844,192	-£47,844,192	-£41,217,418	-£45,532,028
35%	60%	-£50,506,679	-£42,775,442	-£50,506,679	-£50,506,679	-£42,775,442	-£47,809,154
40%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778	-£9,526,778
10%	70%	-£15,087,169	-£12,510,991	-£14,187,894	-£15,087,169	-£12,510,991	-£14,187,894
15%	70%	-£17,867,365	-£14,001,747	-£16,518,603	-£17,867,365	-£14,001,747	-£16,518,603
20%	70%	-£20,647,561	-£15,493,403	-£18,849,212	-£20,647,561	-£15,493,403	-£18,849,212
25%	70%	-£23,427,757	-£16,985,060	-£21,179,820	-£23,427,757	-£16,985,060	-£21,179,820
30%	70%	-£26,207,952	-£18,476,716	-£23,510,429	-£26,207,952	-£18,476,716	-£23,510,429
35%	70%	-£28,988,148	-£19,968,372	-£25,841,036	-£28,988,148	-£19,968,372	-£25,841,036
40%	70%	-£31,768,344	-£21,460,028	-£28,171,645	-£31,768,344	-£21,460,028	-£28,171,645
45%	70%	-£34,548,540	-£22,951,685	-£30,502,254	-£34,548,540	-£22,951,685	-£30,502,254
50%	70%	-£37,328,736	-£24,443,341	-£32,832,862	-£37,328,736	-£24,443,341	-£32,832,862
100%	70%	-£65,130,693	-£39,359,905	-£56,138,946	-£65,130,693	-£39,359,905	-£56,138,946
10%	80%	-£15,322,588	-£12,377,354	-£14,294,959	-£15,322,588	-£12,377,354	-£14,294,959
15%	80%	-£18,220,493	-£13,802,644	-£16,679,050	-£18,220,493	-£13,802,644	-£16,679,050
20%	80%	-£21,118,398	-£15,227,932	-£19,063,141	-£21,118,398	-£15,227,932	-£19,063,141
25%	80%	-£24,016,303	-£16,653,220	-£21,447,232	-£24,016,303	-£16,653,220	-£21,447,232
30%	80%	-£26,914,208	-£18,078,508	-£23,831,323	-£26,914,208	-£18,078,508	-£23,831,323
35%	80%	-£29,812,113	-£19,503,796	-£26,215,414	-£29,812,113	-£19,503,796	-£26,215,414
40%	80%	-£32,710,018	-£20,929,084	-£28,599,505	-£32,710,018	-£20,929,084	-£28,599,505
45%	80%	-£35,607,923	-£22,354,372	-£30,983,596	-£35,607,923	-£22,354,372	-£30,983,596
50%	80%	-£38,505,828	-£23,779,660	-£33,367,687	-£38,505,828	-£23,779,660	-£33,367,687
10%	60%	-£14,851,751	-£12,642,826	-£14,081,029	-£14,851,751	-£12,642,826	-£14,081,029
15%	60%	-£17,514,237	-£14,200,850	-£16,358,155	-£17,514,237	-£14,200,850	-£16,358,155
20%	60%	-£20,176,724	-£15,758,874	-£18,635,282	-£20,176,724	-£15,758,874	-£18,635,282
25%	60%	-£22,839,210	-£17,316,898	-£20,912,408	-£22,839,210	-£17,316,898	-£20,912,408
30%	60%	-£25,501,697	-£18,874,923	-£23,189,533	-£25,501,697	-£18,874,923	-£23,189,533
35%	60%	-£28,164,184	-£20,432,947	-£25,466,659	-£28,164,184	-£20,432,947	-£25,466,659
40%	60%	-£30,826,671	-£21,990,970	-£27,743,785	-£30,826,671	-£21,990,970	-£27,743,785
50%	60%	-£36,151,643	-£25,107,019	-£32,298,037	-£36,151,643	-£25,107,019	-£32,298,037

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906	-£7,989,906
10%	70%	-£13,550,297	-£10,973,218	-£12,651,122	-£13,550,297	-£10,973,218	-£12,651,122
15%	70%	-£16,330,492	-£12,464,875	-£14,981,731	-£16,330,492	-£12,464,875	-£14,981,731
20%	70%	-£19,110,688	-£13,956,531	-£17,312,339	-£19,110,688	-£13,956,531	-£17,312,339
25%	70%	-£21,890,884	-£15,448,187	-£19,642,948	-£21,890,884	-£15,448,187	-£19,642,948
30%	70%	-£24,671,080	-£16,939,844	-£21,973,556	-£24,671,080	-£16,939,844	-£21,973,556
35%	70%	-£27,451,276	-£18,431,500	-£24,304,164	-£27,451,276	-£18,431,500	-£24,304,164
40%	70%	-£30,231,471	-£19,923,156	-£26,634,773	-£30,231,471	-£19,923,156	-£26,634,773
45%	70%	-£33,011,666	-£21,414,812	-£28,965,381	-£33,011,666	-£21,414,812	-£28,965,381
50%	70%	-£35,791,863	-£22,906,469	-£31,295,990	-£35,791,863	-£22,906,469	-£31,295,990
100%	70%	-£63,593,821	-£37,823,033	-£54,602,074	-£63,593,821	-£37,823,033	-£54,602,074
10%	80%	-£13,785,715	-£10,840,482	-£12,758,087	-£13,785,715	-£10,840,482	-£12,758,087
15%	80%	-£16,683,621	-£12,265,771	-£15,142,178	-£16,683,621	-£12,265,771	-£15,142,178
20%	80%	-£19,581,526	-£13,691,059	-£17,526,269	-£19,581,526	-£13,691,059	-£17,526,269
25%	80%	-£22,479,431	-£15,116,347	-£19,910,360	-£22,479,431	-£15,116,347	-£19,910,360
30%	80%	-£25,377,336	-£16,541,635	-£22,294,451	-£25,377,336	-£16,541,635	-£22,294,451
35%	80%	-£28,275,241	-£17,966,923	-£24,678,542	-£28,275,241	-£17,966,923	-£24,678,542
40%	80%	-£31,173,146	-£19,392,210	-£27,062,633	-£31,173,146	-£19,392,210	-£27,062,633
45%	80%	-£34,071,051	-£20,817,500	-£29,446,724	-£34,071,051	-£20,817,500	-£29,446,724
50%	80%	-£36,968,956	-£22,242,790	-£31,830,815	-£36,968,956	-£22,242,790	-£31,830,815
10%	60%	-£13,314,878	-£11,105,954	-£12,544,157	-£13,314,878	-£11,105,954	-£12,544,157
15%	60%	-£15,977,365	-£12,663,978	-£14,821,283	-£15,977,365	-£12,663,978	-£14,821,283
20%	60%	-£18,639,852	-£14,222,001	-£17,098,409	-£18,639,852	-£14,222,001	-£17,098,409
25%	60%	-£21,302,339	-£15,780,026	-£19,375,535	-£21,302,339	-£15,780,026	-£19,375,535
30%	60%	-£23,964,825	-£17,338,050	-£21,652,661	-£23,964,825	-£17,338,050	-£21,652,661
35%	60%	-£26,627,311	-£18,896,075	-£23,929,787	-£26,627,311	-£18,896,075	-£23,929,787
40%	60%	-£29,289,797	-£20,454,099	-£26,206,913	-£29,289,797	-£20,454,099	-£26,206,913
50%	60%	-£34,614,771	-£23,570,147	-£30,761,165	-£34,614,771	-£23,570,147	-£30,761,165

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Med

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702	-£10,792,702
10%	70%	-£15,872,663	-£15,225,717	-£14,943,075	-£15,872,663	-£15,225,717	-£14,943,075
15%	70%	-£18,412,643	-£14,442,224	-£17,018,262	-£18,412,643	-£14,442,224	-£17,018,262
20%	70%	-£20,952,623	-£15,658,732	-£19,083,449	-£20,952,623	-£15,658,732	-£19,083,449
25%	70%	-£23,492,604	-£16,875,240	-£21,168,636	-£23,492,604	-£16,875,240	-£21,168,636
30%	70%	-£26,032,584	-£18,091,747	-£23,243,823	-£26,032,584	-£18,091,747	-£23,243,823
35%	70%	-£28,572,565	-£19,308,255	-£25,319,009	-£28,572,565	-£19,308,255	-£25,319,009
40%	70%	-£31,112,546	-£20,524,762	-£27,394,197	-£31,112,546	-£20,524,762	-£27,394,197
45%	70%	-£33,652,526	-£21,741,270	-£29,469,383	-£33,652,526	-£21,741,270	-£29,469,383
50%	70%	-£36,192,507	-£22,957,778	-£31,544,569	-£36,192,507	-£22,957,778	-£31,544,569
100%	70%	-£61,592,312	-£35,122,853	-£52,296,437	-£61,592,312	-£35,122,853	-£52,296,437
10%	80%	-£16,082,053	-£13,056,972	-£15,019,867	-£16,082,053	-£13,056,972	-£15,019,867
15%	80%	-£18,726,728	-£14,189,107	-£17,133,150	-£18,726,728	-£14,189,107	-£17,133,150
20%	80%	-£21,371,403	-£15,321,241	-£19,246,632	-£21,371,403	-£15,321,241	-£19,246,632
25%	80%	-£24,016,078	-£16,453,376	-£21,360,115	-£24,016,078	-£16,453,376	-£21,360,115
30%	80%	-£26,660,753	-£17,585,510	-£23,473,597	-£26,660,753	-£17,585,510	-£23,473,597
35%	80%	-£29,305,429	-£18,717,645	-£25,587,080	-£29,305,429	-£18,717,645	-£25,587,080
40%	80%	-£31,950,104	-£19,849,781	-£27,700,562	-£31,950,104	-£19,849,781	-£27,700,562
45%	80%	-£34,594,779	-£20,981,915	-£29,814,045	-£34,594,779	-£20,981,915	-£29,814,045
50%	80%	-£37,239,455	-£22,114,050	-£31,927,527	-£37,239,455	-£22,114,050	-£31,927,527
10%	60%	-£15,663,273	-£13,394,462	-£14,866,484	-£15,663,273	-£13,394,462	-£14,866,484
15%	60%	-£18,098,558	-£14,695,342	-£16,903,375	-£18,098,558	-£14,695,342	-£16,903,375
20%	60%	-£20,533,844	-£16,000,267	-£19,040,287	-£20,533,844	-£16,000,267	-£19,040,287
25%	60%	-£22,969,130	-£17,297,103	-£20,977,157	-£22,969,130	-£17,297,103	-£20,977,157
30%	60%	-£25,404,416	-£18,597,983	-£23,014,048	-£25,404,416	-£18,597,983	-£23,014,048
35%	60%	-£27,839,701	-£19,898,864	-£25,050,939	-£27,839,701	-£19,898,864	-£25,050,939
40%	60%	-£30,274,987	-£21,199,744	-£27,087,831	-£30,274,987	-£21,199,744	-£27,087,831
45%	60%	-£32,710,273	-£22,500,624	-£29,124,721	-£32,710,273	-£22,500,624	-£29,124,721
50%	60%	-£35,145,558	-£23,801,505	-£31,161,612	-£35,145,558	-£23,801,505	-£31,161,612

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004	-£228,699,004
10%	70%	-£231,778,985	-£229,132,020	-£230,849,378	-£231,778,985	-£229,132,020	-£230,849,378
15%	70%	-£234,318,946	-£230,548,527	-£232,924,564	-£234,318,946	-£230,548,527	-£232,924,564
20%	70%	-£236,858,908	-£231,965,034	-£234,999,750	-£236,858,908	-£231,965,034	-£234,999,750
25%	70%	-£239,398,907	-£232,781,543	-£237,074,938	-£239,398,907	-£232,781,543	-£237,074,938
30%	70%	-£241,938,887	-£233,998,050	-£239,150,126	-£241,938,887	-£233,998,050	-£239,150,126
35%	70%	-£244,478,868	-£235,214,557	-£241,225,312	-£244,478,868	-£235,214,557	-£241,225,312
40%	70%	-£247,018,849	-£236,431,065	-£243,300,499	-£247,018,849	-£236,431,065	-£243,300,499
45%	70%	-£249,558,830	-£237,647,573	-£245,375,686	-£249,558,830	-£237,647,573	-£245,375,686
50%	70%	-£252,098,810	-£238,864,080	-£247,450,872	-£252,098,810	-£238,864,080	-£247,450,872
100%	70%	-£277,498,615	-£251,029,155	-£268,202,740	-£277,498,615	-£251,029,155	-£268,202,740
10%	80%	-£231,988,355	-£228,963,275	-£230,925,969	-£231,988,355	-£228,963,275	-£230,925,969
15%	80%	-£234,633,300	-£230,095,409	-£233,039,452	-£234,633,300	-£230,095,409	-£233,039,452
20%	80%	-£237,277,706	-£231,227,544	-£235,152,934	-£237,277,706	-£231,227,544	-£235,152,934
25%	80%	-£239,856,407	-£232,359,680	-£237,268,885	-£239,856,407	-£232,359,680	-£237,268,885
30%	80%	-£242,435,108	-£233,491,816	-£239,383,836	-£242,435,108	-£233,491,816	-£239,383,836
35%	80%	-£245,013,809	-£234,623,952	-£241,498,787	-£245,013,809	-£234,623,952	-£241,498,787
40%	80%	-£247,592,510	-£235,756,088	-£243,613,738	-£247,592,510	-£235,756,088	-£243,613,738
45%	80%	-£250,171,211	-£236,888,224	-£245,728,689	-£250,171,211	-£236,888,224	-£245,728,689
50%	80%	-£252,750,012	-£238,020,360	-£247,843,640	-£252,750,012	-£238,020,360	-£247,843,640
10%	60%	-£231,569,576	-£229,300,765	-£230,772,787	-£231,569,576	-£229,300,765	-£230,772,787
15%	60%	-£234,004,861	-£230,601,645	-£232,809,677	-£234,004,861	-£230,601,645	-£232,809,677
20%	60%	-£236,440,147	-£231,902,526	-£234,846,568	-£236,440,147	-£231,902,526	-£234,846,568
25%	60%	-£238,875,433	-£233,203,407	-£236,883,459	-£238,875,433	-£233,203,407	-£236,883,459
30%	60%	-£241,310,719	-£234,504,288	-£238,920,350	-£241,310,719	-£234,504,288	-£238,920,350
35%	60%	-£243,746,004	-£235,805,167	-£240,957,241	-£243,746,004	-£235,805,167	-£240,957,241
40%	60%	-£246,181,290	-£237,106,047	-£242,994,133	-£246,181,290	-£237,106,047	-£242,994,133
50%	60%	-£248,616,576	-£238,406,928	-£245,031,024	-£248,616,576	-£238,406,928	-£245,031,024

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663	-£178,806,663
10%	70%	-£183,886,624	-£181,239,678	-£182,957,037	-£183,886,624	-£181,239,678	-£182,957,037
15%	70%	-£188,426,605	-£182,456,186	-£185,032,223	-£188,426,605	-£182,456,186	-£185,032,223
20%	70%	-£192,966,586	-£183,673,694	-£187,107,410	-£192,966,586	-£183,673,694	-£187,107,410
25%	70%	-£197,506,567	-£184,889,201	-£189,182,597	-£197,506,567	-£184,889,201	-£189,182,597
30%	70%	-£202,046,548	-£186,105,709	-£191,257,784	-£202,046,548	-£186,105,709	-£191,257,784
35%	70%	-£206,586,529	-£187,322,216	-£193,332,970	-£206,586,529	-£187,322,216	-£193,332,970
40%	70%	-£211,126,510	-£188,538,723	-£195,408,156	-£211,126,510	-£188,538,723	-£195,408,156
45%	70%	-£215,666,491	-£189,755,231	-£197,483,344	-£215,666,491	-£189,755,231	-£197,483,344
50%	70%	-£220,206,472	-£190,971,739	-£199,558,531	-£220,206,472	-£190,971,739	-£199,558,531
100%	70%	-£229,606,273	-£203,136,814	-£220,310,399	-£229,606,273	-£203,136,814	-£220,310,399
10%	80%	-£184,096,014	-£181,070,933	-£183,033,628	-£184,096,014	-£181,070,933	-£183,033,628
15%	80%	-£186,740,689	-£182,203,068	-£185,147,111	-£186,740,689	-£182,203,068	-£185,147,111
20%	80%	-£189,385,364	-£183,335,202	-£187,261,194	-£189,385,364	-£183,335,202	-£187,261,194
25%	80%	-£192,029,039	-£184,467,336	-£189,375,277	-£192,029,039	-£184,467,336	-£189,375,277
30%	80%	-£194,672,714	-£185,599,470	-£191,489,360	-£194,672,714	-£185,599,470	-£191,489,360
35%	80%	-£197,316,389	-£186,731,604	-£193,603,443	-£197,316,389	-£186,731,604	-£193,603,443
40%	80%	-£200,000,064	-£187,863,738	-£195,717,526	-£200,000,064	-£187,863,738	-£195,717,526
45%	80%	-£202,683,739	-£188,995,872	-£197,831,609	-£202,683,739	-£188,995,872	-£197,831,609
50%	80%	-£205,367,414	-£190,128,006	-£199,945,692	-£205,367,414	-£190,128,006	-£199,945,692
10%	60%	-£183,677,235	-£181,408,424	-£182,880,445	-£183,677,235	-£181,408,424	-£182,880,445
15%	60%	-£186,112,520	-£182,709,304	-£184,917,336	-£186,112,520	-£182,709,304	-£184,917,336
20%	60%	-£188,547,805	-£184,010,184	-£186,954,226	-£188,547,805	-£184,010,184	-£186,954,226
25%	60%	-£190,983,090	-£185,311,065	-£188,991,116	-£190,983,090	-£185,311,065	-£188,991,116
30%	60%	-£193,418,375	-£186,611,944	-£191,028,006	-£193,418,375	-£186,611,944	-£191,028,006
35%	60%	-£195,853,660	-£187,912,824	-£193,064,896	-£195,853,660	-£187,912,824	-£193,064,896
40%	60%	-£198,288,945	-£189,213,705	-£195,101,787	-£198,288,945	-£189,213,705	-£195,101,787
50%	60%	-£200,724,230	-£190,514,586	-£197,138,677	-£200,724,230	-£190,514,586	-£197,138,677

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673	-£87,611,673
10%	70%	-£92,691,634	-£90,044,689	-£91,762,047	-£92,691,634	-£90,044,689	-£91,762,047
15%	70%	-£97,771,595	-£92,477,703	-£93,837,233	-£97,771,595	-£92,477,703	-£93,837,233
20%	70%	-£102,851,556	-£94,910,719	-£95,912,421	-£102,851,556	-£94,910,719	-£95,912,421
25%	70%	-£107,931,517	-£97,343,734	-£97,987,607	-£107,931,517	-£97,343,734	-£97,987,607
30%	70%	-£113,011,478	-£99,776,749	-£100,062,794	-£113,011,478	-£99,776,749	-£100,062,794
35%	70%	-£118,091,439	-£102,209,764	-£102,137,981	-£118,091,439	-£102,209,764	-£102,137,981
40%	70%	-£123,171,400	-£104,642,779	-£104,213,168			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£37,730,571	-£37,730,571	-£37,730,571	-£37,730,571	-£37,730,571	-£37,730,571
10%	70%	-£42,810,532	-£40,163,587	-£41,880,945	-£42,810,532	-£40,163,587	-£41,880,945
15%	70%	-£45,350,513	-£41,380,094	-£43,956,131	-£45,350,513	-£41,380,094	-£43,956,131
20%	70%	-£47,890,493	-£42,596,601	-£46,031,319	-£47,890,493	-£42,596,601	-£46,031,319
25%	70%	-£50,430,474	-£43,813,110	-£48,106,505	-£50,430,474	-£43,813,110	-£48,106,505
30%	70%	-£52,970,454	-£45,029,617	-£50,181,692	-£52,970,454	-£45,029,617	-£50,181,692
35%	70%	-£55,510,435	-£46,246,124	-£52,256,879	-£55,510,435	-£46,246,124	-£52,256,879
40%	70%	-£58,050,416	-£47,462,631	-£54,332,066	-£58,050,416	-£47,462,631	-£54,332,066
45%	70%	-£60,590,396	-£48,679,140	-£56,407,253	-£60,590,396	-£48,679,140	-£56,407,253
50%	70%	-£63,130,377	-£49,895,647	-£58,482,439	-£63,130,377	-£49,895,647	-£58,482,439
100%	70%	-£88,530,181	-£62,060,722	-£79,234,307	-£88,530,181	-£62,060,722	-£79,234,307
10%	80%	-£43,019,922	-£39,994,841	-£41,957,536	-£43,019,922	-£39,994,841	-£41,957,536
15%	80%	-£45,664,597	-£41,126,976	-£44,071,019	-£45,664,597	-£41,126,976	-£44,071,019
20%	80%	-£48,309,273	-£42,259,111	-£46,194,501	-£48,309,273	-£42,259,111	-£46,194,501
40%	80%	-£58,887,974	-£46,787,650	-£54,638,431	-£58,887,974	-£46,787,650	-£54,638,431
45%	80%	-£61,532,649	-£47,919,785	-£56,751,914	-£61,532,649	-£47,919,785	-£56,751,914
50%	80%	-£64,177,325	-£49,051,919	-£58,865,396	-£64,177,325	-£49,051,919	-£58,865,396
10%	60%	-£42,601,143	-£40,332,332	-£41,804,354	-£42,601,143	-£40,332,332	-£41,804,354
15%	60%	-£45,036,428	-£41,633,212	-£43,841,244	-£45,036,428	-£41,633,212	-£43,841,244
20%	60%	-£47,471,714	-£42,934,093	-£45,878,136	-£47,471,714	-£42,934,093	-£45,878,136
25%	60%	-£49,907,000	-£44,234,973	-£47,915,027	-£49,907,000	-£44,234,973	-£47,915,027
30%	60%	-£52,342,286	-£45,535,853	-£49,951,917	-£52,342,286	-£45,535,853	-£49,951,917
35%	60%	-£54,777,571	-£46,836,734	-£51,988,808	-£54,777,571	-£46,836,734	-£51,988,808
40%	60%	-£57,212,857	-£48,137,614	-£54,025,700	-£57,212,857	-£48,137,614	-£54,025,700
50%	60%	-£62,083,428	-£50,739,375	-£58,089,481	-£62,083,428	-£50,739,375	-£58,089,481

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£26,290,565	-£26,290,565	-£26,290,565	-£26,290,565	-£26,290,565	-£26,290,565
10%	70%	-£31,370,525	-£28,723,580	-£30,440,938	-£31,370,525	-£28,723,580	-£30,440,938
15%	70%	-£33,910,506	-£29,940,087	-£32,516,125	-£33,910,506	-£29,940,087	-£32,516,125
20%	70%	-£36,450,486	-£31,156,595	-£34,591,312	-£36,450,486	-£31,156,595	-£34,591,312
25%	70%	-£38,990,467	-£32,373,103	-£36,666,498	-£38,990,467	-£32,373,103	-£36,666,498
30%	70%	-£41,530,447	-£33,589,610	-£38,741,686	-£41,530,447	-£33,589,610	-£38,741,686
35%	70%	-£44,070,428	-£34,806,118	-£40,816,872	-£44,070,428	-£34,806,118	-£40,816,872
40%	70%	-£46,610,408	-£36,022,626	-£42,892,059	-£46,610,408	-£36,022,626	-£42,892,059
45%	70%	-£49,150,389	-£37,239,133	-£44,967,246	-£49,150,389	-£37,239,133	-£44,967,246
50%	70%	-£51,690,370	-£38,455,640	-£47,042,432	-£51,690,370	-£38,455,640	-£47,042,432
100%	70%	-£77,090,175	-£50,620,715	-£67,794,300	-£77,090,175	-£50,620,715	-£67,794,300
10%	80%	-£31,579,915	-£29,554,835	-£30,517,530	-£31,579,915	-£29,554,835	-£30,517,530
15%	80%	-£34,224,590	-£30,686,969	-£32,631,013	-£34,224,590	-£30,686,969	-£32,631,013
20%	80%	-£36,869,266	-£31,819,104	-£34,744,495	-£36,869,266	-£31,819,104	-£34,744,495
40%	80%	-£47,447,967	-£35,347,644	-£43,198,425	-£47,447,967	-£35,347,644	-£43,198,425
45%	80%	-£50,092,642	-£36,479,778	-£45,311,908	-£50,092,642	-£36,479,778	-£45,311,908
50%	80%	-£52,737,318	-£37,611,913	-£47,425,390	-£52,737,318	-£37,611,913	-£47,425,390
10%	60%	-£31,161,136	-£29,892,325	-£30,364,347	-£31,161,136	-£29,892,325	-£30,364,347
15%	60%	-£33,596,421	-£30,193,205	-£32,401,238	-£33,596,421	-£30,193,205	-£32,401,238
20%	60%	-£36,031,707	-£31,494,086	-£34,438,130	-£36,031,707	-£31,494,086	-£34,438,130
25%	60%	-£38,466,993	-£32,794,966	-£36,475,020	-£38,466,993	-£32,794,966	-£36,475,020
30%	60%	-£40,902,279	-£34,095,846	-£38,511,911	-£40,902,279	-£34,095,846	-£38,511,911
35%	60%	-£43,337,564	-£35,396,727	-£40,548,802	-£43,337,564	-£35,396,727	-£40,548,802
40%	60%	-£45,772,850	-£36,697,607	-£42,585,693	-£45,772,850	-£36,697,607	-£42,585,693
50%	60%	-£50,643,421	-£39,299,368	-£46,659,475	-£50,643,421	-£39,299,368	-£46,659,475

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£21,240,761	-£21,240,761	-£21,240,761	-£21,240,761	-£21,240,761	-£21,240,761
10%	70%	-£26,320,722	-£23,673,776	-£26,391,134	-£26,320,722	-£23,673,776	-£26,391,134
15%	70%	-£28,860,703	-£24,890,284	-£27,466,321	-£28,860,703	-£24,890,284	-£27,466,321
20%	70%	-£31,400,683	-£26,106,791	-£29,541,508	-£31,400,683	-£26,106,791	-£29,541,508
25%	70%	-£33,940,664	-£27,323,299	-£31,616,695	-£33,940,664	-£27,323,299	-£31,616,695
30%	70%	-£36,480,644	-£28,539,806	-£33,691,882	-£36,480,644	-£28,539,806	-£33,691,882
35%	70%	-£39,020,624	-£29,756,314	-£35,767,068	-£39,020,624	-£29,756,314	-£35,767,068
40%	70%	-£41,560,605	-£30,972,821	-£37,842,255	-£41,560,605	-£30,972,821	-£37,842,255
45%	70%	-£44,100,585	-£32,189,329	-£39,917,442	-£44,100,585	-£32,189,329	-£39,917,442
50%	70%	-£46,640,566	-£33,405,837	-£41,992,629	-£46,640,566	-£33,405,837	-£41,992,629
100%	70%	-£72,040,371	-£45,570,912	-£62,744,496	-£72,040,371	-£45,570,912	-£62,744,496
10%	80%	-£26,530,112	-£25,505,031	-£25,467,726	-£26,530,112	-£25,505,031	-£25,467,726
15%	80%	-£29,174,787	-£24,637,166	-£27,581,209	-£29,174,787	-£24,637,166	-£27,581,209
20%	80%	-£31,819,463	-£23,769,301	-£29,694,691	-£31,819,463	-£23,769,301	-£29,694,691
40%	80%	-£42,398,163	-£30,297,840	-£38,148,621	-£42,398,163	-£30,297,840	-£38,148,621
45%	80%	-£45,042,838	-£31,429,974	-£40,262,104	-£45,042,838	-£31,429,974	-£40,262,104
50%	80%	-£47,687,514	-£32,562,109	-£42,375,586	-£47,687,514	-£32,562,109	-£42,375,586
10%	60%	-£26,111,333	-£23,842,522	-£25,314,543	-£26,111,333	-£23,842,522	-£25,314,543
15%	60%	-£28,546,018	-£25,143,402	-£27,351,434	-£28,546,018	-£25,143,402	-£27,351,434
20%	60%	-£30,980,703	-£26,444,283	-£29,388,326	-£30,980,703	-£26,444,283	-£29,388,326
25%	60%	-£33,417,189	-£27,745,162	-£31,425,216	-£33,417,189	-£27,745,162	-£31,425,216
30%	60%	-£35,852,475	-£29,046,042	-£33,462,107	-£35,852,475	-£29,046,042	-£33,462,107
35%	60%	-£38,287,760	-£30,346,923	-£35,498,998	-£38,287,760	-£30,346,923	-£35,498,998
40%	60%	-£40,723,046	-£31,647,803	-£37,535,890	-£40,723,046	-£31,647,803	-£37,535,890
50%	60%	-£45,593,617	-£34,249,564	-£41,609,671	-£45,593,617	-£34,249,564	-£41,609,671

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£38,452,545	-£38,452,545	-£38,452,545	-£38,452,545	-£38,452,545	-£38,452,545
10%	70%	-£43,532,506	-£40,885,561	-£42,602,919	-£43,532,506	-£40,885,561	-£42,602,919
15%	70%	-£46,072,487	-£42,102,068	-£44,678,105	-£46,072,487	-£42,102,068	-£44,678,105
20%	70%	-£48,612,467	-£43,318,575	-£46,753,293	-£48,612,467	-£43,318,575	-£46,753,293
25%	70%	-£51,152,448	-£44,535,084	-£48,828,479	-£51,152,448	-£44,535,084	-£48,828,479
30%	70%	-£53,692,428	-£45,751,591	-£50,903,666	-£53,692,428	-£45,751,591	-£50,903,666
35%	70%	-£56,232,409	-£46,968,098	-£52,978,853	-£56,232,409	-£46,968,098	-£52,978,853
40%	70%	-£58,772,390	-£48,184,605	-£55,054,040	-£58,772,390	-£48,184,605	-£55,054,040
45%	70%	-£61,312,370	-£49,401,114	-£57,129,227	-£61,312,370	-£49,401,114	-£57,129,227
50%	70%	-£63,852,351	-£50,617,621	-£59,204,413	-£63,852,351	-£50,617,621	-£59,204,413
100%	70%	-£89,252,155	-£62,782,696	-£79,956,281	-£89,252,155	-£62,782,696	-£79,956,281
10%	80%	-£43,741,896	-£40,716,815	-£42,679,510	-£43,741,896	-£40,716,815	-£42,679,510
15%	80%	-£46,281,877	-£41,933,322	-£44,754,739	-£46,281,877	-£41,933,322	-£44,754,739
20%	80%	-£48,821,857	-£43,149,829	-£46,829,968	-£48,821,857	-£43,149,829	-£46,829,968
40%	80%	-£59,400,558	-£47,678,374	-£55,367,465	-£59,400,558	-£47,678,374	-£55,367,465
45%	80%	-£62,045,233	-£48,894,881	-£57,442,652	-£62,045,233	-£48,894,881	-£57,442,652
50%	80%	-£64,689,908	-£50,111,388	-£59,517,839	-£64,689,908	-£50,111,388	-£59,517,839
10%	60%	-£43,323,117	-£41,054,306	-£42,526,328	-£43,323,117	-£41,054,306	-£42,526,328
15%	60%	-£45,758,402	-£42,270,813	-£44,601,557	-£45,758,402	-£42,270,813	-£44,601,557
20%	60%	-£48,193,687	-£43,487,320	-£46,676,786	-£48,193,687	-£43,487,320	-£46,676,786
25%	60%	-£50,628,972	-£44,702,827	-£48,752,015	-£50,628,972	-£44,702,827	-£48,752,015
30%	60%	-£53,064,257	-£45,918,334	-£50,827,244	-£53,064,257	-£45,918,334	-£50,827,244
35%	60%	-£55,499,542	-£47,133,841	-£52,902,473	-£55,499,542	-£47,133,841	-£52,902,473
40%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050	-£16,110,050
10%	70%	-£21,190,011	-£18,543,065	-£20,260,424	-£21,190,011	-£18,543,065	-£20,260,424
15%	70%	-£23,729,992	-£19,759,573	-£22,335,610	-£23,729,992	-£19,759,573	-£22,335,610
20%	70%	-£26,269,972	-£20,976,080	-£24,410,797	-£26,269,972	-£20,976,080	-£24,410,797
25%	70%	-£28,809,953	-£22,192,588	-£26,485,984	-£28,809,953	-£22,192,588	-£26,485,984
30%	70%	-£31,349,933	-£23,409,096	-£28,561,171	-£31,349,933	-£23,409,096	-£28,561,171
35%	70%	-£33,889,914	-£24,625,603	-£30,636,357	-£33,889,914	-£24,625,603	-£30,636,357
40%	70%	-£36,429,894	-£25,842,110	-£32,711,545	-£36,429,894	-£25,842,110	-£32,711,545
45%	70%	-£38,969,874	-£27,058,618	-£34,786,731	-£38,969,874	-£27,058,618	-£34,786,731
50%	70%	-£41,509,855	-£28,275,126	-£36,861,918	-£41,509,855	-£28,275,126	-£36,861,918
100%	70%	-£66,909,660	-£40,440,201	-£57,613,786	-£66,909,660	-£40,440,201	-£57,613,786
10%	80%	-£21,399,401	-£18,374,320	-£20,337,015	-£21,399,401	-£18,374,320	-£20,337,015
15%	80%	-£24,944,076	-£19,606,455	-£22,450,488	-£24,944,076	-£19,606,455	-£22,450,488
20%	80%	-£26,888,752	-£20,838,589	-£24,563,960	-£26,888,752	-£20,838,589	-£24,563,960
40%	80%	-£37,267,453	-£25,167,129	-£33,017,910	-£37,267,453	-£25,167,129	-£33,017,910
45%	80%	-£39,912,128	-£26,299,264	-£35,131,393	-£39,912,128	-£26,299,264	-£35,131,393
50%	80%	-£42,556,804	-£27,431,398	-£37,244,876	-£42,556,804	-£27,431,398	-£37,244,876
10%	60%	-£20,980,622	-£18,711,811	-£20,183,832	-£20,980,622	-£18,711,811	-£20,183,832
15%	60%	-£23,415,907	-£20,012,691	-£22,220,723	-£23,415,907	-£20,012,691	-£22,220,723
20%	60%	-£25,851,193	-£21,313,572	-£24,257,615	-£25,851,193	-£21,313,572	-£24,257,615
25%	60%	-£28,286,479	-£22,614,452	-£26,294,505	-£28,286,479	-£22,614,452	-£26,294,505
30%	60%	-£30,721,764	-£23,915,331	-£28,331,396	-£30,721,764	-£23,915,331	-£28,331,396
35%	60%	-£33,157,049	-£25,216,212	-£30,368,287	-£33,157,049	-£25,216,212	-£30,368,287
40%	60%	-£35,592,335	-£26,517,092	-£32,405,179	-£35,592,335	-£26,517,092	-£32,405,179
50%	60%	-£40,462,996	-£29,118,853	-£36,478,969	-£40,462,996	-£29,118,853	-£36,478,969

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177	-£14,573,177
10%	70%	-£19,653,138	-£17,006,193	-£18,723,951	-£19,653,138	-£17,006,193	-£18,723,951
15%	70%	-£22,193,119	-£18,222,700	-£20,798,738	-£22,193,119	-£18,222,700	-£20,798,738
20%	70%	-£24,733,099	-£19,439,208	-£22,873,925	-£24,733,099	-£19,439,208	-£22,873,925
25%	70%	-£27,273,080	-£20,655,716	-£24,949,111	-£27,273,080	-£20,655,716	-£24,949,111
30%	70%	-£29,813,060	-£21,872,223	-£27,024,299	-£29,813,060	-£21,872,223	-£27,024,299
35%	70%	-£32,353,041	-£23,088,731	-£29,099,485	-£32,353,041	-£23,088,731	-£29,099,485
40%	70%	-£34,893,022	-£24,305,238	-£31,174,673	-£34,893,022	-£24,305,238	-£31,174,673
45%	70%	-£37,433,002	-£25,521,746	-£33,249,859	-£37,433,002	-£25,521,746	-£33,249,859
50%	70%	-£39,972,983	-£26,738,253	-£35,325,045	-£39,972,983	-£26,738,253	-£35,325,045
100%	70%	-£65,372,788	-£38,903,328	-£56,076,913	-£65,372,788	-£38,903,328	-£56,076,913
10%	80%	-£19,862,528	-£16,837,448	-£18,800,143	-£19,862,528	-£16,837,448	-£18,800,143
15%	80%	-£22,507,203	-£17,969,582	-£20,913,626	-£22,507,203	-£17,969,582	-£20,913,626
20%	80%	-£25,151,879	-£19,101,717	-£23,027,108	-£25,151,879	-£19,101,717	-£23,027,108
40%	80%	-£35,730,580	-£23,630,257	-£31,481,038	-£35,730,580	-£23,630,257	-£31,481,038
45%	80%	-£38,375,255	-£24,762,391	-£33,594,521	-£38,375,255	-£24,762,391	-£33,594,521
50%	80%	-£41,019,931	-£25,894,526	-£35,708,003	-£41,019,931	-£25,894,526	-£35,708,003
10%	60%	-£19,443,749	-£17,174,938	-£18,646,960	-£19,443,749	-£17,174,938	-£18,646,960
15%	60%	-£21,879,034	-£18,475,818	-£20,683,851	-£21,879,034	-£18,475,818	-£20,683,851
20%	60%	-£24,314,320	-£19,776,699	-£22,720,742	-£24,314,320	-£19,776,699	-£22,720,742
25%	60%	-£26,749,606	-£21,077,579	-£24,757,633	-£26,749,606	-£21,077,579	-£24,757,633
30%	60%	-£29,184,892	-£22,378,459	-£26,794,524	-£29,184,892	-£22,378,459	-£26,794,524
35%	60%	-£31,620,177	-£23,679,340	-£28,831,415	-£31,620,177	-£23,679,340	-£28,831,415
40%	60%	-£34,055,463	-£24,980,220	-£30,868,306	-£34,055,463	-£24,980,220	-£30,868,306
50%	60%	-£38,926,034	-£27,581,981	-£34,942,088	-£38,926,034	-£27,581,981	-£34,942,088

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974	-£17,375,974
10%	70%	-£21,979,286	-£19,466,923	-£21,025,367	-£21,979,286	-£19,466,923	-£21,025,367
15%	70%	-£24,280,941	-£20,512,397	-£22,850,065	-£24,280,941	-£20,512,397	-£22,850,065
20%	70%	-£26,582,597	-£21,557,872	-£24,674,762	-£26,582,597	-£21,557,872	-£24,674,762
25%	70%	-£28,884,253	-£22,603,346	-£26,499,459	-£28,884,253	-£22,603,346	-£26,499,459
30%	70%	-£31,185,909	-£23,648,820	-£28,324,156	-£31,185,909	-£23,648,820	-£28,324,156
35%	70%	-£33,487,564	-£24,694,295	-£30,148,853	-£33,487,564	-£24,694,295	-£30,148,853
40%	70%	-£35,789,220	-£25,739,768	-£31,973,550	-£35,789,220	-£25,739,768	-£31,973,550
45%	70%	-£38,090,876	-£26,785,242	-£33,798,247	-£38,090,876	-£26,785,242	-£33,798,247
50%	70%	-£40,392,531	-£27,830,717	-£35,622,943	-£40,392,531	-£27,830,717	-£35,622,943
100%	70%	-£63,409,089	-£38,285,460	-£53,869,914	-£63,409,089	-£38,285,460	-£53,869,914
10%	80%	-£22,163,187	-£19,291,914	-£21,072,995	-£22,163,187	-£19,291,914	-£21,072,995
15%	80%	-£24,556,793	-£20,249,885	-£22,921,505	-£24,556,793	-£20,249,885	-£22,921,505
20%	80%	-£26,950,399	-£21,207,855	-£24,770,016	-£26,950,399	-£21,207,855	-£24,770,016
25%	80%	-£29,344,005	-£22,165,825	-£26,618,526	-£29,344,005	-£22,165,825	-£26,618,526
30%	80%	-£31,737,612	-£23,123,796	-£28,467,037	-£31,737,612	-£23,123,796	-£28,467,037
35%	80%	-£34,131,218	-£24,081,766	-£30,315,548	-£34,131,218	-£24,081,766	-£30,315,548
40%	80%	-£36,524,824	-£25,039,736	-£32,164,059	-£36,524,824	-£25,039,736	-£32,164,059
45%	80%	-£38,918,429	-£25,997,707	-£34,012,568	-£38,918,429	-£25,997,707	-£34,012,568
50%	80%	-£41,312,036	-£26,955,677	-£35,861,079	-£41,312,036	-£26,955,677	-£35,861,079
10%	60%	-£21,795,385	-£19,641,930	-£20,977,741	-£21,795,385	-£19,641,930	-£20,977,741
15%	60%	-£24,005,090	-£20,774,909	-£22,776,624	-£24,005,090	-£20,774,909	-£22,776,624
20%	60%	-£26,214,796	-£21,907,888	-£24,575,508	-£26,214,796	-£21,907,888	-£24,575,508
25%	60%	-£28,424,501	-£23,040,866	-£26,374,392	-£28,424,501	-£23,040,866	-£26,374,392
30%	60%	-£30,634,206	-£24,173,844	-£28,173,275	-£30,634,206	-£24,173,844	-£28,173,275
35%	60%	-£32,843,911	-£25,306,822	-£29,972,159	-£32,843,911	-£25,306,822	-£29,972,159
40%	60%	-£35,053,616	-£26,439,801	-£31,771,043	-£35,053,616	-£26,439,801	-£31,771,043
45%	60%	-£37,263,321	-£27,572,779	-£33,569,927	-£37,263,321	-£27,572,779	-£33,569,927
50%	60%	-£39,473,027	-£28,705,757	-£35,368,811	-£39,473,027	-£28,705,757	-£35,368,811

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277	-£23,282,277
10%	70%	-£27,885,588	-£23,373,226	-£26,931,670	-£27,885,588	-£23,373,226	-£26,931,670
15%	70%	-£30,187,244	-£23,464,175	-£28,730,554	-£30,187,244	-£23,464,175	-£28,730,554
20%	70%	-£32,488,900	-£23,555,124	-£30,529,438	-£32,488,900	-£23,555,124	-£30,529,438
25%	70%	-£34,790,556	-£23,646,073	-£32,328,322	-£34,790,556	-£23,646,073	-£32,328,322
30%	70%	-£37,092,212	-£23,737,022	-£34,127,206	-£37,092,212	-£23,737,022	-£34,127,206
35%	70%	-£39,393,868	-£23,827,971	-£35,926,090	-£39,393,868	-£23,827,971	-£35,926,090
40%	70%	-£41,695,524	-£23,918,920	-£37,724,974	-£41,695,524	-£23,918,920	-£37,724,974
45%	70%	-£43,997,180	-£24,009,869	-£39,523,858	-£43,997,180	-£24,009,869	-£39,523,858
100%	70%	-£79,315,392	-£25,471,763	-£69,776,216	-£79,315,392	-£25,471,763	-£69,776,216
10%	80%	-£23,069,489	-£23,198,217	-£23,069,489	-£23,069,489	-£23,198,217	-£23,069,489
15%	80%	-£24,463,096	-£23,156,188	-£23,827,808	-£24,463,096	-£23,156,188	-£23,827,808
20%	80%	-£25,856,703	-£23,114,159	-£24,575,508	-£25,856,703	-£23,114,159	-£24,575,508
25%	80%	-£27,250,310	-£23,072,130	-£25,323,208	-£27,250,310	-£23,072,130	-£25,323,208
30%	80%	-£28,643,917	-£23,030,101	-£26,070,908	-£28,643,917	-£23,030,101	-£26,070,908
35%	80%	-£29,997,524	-£22,988,072	-£26,818,608	-£29,997,524	-£22,988,072	-£26,818,608
40%	80%	-£31,351,131	-£22,946,043	-£27,566,308	-£31,351,131	-£22,946,043	-£27,566,308
45%	80%	-£32,704,738	-£22,904,014	-£28,314,008	-£32,704,738	-£22,904,014	-£28,314,008
50%	80%	-£34,058,345	-£22,861,985	-£29,061,708	-£34,058,345	-£22,861,985	-£29,061,708
10%	60%	-£23,701,688	-£23,548,233	-£23,701,688	-£23,701,688	-£23,548,233	-£23,701,688
15%	60%	-£25,911,393	-£23,639,182	-£25,911,393	-£25,911,393	-£23,639,182	-£25,911,393
20%	60%	-£28,121,098	-£23,730,131	-£28,121,098	-£28,121,098	-£23,730,131	-£28,121,098
25%	60%	-£30,330,803	-£23,821,080	-£30,330,803	-£30,330,803	-£23,821,080	-£30,330,803
30%	60%	-£32,540,508	-£23,912,029	-£32,540,508	-£32,540,508	-£23,912,029	-£32,540,508
35%	60%	-£34,750,213	-£24,002,978	-£34,750,213	-£34,750,213	-£24,002,978	-£34,750,213
40%	60%	-£36,959,918	-£24,093,927	-£36,959,918	-£36,959,918	-£24,093,927	-£36,959,918
50%	60%	-£39,169,623	-£24,184,876	-£39,169,623	-£39,169,623	-£24,184,876	-£39,169,623

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935	-£185,389,935
10%	70%	-£189,993,247	-£187,480,884	-£189,039,329	-£189,993,247	-£187,480,884	-£189,039,329
15%	70%	-£192,294,902	-£188,526,358	-£190,864,026	-£192,294,902	-£188,526,358	-£190,864,026
20%	70%	-£194,596,557	-£189,571,832	-£192,688,724	-£194,596,557	-£189,571,832	-£192,688,724
25%	70%	-£196,898,212	-£190,617,306	-£194,513,422	-£196,898,212	-£190,617,306	-£194,513,422
30%	70%	-£199,199,867	-£191,662,780	-£196,338,117	-£199,199,867	-£191,662,780	-£196,338,117
35%	70%	-£201,501,522	-£192,708,254	-£198,162,812	-£201,501,522	-£192,708,254	-£198,162,812
40%	70%	-£203,803,177	-£193,753,728	-£199,987,507	-£203,803,177	-£193,753,728	-£199,987,507
45%	70%	-£206,104,832	-£194,799,202	-£201,812,202	-£206,104,832	-£194,799,202	-£201,812,202
50%	70%	-£208,406,487	-£195,844,676	-£203,636,900	-£208,406,487	-£195,844,676	-£203,636,900
100%	70%	-£231,423,050	-£206,299,421	-£221,883,875	-£231,423,050	-£206,299,421	-£221,883,875
10%	80%	-£190,177,148	-£187,305,876	-£189,086,956	-£190,177,148	-£187,305,876	-£189,086,956
15%	80%	-£192,570,754	-£188,263,846	-£190,935,466	-£192,570,754	-£188,263,846	-£190,935,466
20%	80%	-£194,964,360	-£189,221,816	-£192,783,976	-£194,964,360	-£189,221,816	-£192,783,976
25%	80%	-£197,357,966	-£190,179,786	-£194,633,486	-£197,357,966	-£190,179,786	-£194,633,486
30%	80%	-£199,751,572	-£191,137,756	-£196,482,996	-£199,751,572	-£191,137,756	-£196,482,996
35%	80%	-£202,145,178	-£192,095,726	-£198,332,506	-£202,145,178	-£192,095,726	-£198,332,506
40%	80%	-£204,538,784	-£193,053,696	-£200,182,016	-£204,538,784	-£193,053,696	-£200,182,016
45%	80%	-£206,932,390	-£194,011,666	-£202,029,526	-£206,932,390	-£194,011,666	-£202,029,526
50%	80%	-£209,325,996	-£194,969,636	-£203,877,036	-£209,325,996	-£194,969,636	-£203,877,036
10%	60%	-£189,809,346	-£187,655,892	-£189,809,346	-£189,809,346	-£187,655,892	-£189,809,346
15%	60%	-£192,019,051	-£188,788,870	-£190,792,585	-£192,019,051	-£188,788,870	-£190,792,585
20%	60%	-£194,228,756	-£189,921,848	-£192,693,469	-£194,228,756	-£189,921,848	-£192,693,469
25%	60%	-£196,438,461	-£191,054,827	-£194,594,353	-£196,438,461	-£191,054,827	-£194,594,353
30%	60%	-£198,648,166	-£192,187,806	-£196,489,237	-£198,648,166	-£192,187,806	-£196,489,237
35%	60%	-£200,857,871	-£193,320,785	-£198,384,121	-£200,857,871	-£193,320,785	-£198,384,121
40%	60%	-£203,067,576	-£194,453,764	-£200,279,005	-£203,067,576	-£194,453,764	-£200,279,005
50%	60%	-£205,277,281	-£195,586,743	-£202,173,889	-£205,277,281	-£195,586,743	-£202,173,889

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946	-£94,194,946
10%	70%	-£98,798,257	-£96,285,895	-£97,944,339	-£98,798,257	-£96,285,895	-£97,944,339
15%	70%	-£101,299,913	-£97,331,369	-£99,690,037	-£101,299,913	-£97,331,369	-£99,690,037
20%	70%	-£103,801,568	-£98,376,843	-£101,435,735	-£103,801,568	-£98,376,843	-£101,435,735
25%	70%	-£106,303,224	-£99,422,317	-£103,181,433	-£106,303,224	-£99,422,317	-£103,181,433
30%	70%	-£108,804,880	-£100,467,791	-£104,927,131	-£108,804,880	-£100,467,791	-£104,927,131
35%	70%	-£111,306,536	-£101,513,265	-£106,672,829	-£111,306,536	-£101,513,265	-£106,672,829
40%	70%	-£113,808,192	-£102,558,739	-£108,418,527	-£113,808,192	-£102,558,739	-£108,418,527
45%	70%	-£116,309,848	-£103,604,213	-£110,164,225	-£116,309,848	-£103,604,213	-£110,164,225
50%	70%	-£118,811,504	-£104,649,687	-£111,909,923	-£118,811,504	-£104,649,687	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844	-£44,313,844
10%	70%	-£48,917,155	-£46,404,782	-£47,983,237	-£48,917,155	-£46,404,782	-£47,983,237
15%	70%	-£51,218,811	-£47,450,267	-£49,787,935	-£51,218,811	-£47,450,267	-£49,787,935
20%	70%	-£53,520,467	-£48,495,741	-£51,612,631	-£53,520,467	-£48,495,741	-£51,612,631
25%	70%	-£55,822,122	-£49,541,215	-£53,437,329	-£55,822,122	-£49,541,215	-£53,437,329
30%	70%	-£58,123,778	-£50,586,690	-£55,262,025	-£58,123,778	-£50,586,690	-£55,262,025
35%	70%	-£60,425,434	-£51,632,164	-£57,086,722	-£60,425,434	-£51,632,164	-£57,086,722
40%	70%	-£62,727,089	-£52,677,638	-£58,911,420	-£62,727,089	-£52,677,638	-£58,911,420
45%	70%	-£65,028,745	-£53,723,112	-£60,736,116	-£65,028,745	-£53,723,112	-£60,736,116
50%	70%	-£67,330,401	-£54,768,586	-£62,560,813	-£67,330,401	-£54,768,586	-£62,560,813
100%	70%	-£90,346,958	-£65,223,330	-£80,807,783	-£90,346,958	-£65,223,330	-£80,807,783
10%	80%	-£49,101,056	-£46,229,784	-£48,010,964	-£49,101,056	-£46,229,784	-£48,010,964
15%	80%	-£51,494,662	-£47,187,755	-£49,899,375	-£51,494,662	-£47,187,755	-£49,899,375
20%	80%	-£53,888,269	-£48,145,724	-£51,707,885	-£53,888,269	-£48,145,724	-£51,707,885
40%	80%	-£63,462,694	-£51,977,606	-£59,101,927	-£63,462,694	-£51,977,606	-£59,101,927
45%	80%	-£65,856,299	-£52,935,576	-£60,950,438	-£65,856,299	-£52,935,576	-£60,950,438
50%	80%	-£68,249,905	-£53,893,547	-£62,798,948	-£68,249,905	-£53,893,547	-£62,798,948
10%	60%	-£48,735,254	-£46,579,900	-£47,915,610	-£48,735,254	-£46,579,900	-£47,915,610
15%	60%	-£51,942,960	-£47,712,778	-£49,716,493	-£51,942,960	-£47,712,778	-£49,716,493
20%	60%	-£55,150,666	-£48,845,757	-£51,517,377	-£55,150,666	-£48,845,757	-£51,517,377
25%	60%	-£58,358,372	-£49,978,735	-£53,318,261	-£58,358,372	-£49,978,735	-£53,318,261
30%	60%	-£61,566,078	-£51,111,713	-£55,119,144	-£61,566,078	-£51,111,713	-£55,119,144
35%	60%	-£64,773,784	-£52,244,691	-£56,920,028	-£64,773,784	-£52,244,691	-£56,920,028
40%	60%	-£67,981,490	-£53,377,670	-£58,720,911	-£67,981,490	-£53,377,670	-£58,720,911
50%	60%	-£71,189,196	-£54,510,648	-£60,521,795	-£71,189,196	-£54,510,648	-£60,521,795

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837	-£32,873,837
10%	70%	-£37,477,148	-£34,364,786	-£36,523,236	-£37,477,148	-£34,364,786	-£36,523,236
15%	70%	-£39,778,804	-£35,010,269	-£38,347,929	-£39,778,804	-£35,010,269	-£38,347,929
20%	70%	-£42,080,460	-£35,655,735	-£40,172,625	-£42,080,460	-£35,655,735	-£40,172,625
25%	70%	-£44,382,116	-£36,301,209	-£41,997,322	-£44,382,116	-£36,301,209	-£41,997,322
30%	70%	-£46,683,772	-£36,946,683	-£43,822,019	-£46,683,772	-£36,946,683	-£43,822,019
35%	70%	-£48,985,427	-£37,592,157	-£45,646,715	-£48,985,427	-£37,592,157	-£45,646,715
40%	70%	-£51,287,083	-£38,237,631	-£47,471,413	-£51,287,083	-£38,237,631	-£47,471,413
45%	70%	-£53,588,739	-£42,283,105	-£49,296,110	-£53,588,739	-£42,283,105	-£49,296,110
50%	70%	-£55,890,394	-£43,328,580	-£51,120,806	-£55,890,394	-£43,328,580	-£51,120,806
100%	70%	-£78,906,952	-£53,783,323	-£69,367,776	-£78,906,952	-£53,783,323	-£69,367,776
10%	80%	-£37,661,050	-£34,789,777	-£36,570,858	-£37,661,050	-£34,789,777	-£36,570,858
15%	80%	-£40,054,656	-£35,747,748	-£38,419,368	-£40,054,656	-£35,747,748	-£38,419,368
20%	80%	-£42,448,262	-£36,705,718	-£40,267,879	-£42,448,262	-£36,705,718	-£40,267,879
40%	80%	-£52,022,687	-£40,537,599	-£47,661,921	-£52,022,687	-£40,537,599	-£47,661,921
45%	80%	-£54,416,292	-£41,495,570	-£49,510,431	-£54,416,292	-£41,495,570	-£49,510,431
50%	80%	-£56,809,899	-£42,453,540	-£51,358,941	-£56,809,899	-£42,453,540	-£51,358,941
10%	60%	-£37,293,248	-£35,139,793	-£36,475,604	-£37,293,248	-£35,139,793	-£36,475,604
15%	60%	-£39,686,854	-£36,272,771	-£38,276,487	-£39,686,854	-£36,272,771	-£38,276,487
20%	60%	-£41,712,658	-£37,405,751	-£40,077,371	-£41,712,658	-£37,405,751	-£40,077,371
25%	60%	-£43,922,364	-£38,538,729	-£41,878,255	-£43,922,364	-£38,538,729	-£41,878,255
30%	60%	-£46,132,068	-£39,671,707	-£43,679,138	-£46,132,068	-£39,671,707	-£43,679,138
35%	60%	-£48,341,773	-£40,804,685	-£45,480,021	-£48,341,773	-£40,804,685	-£45,480,021
40%	60%	-£50,551,478	-£41,937,664	-£47,280,904	-£50,551,478	-£41,937,664	-£47,280,904
50%	60%	-£54,970,899	-£44,203,620	-£50,982,672	-£54,970,899	-£44,203,620	-£50,982,672

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033	-£27,824,033
10%	70%	-£32,427,345	-£29,914,982	-£31,473,427	-£32,427,345	-£29,914,982	-£31,473,427
15%	70%	-£34,729,000	-£30,360,456	-£33,298,124	-£34,729,000	-£30,360,456	-£33,298,124
20%	70%	-£37,030,655	-£30,805,931	-£35,122,821	-£37,030,655	-£30,805,931	-£35,122,821
25%	70%	-£39,332,310	-£33,051,405	-£36,947,518	-£39,332,310	-£33,051,405	-£36,947,518
30%	70%	-£41,633,965	-£34,096,879	-£38,772,215	-£41,633,965	-£34,096,879	-£38,772,215
35%	70%	-£43,935,620	-£35,142,354	-£40,596,912	-£43,935,620	-£35,142,354	-£40,596,912
40%	70%	-£46,237,275	-£36,187,829	-£42,421,609	-£46,237,275	-£36,187,829	-£42,421,609
45%	70%	-£48,538,930	-£37,233,303	-£44,246,306	-£48,538,930	-£37,233,303	-£44,246,306
50%	70%	-£50,840,585	-£38,278,778	-£46,071,002	-£50,840,585	-£38,278,778	-£46,071,002
100%	70%	-£73,857,148	-£48,733,519	-£64,317,973	-£73,857,148	-£48,733,519	-£64,317,973
10%	80%	-£32,611,246	-£29,739,974	-£31,521,054	-£32,611,246	-£29,739,974	-£31,521,054
15%	80%	-£35,004,852	-£30,697,944	-£33,369,564	-£35,004,852	-£30,697,944	-£33,369,564
20%	80%	-£37,398,458	-£31,657,915	-£35,218,074	-£37,398,458	-£31,657,915	-£35,218,074
40%	80%	-£46,972,883	-£35,487,795	-£42,612,517	-£46,972,883	-£35,487,795	-£42,612,517
45%	80%	-£49,366,489	-£36,445,766	-£44,460,627	-£49,366,489	-£36,445,766	-£44,460,627
50%	80%	-£51,760,095	-£37,403,736	-£46,309,138	-£51,760,095	-£37,403,736	-£46,309,138
10%	60%	-£32,243,444	-£30,089,990	-£31,425,800	-£32,243,444	-£30,089,990	-£31,425,800
15%	60%	-£34,453,149	-£31,222,968	-£33,226,683	-£34,453,149	-£31,222,968	-£33,226,683
20%	60%	-£36,662,854	-£32,355,947	-£35,027,567	-£36,662,854	-£32,355,947	-£35,027,567
25%	60%	-£38,872,559	-£33,488,925	-£36,828,451	-£38,872,559	-£33,488,925	-£36,828,451
30%	60%	-£41,082,264	-£34,621,903	-£38,629,334	-£41,082,264	-£34,621,903	-£38,629,334
35%	60%	-£43,291,970	-£35,754,881	-£40,430,218	-£43,291,970	-£35,754,881	-£40,430,218
40%	60%	-£45,501,675	-£36,887,860	-£42,231,101	-£45,501,675	-£36,887,860	-£42,231,101
50%	60%	-£49,921,098	-£39,153,816	-£46,932,668	-£49,921,098	-£39,153,816	-£46,932,668

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818	-£45,035,818
10%	70%	-£49,639,129	-£47,126,766	-£48,685,211	-£49,639,129	-£47,126,766	-£48,685,211
15%	70%	-£51,940,785	-£48,172,241	-£50,509,909	-£51,940,785	-£48,172,241	-£50,509,909
20%	70%	-£54,242,441	-£49,217,715	-£52,334,605	-£54,242,441	-£49,217,715	-£52,334,605
25%	70%	-£56,544,096	-£50,263,189	-£54,159,303	-£56,544,096	-£50,263,189	-£54,159,303
30%	70%	-£58,845,752	-£51,308,664	-£55,984,000	-£58,845,752	-£51,308,664	-£55,984,000
35%	70%	-£61,147,407	-£52,354,138	-£57,808,696	-£61,147,407	-£52,354,138	-£57,808,696
40%	70%	-£63,449,063	-£53,399,612	-£59,633,394	-£63,449,063	-£53,399,612	-£59,633,394
45%	70%	-£65,750,719	-£54,445,086	-£61,458,090	-£65,750,719	-£54,445,086	-£61,458,090
50%	70%	-£68,052,375	-£55,490,560	-£63,282,787	-£68,052,375	-£55,490,560	-£63,282,787
100%	70%	-£91,068,932	-£65,945,304	-£81,529,757	-£91,068,932	-£65,945,304	-£81,529,757
10%	80%	-£49,823,030	-£46,951,758	-£48,732,838	-£49,823,030	-£46,951,758	-£48,732,838
15%	80%	-£52,216,636	-£47,907,232	-£50,581,340	-£52,216,636	-£47,907,232	-£50,581,340
20%	80%	-£54,610,242	-£48,862,706	-£52,429,842	-£54,610,242	-£48,862,706	-£52,429,842
40%	80%	-£64,194,668	-£52,699,590	-£61,194,668	-£64,194,668	-£52,699,590	-£61,194,668
45%	80%	-£66,578,273	-£53,657,550	-£62,972,412	-£66,578,273	-£53,657,550	-£62,972,412
50%	80%	-£68,971,879	-£54,615,521	-£64,745,156	-£68,971,879	-£54,615,521	-£64,745,156
10%	60%	-£49,455,228	-£47,301,774	-£48,637,585	-£49,455,228	-£47,301,774	-£48,637,585
15%	60%	-£51,864,934	-£48,259,752	-£50,438,467	-£51,864,934	-£48,259,752	-£50,438,467
20%	60%	-£54,274,640	-£49,217,715	-£52,239,351	-£54,274,640	-£49,217,715	-£52,239,351
25%	60%	-£56,684,346	-£50,175,678	-£54,040,235	-£56,684,346	-£50,175,678	-£54,040,235
30%	60%	-£59,094,052	-£51,133,641	-£55,841,119	-£59,094,052	-£51,133,641	-£55,841,119
35%	60%	-£61,503,758	-£52,091,604	-£57,642,002	-£61,503,758	-£52,091,604	-£57,642,002
40%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322	-£22,693,322
10%	70%	-£27,296,634	-£24,784,271	-£26,342,716	-£27,296,634	-£24,784,271	-£26,342,716
15%	70%	-£29,598,289	-£25,629,745	-£28,167,413	-£29,598,289	-£25,629,745	-£28,167,413
20%	70%	-£31,899,946	-£26,875,220	-£29,992,110	-£31,899,946	-£26,875,220	-£29,992,110
25%	70%	-£34,201,601	-£27,920,694	-£31,816,807	-£34,201,601	-£27,920,694	-£31,816,807
30%	70%	-£36,503,257	-£28,966,169	-£33,641,504	-£36,503,257	-£28,966,169	-£33,641,504
35%	70%	-£38,804,912	-£30,011,643	-£35,466,201	-£38,804,912	-£30,011,643	-£35,466,201
40%	70%	-£41,106,568	-£31,057,116	-£37,290,898	-£41,106,568	-£31,057,116	-£37,290,898
45%	70%	-£43,408,224	-£32,102,591	-£39,115,595	-£43,408,224	-£32,102,591	-£39,115,595
50%	70%	-£45,709,879	-£33,148,065	-£40,940,292	-£45,709,879	-£33,148,065	-£40,940,292
100%	70%	-£68,726,437	-£43,602,808	-£59,187,262	-£68,726,437	-£43,602,808	-£59,187,262
10%	80%	-£27,480,535	-£24,609,263	-£26,390,343	-£27,480,535	-£24,609,263	-£26,390,343
15%	80%	-£29,874,141	-£25,567,233	-£28,238,853	-£29,874,141	-£25,567,233	-£28,238,853
20%	80%	-£32,267,747	-£26,525,203	-£30,087,364	-£32,267,747	-£26,525,203	-£30,087,364
25%	80%	-£34,661,353	-£27,483,173	-£31,935,875	-£34,661,353	-£27,483,173	-£31,935,875
30%	80%	-£37,054,959	-£28,441,143	-£33,784,386	-£37,054,959	-£28,441,143	-£33,784,386
35%	80%	-£39,448,565	-£29,399,113	-£35,632,897	-£39,448,565	-£29,399,113	-£35,632,897
40%	80%	-£41,842,171	-£30,357,084	-£37,481,408	-£41,842,171	-£30,357,084	-£37,481,408
45%	80%	-£44,235,778	-£31,315,055	-£39,329,919	-£44,235,778	-£31,315,055	-£39,329,919
50%	80%	-£46,629,384	-£32,273,025	-£41,178,427	-£46,629,384	-£32,273,025	-£41,178,427
10%	60%	-£27,112,733	-£24,959,279	-£26,295,089	-£27,112,733	-£24,959,279	-£26,295,089
15%	60%	-£29,322,438	-£26,092,257	-£28,095,972	-£29,322,438	-£26,092,257	-£28,095,972
20%	60%	-£31,532,144	-£27,225,236	-£29,896,856	-£31,532,144	-£27,225,236	-£29,896,856
25%	60%	-£33,741,849	-£28,358,214	-£31,697,740	-£33,741,849	-£28,358,214	-£31,697,740
30%	60%	-£35,951,553	-£29,491,192	-£33,498,623	-£35,951,553	-£29,491,192	-£33,498,623
35%	60%	-£38,161,259	-£30,624,170	-£35,299,507	-£38,161,259	-£30,624,170	-£35,299,507
40%	60%	-£40,370,964	-£31,757,149	-£37,100,390	-£40,370,964	-£31,757,149	-£37,100,390
50%	60%	-£44,790,575	-£34,023,105	-£40,702,157	-£44,790,575	-£34,023,105	-£40,702,157

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450	-£21,156,450
10%	70%	-£25,759,762	-£23,247,399	-£24,805,843	-£25,759,762	-£23,247,399	-£24,805,843
15%	70%	-£28,061,417	-£24,292,873	-£26,630,541	-£28,061,417	-£24,292,873	-£26,630,541
20%	70%	-£30,363,073	-£25,338,348	-£28,455,238	-£30,363,073	-£25,338,348	-£28,455,238
25%	70%	-£32,664,729	-£26,383,822	-£30,279,935	-£32,664,729	-£26,383,822	-£30,279,935
30%	70%	-£34,966,385	-£27,429,296	-£32,104,632	-£34,966,385	-£27,429,296	-£32,104,632
35%	70%	-£37,268,040	-£28,474,771	-£33,929,328	-£37,268,040	-£28,474,771	-£33,929,328
40%	70%	-£39,569,696	-£29,520,244	-£35,754,026	-£39,569,696	-£29,520,244	-£35,754,026
45%	70%	-£41,871,352	-£30,565,718	-£37,578,723	-£41,871,352	-£30,565,718	-£37,578,723
50%	70%	-£44,173,007	-£31,611,193	-£39,403,419	-£44,173,007	-£31,611,193	-£39,403,419
100%	70%	-£67,189,565	-£42,065,936	-£57,650,389	-£67,189,565	-£42,065,936	-£57,650,389
10%	80%	-£25,943,663	-£23,072,390	-£24,853,471	-£25,943,663	-£23,072,390	-£24,853,471
15%	80%	-£28,337,269	-£24,030,361	-£26,701,981	-£28,337,269	-£24,030,361	-£26,701,981
20%	80%	-£30,730,875	-£24,988,331	-£28,550,491	-£30,730,875	-£24,988,331	-£28,550,491
25%	80%	-£33,124,481	-£25,946,302	-£30,399,001	-£33,124,481	-£25,946,302	-£30,399,001
30%	80%	-£35,518,087	-£26,904,272	-£32,247,511	-£35,518,087	-£26,904,272	-£32,247,511
35%	80%	-£37,911,693	-£27,862,243	-£34,096,021	-£37,911,693	-£27,862,243	-£34,096,021
40%	80%	-£40,305,299	-£28,820,212	-£35,944,531	-£40,305,299	-£28,820,212	-£35,944,531
45%	80%	-£42,698,905	-£29,778,183	-£37,793,041	-£42,698,905	-£29,778,183	-£37,793,041
50%	80%	-£45,092,511	-£30,736,153	-£39,641,551	-£45,092,511	-£30,736,153	-£39,641,551
10%	60%	-£25,575,861	-£23,422,406	-£24,758,217	-£25,575,861	-£23,422,406	-£24,758,217
15%	60%	-£27,785,566	-£24,555,384	-£26,599,100	-£27,785,566	-£24,555,384	-£26,599,100
20%	60%	-£29,995,271	-£25,688,364	-£28,439,984	-£29,995,271	-£25,688,364	-£28,439,984
25%	60%	-£32,204,977	-£26,821,342	-£30,280,868	-£32,204,977	-£26,821,342	-£30,280,868
30%	60%	-£34,414,681	-£27,954,320	-£32,121,752	-£34,414,681	-£27,954,320	-£32,121,752
35%	60%	-£36,624,386	-£29,087,298	-£33,962,636	-£36,624,386	-£29,087,298	-£33,962,636
40%	60%	-£38,834,092	-£30,220,277	-£35,803,520	-£38,834,092	-£30,220,277	-£35,803,520
50%	60%	-£43,253,502	-£32,486,233	-£39,165,285	-£43,253,502	-£32,486,233	-£39,165,285

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£152,592,526	£152,592,526	£152,592,526	£152,592,526	£152,592,526	£152,592,526
10%	70%	£131,037,468	£133,630,844	£131,714,456	£131,037,468	£133,630,844	£131,714,456
15%	70%	£120,216,931	£124,147,309	£121,233,885	£120,216,931	£124,147,309	£121,233,885
20%	70%	£109,375,773	£114,636,898	£110,751,366	£109,375,773	£114,636,898	£110,751,366
25%	70%	£98,494,354	£105,126,488	£100,218,034	£98,494,354	£105,126,488	£100,218,034
30%	70%	£87,544,325	£95,596,013	£89,645,879	£87,544,325	£95,596,013	£89,645,879
35%	70%	£76,524,162	£86,047,899	£79,008,594	£76,524,162	£86,047,899	£79,008,594
40%	70%	£65,479,211	£76,460,288	£68,343,349	£65,479,211	£76,460,288	£68,343,349
45%	70%	£54,369,959	£66,829,224	£57,616,472	£54,369,959	£66,829,224	£57,616,472
50%	70%	£43,168,652	£57,180,772	£46,834,885	£43,168,652	£57,180,772	£46,834,885
100%	70%	£77,240,869	£45,493,944	£69,026,608	£77,240,869	£45,493,944	£69,026,608
10%	80%	£130,650,618	£133,616,484	£131,425,441	£130,650,618	£133,616,484	£131,425,441
15%	80%	£119,636,658	£124,128,517	£120,798,890	£119,636,658	£124,128,517	£120,798,890
20%	80%	£108,590,860	£114,611,844	£110,162,965	£108,590,860	£114,611,844	£110,162,965
25%	80%	£97,498,064	£105,095,169	£99,482,533	£97,498,064	£105,095,169	£99,482,533
30%	80%	£86,329,225	£95,557,885	£88,749,654	£86,329,225	£95,557,885	£88,749,654
35%	80%	£75,106,545	£86,003,418	£77,945,896	£75,106,545	£86,003,418	£77,945,896
40%	80%	£63,832,590	£76,408,667	£67,128,838	£63,832,590	£76,408,667	£67,128,838
45%	80%	£52,497,085	£66,770,202	£56,227,800	£52,497,085	£66,770,202	£56,227,800
50%	80%	£41,063,153	£57,115,189	£45,266,682	£41,063,153	£57,115,189	£45,266,682
10%	60%	£131,424,317	£133,643,205	£132,000,612	£131,424,317	£133,643,205	£132,000,612
15%	60%	£120,737,205	£124,166,100	£121,668,879	£120,737,205	£124,166,100	£121,668,879
20%	60%	£114,661,954	£114,661,954	£111,133,326	£114,661,954	£114,661,954	£111,133,326
25%	60%	£99,479,684	£105,157,807	£100,953,533	£99,479,684	£105,157,807	£100,953,533
30%	60%	£88,746,181	£95,634,139	£90,542,106	£88,746,181	£95,634,139	£90,542,106
35%	60%	£77,941,779	£86,092,380	£80,071,291	£77,941,779	£86,092,380	£80,071,291
40%	60%	£67,124,137	£76,511,909	£69,557,861	£67,124,137	£76,511,909	£69,557,861
45%	60%	£56,222,419	£66,888,247	£59,005,145	£56,222,419	£66,888,247	£59,005,145
50%	60%	£45,266,605	£57,246,353	£48,403,090	£45,266,605	£57,246,353	£48,403,090

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433
10%	70%	£277,956,491	£275,363,115	£277,279,473	£277,956,491	£275,363,115	£277,279,473
15%	70%	£268,777,028	£264,846,590	£267,793,075	£268,777,028	£264,846,590	£267,793,075
20%	70%	£259,619,186	£254,357,861	£258,242,594	£259,619,186	£254,357,861	£258,242,594
25%	70%	£250,469,606	£243,867,471	£249,692,026	£250,469,606	£243,867,471	£249,692,026
30%	70%	£241,319,635	£233,377,081	£241,138,058	£241,319,635	£233,377,081	£241,138,058
35%	70%	£232,169,664	£222,886,691	£232,008,089	£232,169,664	£222,886,691	£232,008,089
40%	70%	£223,019,693	£212,396,301	£222,847,120	£223,019,693	£212,396,301	£222,847,120
45%	70%	£213,869,722	£201,905,911	£213,706,151	£213,869,722	£201,905,911	£213,706,151
50%	70%	£204,719,751	£191,415,521	£204,556,180	£204,719,751	£191,415,521	£204,556,180
10%	80%	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433
15%	80%	£277,956,491	£275,363,115	£277,279,473	£277,956,491	£275,363,115	£277,279,473
20%	80%	£268,777,028	£264,846,590	£267,793,075	£268,777,028	£264,846,590	£267,793,075
25%	80%	£259,619,186	£254,357,861	£258,242,594	£259,619,186	£254,357,861	£258,242,594
30%	80%	£250,469,606	£243,867,471	£249,692,026	£250,469,606	£243,867,471	£249,692,026
35%	80%	£241,319,635	£233,377,081	£241,138,058	£241,319,635	£233,377,081	£241,138,058
40%	80%	£232,169,664	£222,886,691	£232,008,089	£232,169,664	£222,886,691	£232,008,089
45%	80%	£223,019,693	£212,396,301	£222,847,120	£223,019,693	£212,396,301	£222,847,120
50%	80%	£213,869,722	£201,905,911	£213,706,151	£213,869,722	£201,905,911	£213,706,151
10%	60%	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433	£286,401,433
15%	60%	£277,956,491	£275,363,115	£277,279,473	£277,956,491	£275,363,115	£277,279,473
20%	60%	£268,777,028	£264,846,590	£267,793,075	£268,777,028	£264,846,590	£267,793,075
25%	60%	£259,619,186	£254,357,861	£258,242,594	£259,619,186	£254,357,861	£258,242,594
30%	60%	£250,469,606	£243,867,471	£249,692,026	£250,469,606	£243,867,471	£249,692,026
35%	60%	£241,319,635	£233,377,081	£241,138,058	£241,319,635	£233,377,081	£241,138,058
40%	60%	£232,169,664	£222,886,691	£232,008,089	£232,169,664	£222,886,691	£232,008,089
45%	60%	£223,019,693	£212,396,301	£222,847,120	£223,019,693	£212,396,301	£222,847,120
50%	60%	£213,869,722	£201,905,911	£213,706,151	£213,869,722	£201,905,911	£213,706,151

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383
10%	70%	£187,233,441	£184,640,065	£186,558,423	£187,233,441	£184,640,065	£186,558,423
15%	70%	£198,053,978	£194,123,990	£197,037,024	£198,053,978	£194,123,990	£197,037,024
20%	70%	£208,874,515	£203,634,011	£207,519,542	£208,874,515	£203,634,011	£207,519,542
25%	70%	£219,695,052	£213,144,421	£218,052,875	£219,695,052	£213,144,421	£218,052,875
30%	70%	£230,515,589	£222,653,831	£228,562,305	£230,515,589	£222,653,831	£228,562,305
35%	70%	£241,336,126	£232,163,241	£239,071,735	£241,336,126	£232,163,241	£239,071,735
40%	70%	£252,156,663	£241,672,651	£249,581,165	£252,156,663	£241,672,651	£249,581,165
45%	70%	£262,977,200	£251,182,061	£259,090,595	£262,977,200	£251,182,061	£259,090,595
50%	70%	£273,797,737	£260,691,471	£268,600,025	£273,797,737	£260,691,471	£268,600,025
10%	80%	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383
15%	80%	£187,233,441	£184,640,065	£186,558,423	£187,233,441	£184,640,065	£186,558,423
20%	80%	£198,053,978	£194,123,990	£197,037,024	£198,053,978	£194,123,990	£197,037,024
25%	80%	£208,874,515	£203,634,011	£207,519,542	£208,874,515	£203,634,011	£207,519,542
30%	80%	£219,695,052	£213,144,421	£218,052,875	£219,695,052	£213,144,421	£218,052,875
35%	80%	£230,515,589	£222,653,831	£228,562,305	£230,515,589	£222,653,831	£228,562,305
40%	80%	£241,336,126	£232,163,241	£239,071,735	£241,336,126	£232,163,241	£239,071,735
45%	80%	£252,156,663	£241,672,651	£249,581,165	£252,156,663	£241,672,651	£249,581,165
50%	80%	£262,977,200	£251,182,061	£259,090,595	£262,977,200	£251,182,061	£259,090,595
10%	60%	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383	£165,678,383
15%	60%	£187,233,441	£184,640,065	£186,558,423	£187,233,441	£184,640,065	£186,558,423
20%	60%	£198,053,978	£194,123,990	£197,037,024	£198,053,978	£194,123,990	£197,037,024
25%	60%	£208,874,515	£203,634,011	£207,519,542	£208,874,515	£203,634,011	£207,519,542
30%	60%	£219,695,052	£213,144,421	£218,052,875	£219,695,052	£213,144,421	£218,052,875
35%	60%	£230,515,589	£222,653,831	£228,562,305	£230,515,589	£222,653,831	£228,562,305
40%	60%	£241,336,126	£232,163,241	£239,071,735	£241,336,126	£232,163,241	£239,071,735
45%	60%	£252,156,663	£241,672,651	£249,581,165	£252,156,663	£241,672,651	£249,581,165
50%	60%	£262,977,200	£251,182,061	£259,090,595	£262,977,200	£251,182,061	£259,090,595

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£7,073,405	£7,073,405	£7,073,405	£7,073,405	£7,073,405	£7,073,405
10%	70%	£14,481,653	£11,888,276	£13,804,634	£14,481,653	£11,888,276	£13,804,634
15%	70%	£23,302,180	£21,371,812	£24,285,236	£23,302,180	£21,371,812	£24,285,236
20%	70%	£36,143,348	£30,852,223	£34,767,755	£36,143,348	£30,852,223	£34,767,755
25%	70%	£47,024,767	£40,332,633	£45,301,087	£47,024,767	£40,332,633	£45,301,087
30%	70%	£57,906,186	£49,813,043	£55,834,419	£57,906,186	£49,813,043	£55,834,419
35%	70%	£68,787,605	£59,293,453	£66,367,751	£68,787,605	£59,293,453	£66,367,751
40%	70%	£					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£101,563,789	£101,563,789	£101,563,789	£101,563,789	£101,563,789	£101,563,789
10%	70%	£90,008,731	£92,802,108	£90,008,731	£90,008,731	£92,802,108	£90,008,731
15%	70%	£89,189,195	£73,118,572	£70,205,148	£69,189,195	£73,118,572	£70,205,148
20%	70%	£58,347,036	£63,608,161	£59,722,629	£58,347,036	£63,608,161	£59,722,629
25%	70%	£47,465,617	£54,097,751	£48,189,297	£47,465,617	£54,097,751	£48,189,297
30%	70%	£36,515,588	£44,567,276	£38,617,143	£36,515,588	£44,567,276	£38,617,143
35%	70%	£25,495,425	£35,019,163	£27,979,857	£25,495,425	£35,019,163	£27,979,857
40%	70%	£14,450,474	£25,431,551	£17,314,613	£14,450,474	£25,431,551	£17,314,613
45%	70%	£3,341,223	£15,800,487	£6,587,736	£3,341,223	£15,800,487	£6,587,736
50%	70%	£-7,860,085	£6,152,036	£-4,193,851	£-7,860,085	£6,152,036	£-4,193,851
100%	70%	£-129,269,606	£-96,522,681	£-120,055,345	£-128,269,606	£-96,522,681	£-120,055,345
10%	80%	£79,621,892	£82,589,748	£80,396,704	£79,621,892	£82,589,748	£80,396,704
15%	80%	£68,607,921	£73,099,780	£69,770,153	£68,607,921	£73,099,780	£69,770,153
20%	80%	£57,562,123	£63,583,107	£59,134,229	£57,562,123	£63,583,107	£59,134,229
40%	80%	£12,803,843	£25,379,930	£16,100,101	£12,803,843	£25,379,930	£16,100,101
45%	80%	£1,468,349	£15,741,465	£5,199,063	£1,468,349	£15,741,465	£5,199,063
50%	80%	£-9,965,584	£6,086,453	£-5,762,055	£-9,965,584	£6,086,453	£-5,762,055
10%	60%	£90,395,590	£82,614,468	£90,971,875	£90,395,590	£82,614,468	£90,971,875
15%	60%	£89,768,468	£73,137,364	£70,840,143	£89,768,468	£73,137,364	£70,840,143
20%	60%	£59,131,949	£63,633,217	£60,303,589	£59,131,949	£63,633,217	£60,303,589
25%	60%	£48,450,947	£54,129,070	£49,924,796	£48,450,947	£54,129,070	£49,924,796
30%	60%	£37,717,445	£44,605,402	£39,513,369	£37,717,445	£44,605,402	£39,513,369
35%	60%	£26,913,042	£35,063,644	£29,042,555	£26,913,042	£35,063,644	£29,042,555
40%	60%	£16,085,396	£25,483,172	£18,529,125	£16,085,396	£25,483,172	£18,529,125
50%	60%	£-5,768,131	£6,217,616	£-2,625,646	£-5,768,131	£6,217,616	£-2,625,646

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£123,234,734	£123,234,734	£123,234,734	£123,234,734	£123,234,734	£123,234,734
10%	70%	£101,679,676	£104,273,052	£102,356,694	£101,679,676	£104,273,052	£102,356,694
15%	70%	£91,859,119	£94,789,517	£91,876,053	£90,859,139	£94,789,517	£91,876,053
20%	70%	£80,017,981	£85,279,106	£81,393,574	£80,017,981	£85,279,106	£81,393,574
25%	70%	£69,136,562	£75,768,696	£70,860,242	£69,136,562	£75,768,696	£70,860,242
30%	70%	£58,186,533	£66,238,221	£60,288,087	£58,186,533	£66,238,221	£60,288,087
35%	70%	£47,166,370	£56,690,107	£49,850,802	£47,166,370	£56,690,107	£49,850,802
40%	70%	£36,121,419	£47,102,496	£38,885,557	£36,121,419	£47,102,496	£38,885,557
45%	70%	£25,012,167	£37,471,432	£28,258,680	£25,012,167	£37,471,432	£28,258,680
50%	70%	£13,810,880	£27,822,980	£17,477,093	£13,810,880	£27,822,980	£17,477,093
100%	70%	£-106,598,661	£-74,851,736	£-98,384,400	£-106,598,661	£-74,851,736	£-98,384,400
10%	80%	£101,292,626	£104,260,692	£102,067,649	£101,292,626	£104,260,692	£102,067,649
15%	80%	£90,279,866	£94,770,725	£91,441,098	£90,279,866	£94,770,725	£91,441,098
20%	80%	£79,233,968	£85,254,052	£80,805,173	£79,233,968	£85,254,052	£80,805,173
40%	80%	£34,474,788	£47,050,875	£37,771,046	£34,474,788	£47,050,875	£37,771,046
45%	80%	£23,139,293	£37,412,410	£26,870,008	£23,139,293	£37,412,410	£26,870,008
50%	80%	£11,705,361	£27,757,397	£15,908,890	£11,705,361	£27,757,397	£15,908,890
10%	60%	£102,066,525	£104,285,413	£102,642,820	£102,066,525	£104,285,413	£102,642,820
15%	60%	£91,439,413	£94,808,338	£92,311,087	£91,439,413	£94,808,338	£92,311,087
20%	60%	£80,802,894	£85,304,162	£81,974,534	£80,802,894	£85,304,162	£81,974,534
25%	60%	£70,121,892	£75,800,015	£71,595,741	£70,121,892	£75,800,015	£71,595,741
30%	60%	£59,388,389	£66,276,347	£61,184,314	£59,388,389	£66,276,347	£61,184,314
35%	60%	£48,583,987	£56,734,589	£50,713,499	£48,583,987	£56,734,589	£50,713,499
40%	60%	£37,766,340	£47,154,117	£40,200,069	£37,766,340	£47,154,117	£40,200,069
50%	60%	£19,902,813	£27,889,561	£19,045,298	£19,902,813	£27,889,561	£19,045,298

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£132,800,639	£132,800,639	£132,800,639	£132,800,639	£132,800,639	£132,800,639
10%	70%	£111,245,581	£113,838,958	£111,922,600	£111,245,581	£113,838,958	£111,922,600
15%	70%	£100,425,045	£104,355,423	£101,441,998	£100,425,045	£104,355,423	£101,441,998
20%	70%	£89,583,866	£94,845,012	£90,859,478	£89,583,866	£94,845,012	£90,859,478
25%	70%	£78,702,467	£85,334,601	£80,426,147	£78,702,467	£85,334,601	£80,426,147
30%	70%	£67,752,438	£75,804,126	£69,853,993	£67,752,438	£75,804,126	£69,853,993
35%	70%	£56,732,275	£66,256,013	£59,216,707	£56,732,275	£66,256,013	£59,216,707
40%	70%	£45,697,324	£56,698,401	£48,251,463	£45,697,324	£56,698,401	£48,251,463
45%	70%	£34,578,073	£47,037,337	£37,824,586	£34,578,073	£47,037,337	£37,824,586
50%	70%	£23,376,766	£37,389,885	£27,042,999	£23,376,766	£37,389,885	£27,042,999
100%	70%	£-97,032,756	£-65,285,830	£-88,818,494	£-97,032,756	£-65,285,830	£-88,818,494
10%	80%	£110,858,732	£113,826,598	£111,633,554	£110,858,732	£113,826,598	£111,633,554
15%	80%	£99,844,771	£104,336,630	£101,007,004	£99,844,771	£104,336,630	£101,007,004
20%	80%	£88,798,973	£94,819,076	£90,371,076	£88,798,973	£94,819,076	£90,371,076
40%	80%	£44,040,693	£56,676,790	£47,336,951	£44,040,693	£56,676,790	£47,336,951
45%	80%	£32,705,199	£46,978,315	£36,435,913	£32,705,199	£46,978,315	£36,435,913
50%	80%	£21,271,266	£37,323,303	£25,474,795	£21,271,266	£37,323,303	£25,474,795
10%	60%	£111,632,430	£113,851,318	£112,208,725	£111,632,430	£113,851,318	£112,208,725
15%	60%	£101,005,318	£104,374,214	£101,876,993	£101,005,318	£104,374,214	£101,876,993
20%	60%	£90,365,789	£94,870,067	£91,540,439	£90,365,789	£94,870,067	£91,540,439
25%	60%	£79,687,797	£85,365,920	£81,161,647	£79,687,797	£85,365,920	£81,161,647
30%	60%	£68,954,295	£75,842,253	£70,750,219	£68,954,295	£75,842,253	£70,750,219
35%	60%	£58,149,892	£66,300,494	£60,279,405	£58,149,892	£66,300,494	£60,279,405
40%	60%	£47,332,246	£56,720,022	£49,765,975	£47,332,246	£56,720,022	£49,765,975
50%	60%	£27,687,797	£38,365,920	£31,161,647	£27,687,797	£38,365,920	£31,161,647

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£100,196,145	£100,196,145	£100,196,145	£100,196,145	£100,196,145	£100,196,145
10%	70%	£78,641,087	£81,234,463	£79,318,105	£78,641,087	£81,234,463	£79,318,105
15%	70%	£67,820,550	£71,750,928	£68,837,504	£67,820,550	£71,750,928	£68,837,504
20%	70%	£56,979,392	£62,240,517	£58,354,985	£56,979,392	£62,240,517	£58,354,985
25%	70%	£46,097,973	£52,730,107	£47,821,653	£46,097,973	£52,730,107	£47,821,653
30%	70%	£35,147,944	£43,199,632	£37,249,498	£35,147,944	£43,199,632	£37,249,498
35%	70%	£24,127,781	£33,651,518	£26,612,213	£24,127,781	£33,651,518	£26,612,213
40%	70%	£13,082,830	£24,063,907	£15,946,968	£13,082,830	£24,063,907	£15,946,968
45%	70%	£1,973,578	£14,432,843	£5,220,091	£1,973,578	£14,432,843	£5,220,091
50%	70%	£-9,227,729	£4,784,391	£-5,561,496	£-9,227,729	£4,784,391	£-5,561,496
100%	70%	£-129,637,250	£-97,890,325	£-121,422,889	£-129,637,250	£-97,890,325	£-121,422,889
10%	80%	£78,254,237	£81,222,103	£79,029,060	£78,254,237	£81,222,103	£79,029,060
15%	80%	£67,240,277	£71,732,136	£68,402,509	£67,240,277	£71,732,136	£68,402,509
20%	80%	£56,194,479	£62,215,463	£57,786,584	£56,194,479	£62,215,463	£57,786,584
40%	80%	£11,436,199	£24,012,286	£14,732,457	£11,436,199	£24,012,286	£14,732,457
45%	80%	£1,700,704	£14,373,821	£3,831,419	£1,700,704	£14,373,821	£3,831,419
50%	80%	£-11,333,228	£4,718,808	£-7,129,699	£-11,333,228	£4,718,808	£-7,129,699
10%	60%	£79,027,936	£81,246,824	£79,604,231	£79,027,936	£81,246,824	£79,604,231
15%	60%	£68,400,824	£71,769,719	£69,272,498	£68,400,824	£71,769,719	£69,272,498
20%	60%	£57,761,365	£62,265,673	£58,935,945	£57,761,365	£62,265,673	£58,935,945
25%	60%	£47,083,303	£52,761,426	£48,557,152	£47,083,303	£52,761,426	£48,557,152
30%	60%	£36,349,800	£43,237,758	£38,145,725	£36,349,800	£43,237,758	£38,145,725
35%	60%	£25,545,398	£33,695,99				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£142,519,808	£142,519,808	£142,519,808	£142,519,808	£142,519,808	£142,519,808
10%	70%	£120,964,750	£123,558,127	£121,641,768	£120,964,750	£123,558,127	£121,641,768
15%	70%	£110,144,214	£114,075,591	£111,161,167	£110,144,214	£114,075,591	£111,161,167
20%	70%	£99,303,055	£104,564,180	£100,678,648	£99,303,055	£104,564,180	£100,678,648
25%	70%	£88,421,636	£95,053,770	£90,145,316	£88,421,636	£95,053,770	£90,145,316
30%	70%	£77,471,607	£85,523,295	£79,573,161	£77,471,607	£85,523,295	£79,573,161
35%	70%	£66,451,444	£75,975,181	£68,935,876	£66,451,444	£75,975,181	£68,935,876
40%	70%	£55,409,493	£66,397,570	£58,270,632	£55,409,493	£66,397,570	£58,270,632
45%	70%	£44,297,241	£56,756,506	£47,543,755	£44,297,241	£56,756,506	£47,543,755
50%	70%	£33,095,934	£47,108,054	£36,762,167	£33,095,934	£47,108,054	£36,762,167
100%	70%	£87,313,587	£55,566,662	£79,099,326	£87,313,587	£55,566,662	£79,099,326
10%	80%	£120,577,900	£123,545,796	£121,352,723	£120,577,900	£123,545,796	£121,352,723
15%	80%	£109,563,940	£114,055,799	£110,726,172	£109,563,940	£114,055,799	£110,726,172
20%	80%	£98,518,142	£104,539,126	£100,099,247	£98,518,142	£104,539,126	£100,099,247
25%	80%	£87,559,862	£95,035,949	£87,056,120	£87,559,862	£95,035,949	£87,056,120
30%	80%	£76,597,484	£85,515,082	£76,097,964	£76,597,484	£85,515,082	£76,097,964
35%	80%	£65,635,964	£75,995,181	£65,136,841	£65,635,964	£75,995,181	£65,136,841
40%	80%	£54,674,464	£66,475,181	£54,175,364	£54,674,464	£66,475,181	£54,175,364
45%	80%	£43,712,964	£56,955,181	£43,213,864	£43,712,964	£56,955,181	£43,213,864
50%	80%	£32,751,464	£47,435,181	£32,251,964	£32,751,464	£47,435,181	£32,251,964
10%	60%	£121,351,599	£123,570,487	£121,927,894	£121,351,599	£123,570,487	£121,927,894
15%	60%	£110,337,639	£114,060,382	£111,598,161	£110,337,639	£114,060,382	£111,598,161
20%	60%	£100,087,968	£104,589,236	£101,259,608	£100,087,968	£104,589,236	£101,259,608
25%	60%	£89,066,966	£95,085,089	£90,880,815	£89,066,966	£95,085,089	£90,880,815
30%	60%	£78,045,964	£85,561,421	£80,469,388	£78,045,964	£85,561,421	£80,469,388
35%	60%	£67,024,962	£76,037,754	£69,998,574	£67,024,962	£76,037,754	£69,998,574
40%	60%	£56,003,960	£66,513,181	£59,485,143	£56,003,960	£66,513,181	£59,485,143
50%	60%	£45,000,958	£56,988,506	£48,471,617	£45,000,958	£56,988,506	£48,471,617

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£145,431,124	£145,431,124	£145,431,124	£145,431,124	£145,431,124	£145,431,124
10%	70%	£123,876,066	£126,469,443	£124,553,084	£123,876,066	£126,469,443	£124,553,084
15%	70%	£113,055,830	£116,989,907	£114,072,483	£113,055,830	£116,989,907	£114,072,483
20%	70%	£102,214,371	£107,475,496	£103,568,964	£102,214,371	£107,475,496	£103,568,964
25%	70%	£91,332,952	£97,965,086	£93,056,632	£91,332,952	£97,965,086	£93,056,632
30%	70%	£80,451,533	£88,454,611	£82,484,478	£80,451,533	£88,454,611	£82,484,478
35%	70%	£69,570,114	£78,944,136	£71,847,192	£69,570,114	£78,944,136	£71,847,192
40%	70%	£58,688,695	£69,433,661	£61,181,948	£58,688,695	£69,433,661	£61,181,948
45%	70%	£47,807,276	£59,923,186	£50,455,071	£47,807,276	£59,923,186	£50,455,071
50%	70%	£36,925,857	£50,412,711	£39,724,194	£36,925,857	£50,412,711	£39,724,194
100%	70%	£84,402,271	£52,655,346	£76,188,010	£84,402,271	£52,655,346	£76,188,010
10%	80%	£123,489,216	£126,457,082	£124,264,039	£123,489,216	£126,457,082	£124,264,039
15%	80%	£112,475,256	£116,967,115	£113,637,488	£112,475,256	£116,967,115	£113,637,488
20%	80%	£101,461,296	£107,457,644	£103,001,563	£101,461,296	£107,457,644	£103,001,563
25%	80%	£90,447,336	£97,947,173	£92,487,092	£90,447,336	£97,947,173	£92,487,092
30%	80%	£79,433,376	£88,436,702	£83,977,621	£79,433,376	£88,436,702	£83,977,621
35%	80%	£68,419,416	£78,926,231	£72,962,150	£68,419,416	£78,926,231	£72,962,150
40%	80%	£57,405,456	£69,415,760	£61,947,679	£57,405,456	£69,415,760	£61,947,679
45%	80%	£46,391,496	£59,905,289	£50,932,208	£46,391,496	£59,905,289	£50,932,208
50%	80%	£35,377,536	£50,394,818	£39,917,737	£35,377,536	£50,394,818	£39,917,737
10%	60%	£124,262,915	£126,481,803	£124,839,210	£124,262,915	£126,481,803	£124,839,210
15%	60%	£113,635,803	£117,004,698	£114,907,477	£113,635,803	£117,004,698	£114,907,477
20%	60%	£102,999,284	£107,500,552	£104,170,924	£102,999,284	£107,500,552	£104,170,924
25%	60%	£92,318,282	£97,996,405	£93,792,131	£92,318,282	£97,996,405	£93,792,131
30%	60%	£81,637,280	£88,491,934	£83,380,704	£81,637,280	£88,491,934	£83,380,704
35%	60%	£70,956,278	£78,982,463	£72,909,890	£70,956,278	£78,982,463	£72,909,890
40%	60%	£60,275,276	£69,472,992	£62,399,419	£60,275,276	£69,472,992	£62,399,419
50%	60%	£49,594,274	£59,963,521	£48,888,948	£49,594,274	£59,963,521	£48,888,948

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£86,186,721	£86,186,721	£86,186,721	£86,186,721	£86,186,721	£86,186,721
0%	70%	£79,799,130	£82,654,911	£80,613,196	£79,799,130	£82,654,911	£80,613,196
15%	70%	£71,553,540	£75,880,707	£72,774,639	£71,553,540	£75,880,707	£72,774,639
20%	70%	£63,307,950	£69,077,505	£64,936,081	£63,307,950	£69,077,505	£64,936,081
25%	70%	£54,998,004	£62,274,304	£57,066,453	£54,998,004	£62,274,304	£57,066,453
30%	70%	£46,673,190	£55,471,104	£48,163,886	£46,673,190	£55,471,104	£48,163,886
35%	70%	£38,278,941	£48,627,346	£41,219,132	£38,278,941	£48,627,346	£41,219,132
40%	70%	£29,815,693	£41,777,069	£33,234,353	£29,815,693	£41,777,069	£33,234,353
45%	70%	£21,271,108	£34,891,042	£25,172,948	£21,271,108	£34,891,042	£25,172,948
50%	70%	£12,611,624	£27,981,460	£17,023,431	£12,611,624	£27,981,460	£17,023,431
100%	70%	£78,139,986	£45,294,459	£68,871,193	£78,139,986	£45,294,459	£68,871,193
10%	80%	£73,367,848	£82,636,048	£80,298,209	£73,367,848	£82,636,048	£80,298,209
15%	80%	£70,906,618	£75,851,950	£72,302,158	£70,906,618	£75,851,950	£72,302,158
20%	80%	£62,437,589	£69,039,164	£64,306,108	£62,437,589	£69,039,164	£64,306,108
25%	80%	£53,902,165	£62,226,377	£56,266,106	£53,902,165	£62,226,377	£56,266,106
30%	80%	£45,336,677	£55,413,591	£48,203,471	£45,336,677	£55,413,591	£48,203,471
35%	80%	£36,716,675	£48,559,150	£40,080,321	£36,716,675	£48,559,150	£40,080,321
40%	80%	£28,004,530	£41,699,131	£31,911,568	£28,004,530	£41,699,131	£31,911,568
45%	80%	£19,200,224	£34,801,928	£23,667,530	£19,200,224	£34,801,928	£23,667,530
50%	80%	£10,257,039	£27,880,825	£15,317,864	£10,257,039	£27,880,825	£15,317,864
60%	80%	£80,230,412	£82,673,774	£80,927,440	£80,230,412	£82,673,774	£80,927,440
15%	60%	£72,200,463	£75,909,463	£73,247,118	£72,200,463	£75,909,463	£73,247,118
20%	60%	£64,170,514	£69,115,948	£65,566,065	£64,170,514	£69,115,948	£65,566,065
25%	60%	£56,093,844	£62,322,232	£57,866,800	£56,093,844	£62,322,232	£57,866,800
30%	60%	£47,996,755	£55,528,616	£50,124,302	£47,996,755	£55,528,616	£50,124,302
35%	60%	£39,835,207	£48,695,542	£42,357,942	£39,835,207	£48,695,542	£42,357,942
40%	60%	£31,626,858	£41,855,006	£34,543,835	£31,626,858	£41,855,006	£34,543,835
45%	60%	£23,341,992	£34,980,156	£26,601,080	£23,341,992	£34,980,156	£26,601,080
50%	60%	£14,950,239	£28,082,095	£18,703,954	£14,950,239	£28,082,095	£18,703,954

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£312,807,238	£312,807,238	£312,807,238	£312,807,238	£312,807,238	£312,807,238
10%	70%	£329,194,829	£326,339,048	£329,380,783	£329,194,829	£326,339,048	£329,380,783
15%	70%	£337,440,419	£333,113,252	£338,219,321	£337,440,419	£333,113,252	£338,219,321
20%	70%	£345,686,009	£339,916,454	£344,057,879	£345,686,009	£339,916,454	£344,057,879
25%	70%	£353,931,599	£346,719,655	£351,927,506	£353,931,599	£346,719,655	£351,927,506
30%	70%	£362,177,189	£353,522,856	£359,830,073	£362,177,189	£353,522,856	£359,830,073
35%	70%	£370,422,779	£360,326,057	£367,774,628	£370,422,779	£360,326,057	£367,774,628
40%	70%	£378,668,369	£367,129,258	£375,759,095	£378,668,369	£367,129,258	£375,759,095
45%	70%	£386,913,959	£374,022,459	£383,821,917	£386,913,959	£374,022,459	£383,821,917
50%	70%	£395,159,549	£381,012,500	£391,970,526	£395,159,549	£381,012,500	£391,970,526
100%	70%	£487,133,945	£454,288,418	£477,865,152	£487,133,945	£454,288,418	£477,865,152
10%	80%	£329,626,111	£326,357,911	£329,626,111	£329,626,111	£326,357,911	£329,626,111
15%	80%	£338,087,342	£333,142,009	£338,691,801	£338,087,342	£333,142,009	£338,691,801
20%	80%	£346,548,573	£339,954,799	£344,697,852	£346,548,573	£339,954,799	£344,697,852
25%	80%	£354,999,428	£347,762,991	£352,989,428	£354,999,428	£347,762,991	£352,989,428
30%	80%	£363,450,283	£355,567,183	£361,280,033	£363,450,283	£355,567,183	£361,280,033
35%	80%	£371,901,138	£363,359,434	£369,570,684	£371,901,138	£363,359,434	£369,570,684
40%	80%	£380,352,000	£371,151,685	£377,862,335	£380,352,000	£371,151,685	£377,862,335
45%	80%	£388,802,861	£378,943,936	£386,154,000	£388,802,861	£378,943,936	£386,154,000
50%	80%	£397,253,723	£386,736,187	£394,445,651	£397,253,723	£386,736,187	£394,445,651
100%	80%	£489,235,152	£460,298,418	£479,027,342	£489,235,152	£460,298,418	£479,027,342
10%	60%	£377,367,101	£367,138,953	£374,450,124	£377,367,101	£367,138,953	£374,450,124
50%	60%	£394,043,720	£380,911,864	£390,290,005	£394,043,720	£380,911,864	£390,290,005

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£222,084,188	£222,084,188	£222,084,188	£222,084,188	£222,084,188	£222,084,188
10%	70%	£238,471,778	£235,615,998	£237,657,713	£238,471,778	£235,615,998	£237,657,713
15%	70%	£246,717,368	£242,390,202	£245,496,270	£246,717,368	£242,390,202	£245,496,270
20%	70%	£254,962,958	£249,183,406	£253,334,828	£254,962,958	£249,183,406	£253,334,828
25%	70%	£263,208,548	£255,976,605	£261,204,456	£263,208,548	£255,976,605	£261,204,456
30%	70%	£271,454,138	£262,769,805	£269,107,023	£271,454,138	£262,769,805	£269,107,023
35%	70%	£279,699,728	£269,563,005	£277,051,777	£279,699,728	£269,563,005	£277,051,777
40%	70%	£287,945,318	£276,356,205	£285,036,556	£287,945,318	£276,356,205	£285,036,556
45%	70%	£296,190,908	£283,149,405	£293,097,981	£296,190,908	£283,149,405	£293,097,981
50%	70%	£304,436,498	£290,042,605	£301,247,476	£304,436,498	£290,042,605	£301,247,476
100%	70%	£396,410,895	£363,565,368	£387,142,102	£396,410,895	£363,565,368	£387,142,102
10%	80%	£238,903,061	£235,634,860	£237,972,700	£238,903,061	£235,634,860	£237,972,700
15%	80%	£247,364,291	£242,419,959	£245,968,781	£247,364,291	£242,419,959	£245,968,781
20%	80%	£255,825,521	£249,231,745	£253,964,501	£255,825,521	£249,231,745	£253,964,501
25%	80%	£264,286,751	£256,043,531	£262,046,341	£264,286,751	£256,043,531	£262,046,341
30%	80%	£272,747,981	£262,855,321	£270,138,181	£272,747,981	£262,855,321	£270,138,181
35%	80%	£281,209,211	£269,667,111	£278,230,021	£281,209,211	£269,667,111	£278,230,021
40%	80%	£289,670,441	£276,478,901	£286,321,861	£289,670,441	£276,478,901	£286,321,861
45%	80%	£298,131,671	£283,290,691	£294,413,701	£298,131,671	£283,290,691	£294,413,701
50%	80%	£306,592,901	£290,102,481	£302,505,541	£306,592,901	£290,102,481	£302,505,541
100%	80%	£398,564,330	£366,617,150	£388,600,270	£398,564,330	£366,617,150	£388,600,270
10%	60%	£246,070,448	£242,361,448	£245,023,791	£246,070,448	£242,361,448	£245,023,791
15%	60%	£254,531,678	£249,173,234	£252,024,514	£254,531,678	£249,173,234	£252,024,514
20%	60%	£262,992,908	£255,985,024	£260,016,257	£262,992,908	£255,985,024	£260,016,257
25%	60%	£271,454,138	£262,796,814	£268,008,000	£271,454,138	£262,796,814	£268,008,000
30%	60%	£279,915,368	£269,608,604	£276,000,743	£279,915,368	£269,608,604	£276,000,743
35%	60%	£288,376,598	£276,420,394	£284,002,486	£288,376,598	£276,420,394	£284,002,486
40%	60%	£296,837,828	£283,232,184	£292,004,229	£296,837,828	£283,232,184	£292,004,229
45%	60%	£305,299,058	£290,043,974	£300,005,972	£305,299,058	£290,043,974	£300,005,972
50%	60%	£313,760,288	£296,855,764	£308,007,715	£313,760,288	£296,855,764	£308,007,715
100%	60%	£405,731,717	£371,267,157	£395,000,447	£405,731,717	£371,267,157	£395,000,447

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£49,332,400	£49,332,400	£49,332,400	£49,332,400	£49,332,400	£49,332,400
10%	70%	£65,719,990	£62,864,209	£64,905,925	£65,719,990	£62,864,209	£64,905,925
15%	70%	£73,965,580	£70,409,018	£72,744,462	£73,965,580	£70,409,018	£72,744,462
20%	70%	£82,211,170	£77,953,827	£80,589,000	£82,211,170	£77,953,827	£80,589,000
25%	70%	£90,456,760	£85,498,636	£88,434,538	£90,456,760	£85,498,636	£88,434,538
30%	70%	£98,702,350	£93,043,445	£96,280,076	£98,702,350	£93,043,445	£96,280,076
35%	70%	£106,947,940	£100,588,254	£104,125,614	£106,947,940	£100,588,254	£104,125,614
40%	70%	£115,193,530	£108,133,063	£111,971,152	£115,193,530	£108,133,063	£111,971,152
45%	70%	£123,439,120	£115,677,872	£119,816,690	£123,439,120	£115,677,872	£119,816,690
50%	70%	£131,684,710	£123,222,681	£127,662,228	£131		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£45,157,984	£45,157,984	£45,157,984	£45,157,984	£45,157,984	£45,157,984
10%	70%	£28,770,394	£31,628,175	£29,594,459	£28,770,394	£31,628,175	£29,594,459
15%	70%	£50,524,804	£24,851,970	£21,745,902	£50,524,804	£24,851,970	£21,745,902
20%	70%	£12,279,213	£18,048,769	£13,907,344	£12,279,213	£18,048,769	£13,907,344
25%	70%	£3,969,268	£11,245,568	£6,037,716	£3,969,268	£11,245,568	£6,037,716
30%	70%	£4,355,546	£4,442,367	£1,864,851	£4,355,546	£4,442,367	£1,864,851
35%	70%	£12,752,796	£2,401,390	£9,609,605	£12,752,796	£2,401,390	£9,609,605
40%	70%	£21,113,043	£9,251,688	£17,794,384	£21,113,043	£9,251,688	£17,794,384
45%	70%	£29,757,629	£16,137,695	£25,855,789	£29,757,629	£16,137,695	£25,855,789
50%	70%	£38,417,113	£23,047,277	£34,005,305	£38,417,113	£23,047,277	£34,005,305
100%	70%	£129,168,723	£96,323,196	£119,899,930	£129,168,723	£96,323,196	£119,899,930
10%	80%	£28,339,111	£31,607,312	£29,269,472	£28,339,111	£31,607,312	£29,269,472
15%	80%	£19,877,881	£24,823,214	£21,273,422	£19,877,881	£24,823,214	£21,273,422
20%	80%	£11,408,853	£18,010,427	£13,277,371	£11,408,853	£18,010,427	£13,277,371
40%	80%	£23,024,207	£9,329,606	£19,117,168	£23,024,207	£9,329,606	£19,117,168
45%	80%	£31,828,512	£16,226,808	£27,361,206	£31,828,512	£16,226,808	£27,361,206
50%	80%	£40,771,698	£23,147,912	£35,710,873	£40,771,698	£23,147,912	£35,710,873
10%	60%	£29,201,675	£31,845,037	£29,898,703	£29,201,675	£31,845,037	£29,898,703
40%	60%	£21,171,726	£24,880,736	£22,218,382	£21,171,726	£24,880,736	£22,218,382
20%	60%	£13,141,777	£18,087,111	£14,537,318	£13,141,777	£18,087,111	£14,537,318
25%	60%	£5,065,107	£11,293,495	£6,838,063	£5,065,107	£11,293,495	£6,838,063
30%	60%	£3,031,982	£4,499,880	£904,435	£3,031,982	£4,499,880	£904,435
35%	60%	£11,193,529	£2,333,195	£8,670,795	£11,193,529	£2,333,195	£8,670,795
40%	60%	£19,401,979	£9,173,731	£16,484,901	£19,401,979	£9,173,731	£16,484,901
50%	60%	£36,076,498	£22,946,642	£32,324,783	£36,076,498	£22,946,642	£32,324,783

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£66,828,929	£66,828,929	£66,828,929	£66,828,929	£66,828,929	£66,828,929
10%	70%	£50,441,339	£53,297,119	£51,295,404	£50,441,339	£53,297,119	£51,295,404
15%	70%	£42,195,748	£46,522,914	£43,416,847	£42,195,748	£46,522,914	£43,416,847
20%	70%	£33,950,158	£39,719,713	£35,576,289	£33,950,158	£39,719,713	£35,576,289
25%	70%	£25,640,212	£32,916,512	£27,708,661	£25,640,212	£32,916,512	£27,708,661
30%	70%	£17,315,398	£26,113,312	£19,806,094	£17,315,398	£26,113,312	£19,806,094
35%	70%	£8,918,149	£19,269,554	£11,961,340	£8,918,149	£19,269,554	£11,961,340
40%	70%	£1,457,901	£12,419,357	£3,671,961	£1,457,901	£12,419,357	£3,671,961
45%	70%	£9,086,684	£5,533,250	£4,184,844	£9,086,684	£5,533,250	£4,184,844
50%	70%	£16,746,168	£1,376,332	£12,334,361	£16,746,168	£1,376,332	£12,334,361
100%	70%	£107,497,778	£74,652,251	£98,228,985	£107,497,778	£74,652,251	£98,228,985
10%	80%	£50,010,056	£53,278,256	£50,940,417	£50,010,056	£53,278,256	£50,940,417
15%	80%	£41,546,826	£46,494,158	£42,944,366	£41,546,826	£46,494,158	£42,944,366
20%	80%	£33,079,797	£39,681,372	£34,948,312	£33,079,797	£39,681,372	£34,948,312
25%	80%	£1,353,262	£12,341,339	£2,553,776	£1,353,262	£12,341,339	£2,553,776
45%	80%	£10,157,568	£5,444,136	£5,690,262	£10,157,568	£5,444,136	£5,690,262
50%	80%	£19,100,753	£1,476,967	£14,039,928	£19,100,753	£1,476,967	£14,039,928
10%	60%	£50,872,620	£53,315,982	£51,589,648	£50,872,620	£53,315,982	£51,589,648
15%	60%	£42,842,671	£46,551,671	£43,889,326	£42,842,671	£46,551,671	£43,889,326
20%	60%	£34,812,722	£39,758,056	£36,208,263	£34,812,722	£39,758,056	£36,208,263
25%	60%	£26,736,062	£32,964,440	£28,509,008	£26,736,062	£32,964,440	£28,509,008
30%	60%	£18,638,963	£26,170,824	£20,766,510	£18,638,963	£26,170,824	£20,766,510
35%	60%	£10,477,415	£19,337,750	£13,000,150	£10,477,415	£19,337,750	£13,000,150
40%	60%	£2,265,066	£12,497,214	£5,186,043	£2,265,066	£12,497,214	£5,186,043
50%	60%	£14,407,553	£1,275,697	£10,653,838	£14,407,553	£1,275,697	£10,653,838

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£76,394,834	£76,394,834	£76,394,834	£76,394,834	£76,394,834	£76,394,834
10%	70%	£60,007,244	£62,863,025	£60,821,309	£60,007,244	£62,863,025	£60,821,309
15%	70%	£51,761,654	£56,088,821	£52,982,752	£51,761,654	£56,088,821	£52,982,752
20%	70%	£43,516,064	£49,285,619	£45,114,194	£43,516,064	£49,285,619	£45,114,194
25%	70%	£35,206,116	£42,482,418	£37,274,566	£35,206,116	£42,482,418	£37,274,566
30%	70%	£26,881,304	£35,679,217	£29,372,000	£26,881,304	£35,679,217	£29,372,000
35%	70%	£18,484,054	£28,835,460	£21,427,245	£18,484,054	£28,835,460	£21,427,245
40%	70%	£10,023,807	£21,985,182	£13,442,466	£10,023,807	£21,985,182	£13,442,466
45%	70%	£1,479,222	£15,099,156	£3,381,961	£1,479,222	£15,099,156	£3,381,961
50%	70%	£7,180,263	£8,189,573	£2,768,455	£7,180,263	£8,189,573	£2,768,455
100%	70%	£97,931,873	£65,086,346	£88,663,080	£97,931,873	£65,086,346	£88,663,080
10%	80%	£59,575,961	£62,844,162	£60,506,322	£59,575,961	£62,844,162	£60,506,322
15%	80%	£51,114,731	£56,060,064	£52,510,272	£51,114,731	£56,060,064	£52,510,272
20%	80%	£43,645,703	£49,247,277	£44,516,703	£43,645,703	£49,247,277	£44,516,703
40%	80%	£5,212,643	£21,907,244	£12,119,682	£5,212,643	£21,907,244	£12,119,682
45%	80%	£591,662	£15,010,042	£3,875,644	£591,662	£15,010,042	£3,875,644
50%	80%	£9,534,848	£8,088,938	£4,474,023	£9,534,848	£8,088,938	£4,474,023
10%	60%	£60,438,525	£62,881,887	£61,135,553	£60,438,525	£62,881,887	£61,135,553
15%	60%	£52,408,576	£56,117,576	£53,455,232	£52,408,576	£56,117,576	£53,455,232
20%	60%	£44,378,028	£49,320,961	£45,774,168	£44,378,028	£49,320,961	£45,774,168
25%	60%	£36,301,957	£42,530,345	£38,074,913	£36,301,957	£42,530,345	£38,074,913
30%	60%	£28,204,868	£35,736,730	£30,332,415	£28,204,868	£35,736,730	£30,332,415
35%	60%	£20,043,321	£28,903,655	£22,566,056	£20,043,321	£28,903,655	£22,566,056
40%	60%	£11,834,971	£22,063,119	£14,751,949	£11,834,971	£22,063,119	£14,751,949
50%	60%	£4,841,647	£8,290,208	£1,087,932	£4,841,647	£8,290,208	£1,087,932

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£43,790,340	£43,790,340	£43,790,340	£43,790,340	£43,790,340	£43,790,340
10%	70%	£27,402,750	£30,258,530	£28,216,815	£27,402,750	£30,258,530	£28,216,815
15%	70%	£19,157,159	£23,484,326	£20,378,258	£19,157,159	£23,484,326	£20,378,258
20%	70%	£10,911,569	£16,681,124	£12,538,700	£10,911,569	£16,681,124	£12,538,700
25%	70%	£2,601,623	£9,877,923	£4,670,072	£2,601,623	£9,877,923	£4,670,072
30%	70%	£5,723,191	£3,074,723	£3,232,495	£5,723,191	£3,074,723	£3,232,495
35%	70%	£14,120,440	£3,769,035	£11,177,249	£14,120,440	£3,769,035	£11,177,249
40%	70%	£22,580,698	£10,619,312	£19,162,028	£22,580,698	£10,619,312	£19,162,028
45%	70%	£31,125,273	£17,505,339	£27,223,433	£31,125,273	£17,505,339	£27,223,433
50%	70%	£39,784,757	£24,414,921	£35,372,950	£39,784,757	£24,414,921	£35,372,950
100%	70%	£130,536,367	£97,680,840	£121,267,574	£130,536,367	£97,680,840	£121,267,574
10%	80%	£26,971,467	£30,239,667	£27,901,828	£26,971,467	£30,239,667	£27,901,828
15%	80%	£18,510,237	£23,455,569	£19,905,777	£18,510,237	£23,455,569	£19,905,777
20%	80%	£10,041,208	£16,642,753	£11,909,727	£10,041,208	£16,642,753	£11,909,727
40%	80%	£24,391,851	£10,697,250	£20,484,913	£24,391,851	£10,697,250	£20,484,913
45%	80%	£33,196,157	£17,594,453	£28,728,851	£33,196,157	£17,594,453	£28,728,851
50%	80%	£42,139,342	£24,515,556	£37,078,517	£42,139,342	£24,515,556	£37,078,517
10%	60%	£27,834,031	£30,277,393	£28,531,059	£27,834,031	£30,277,393	£28,531,059
15%	60%	£19,804,082	£23,513,082	£20,850,737	£19,804,082	£23,513,082	£20,850,737
20%	60%	£11,774,133	£16,719,467	£13,169,674	£11,774,133	£16,719,467	£13,169,674
25%	60%	£3,697,463	£9,925,851	£5,470,419	£3,697,463	£9,925,851	£5,470,419
30%	60%	£4,399,626	£3,132,235	£2,272,079	£4,399,626	£3,132,235	£2,272,079
35%	60%	£12,561,174	£3,700,839	£10,038,439	£12,561,174	£3,700,839	£10,038,439
40%	60%	£20,789,523	£10,541,375	£17,852,546	£20,789,523	£10,541,375	£17,852,546
50%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£86,114,003	£86,114,003	£86,114,003	£86,114,003	£86,114,003	£86,114,003
10%	70%	£89,726,413	£72,582,193	£70,540,478	£89,726,413	£72,582,193	£70,540,478
15%	70%	£91,480,822	£65,807,989	£62,701,921	£91,480,822	£65,807,989	£62,701,921
20%	70%	£53,235,232	£59,004,787	£54,863,363	£53,235,232	£59,004,787	£54,863,363
25%	70%	£44,925,287	£52,201,587	£46,993,735	£44,925,287	£52,201,587	£46,993,735
30%	70%	£36,600,473	£45,398,386	£39,091,168	£36,600,473	£45,398,386	£39,091,168
35%	70%	£28,203,223	£38,554,628	£31,146,414	£28,203,223	£38,554,628	£31,146,414
40%	70%	£19,742,876	£31,704,351	£23,161,635	£19,742,876	£31,704,351	£23,161,635
45%	70%	£11,198,390	£24,818,324	£15,100,230	£11,198,390	£24,818,324	£15,100,230
50%	70%	£2,538,906	£17,908,742	£6,950,713	£2,538,906	£17,908,742	£6,950,713
100%	70%	£68,212,704	£55,367,177	£78,943,811	£68,212,704	£55,367,177	£78,943,811
10%	80%	£69,295,130	£72,583,331	£70,225,491	£69,295,130	£72,583,331	£70,225,491
15%	80%	£60,833,900	£65,779,232	£62,229,440	£60,833,900	£65,779,232	£62,229,440
20%	80%	£52,364,872	£58,965,446	£54,233,390	£52,364,872	£58,965,446	£54,233,390
40%	80%	£17,931,812	£31,626,413	£21,838,850	£17,931,812	£31,626,413	£21,838,850
45%	80%	£9,127,507	£24,729,210	£13,594,813	£9,127,507	£24,729,210	£13,594,813
50%	80%	£184,321	£17,808,107	£5,245,146	£184,321	£17,808,107	£5,245,146
10%	60%	£70,157,694	£72,601,056	£70,854,722	£70,157,694	£72,601,056	£70,854,722
15%	60%	£62,127,745	£65,838,745	£63,174,400	£62,127,745	£65,838,745	£63,174,400
20%	60%	£54,097,796	£59,043,130	£55,493,337	£54,097,796	£59,043,130	£55,493,337
25%	60%	£46,021,126	£52,249,514	£47,794,082	£46,021,126	£52,249,514	£47,794,082
30%	60%	£37,924,037	£45,455,898	£40,051,584	£37,924,037	£45,455,898	£40,051,584
35%	60%	£29,762,489	£38,622,824	£32,285,224	£29,762,489	£38,622,824	£32,285,224
40%	60%	£21,554,140	£31,782,288	£24,471,118	£21,554,140	£31,782,288	£24,471,118
50%	60%	£4,677,521	£18,009,377	£8,631,236	£4,677,521	£18,009,377	£8,631,236

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£89,025,319	£89,025,319	£89,025,319	£89,025,319	£89,025,319	£89,025,319
10%	70%	£72,637,729	£75,493,509	£73,451,794	£72,637,729	£75,493,509	£73,451,794
15%	70%	£64,392,138	£68,719,305	£65,813,237	£64,392,138	£68,719,305	£65,813,237
20%	70%	£56,146,548	£61,916,103	£57,774,679	£56,146,548	£61,916,103	£57,774,679
25%	70%	£47,896,603	£55,112,903	£49,805,051	£47,896,603	£55,112,903	£49,805,051
30%	70%	£39,511,789	£48,309,702	£42,002,484	£39,511,789	£48,309,702	£42,002,484
35%	70%	£31,114,539	£41,465,944	£34,057,730	£31,114,539	£41,465,944	£34,057,730
40%	70%	£22,654,292	£34,615,667	£26,072,951	£22,654,292	£34,615,667	£26,072,951
45%	70%	£14,109,706	£27,729,640	£18,011,546	£14,109,706	£27,729,640	£18,011,546
50%	70%	£5,450,222	£20,820,058	£9,862,029	£5,450,222	£20,820,058	£9,862,029
100%	70%	£65,301,388	£52,455,861	£76,032,595	£65,301,388	£52,455,861	£76,032,595
10%	80%	£72,206,446	£75,474,647	£73,136,807	£72,206,446	£75,474,647	£73,136,807
15%	80%	£63,745,216	£68,690,548	£65,140,756	£63,745,216	£68,690,548	£65,140,756
20%	80%	£55,276,188	£61,877,762	£57,144,706	£55,276,188	£61,877,762	£57,144,706
40%	80%	£20,843,128	£34,537,729	£24,750,166	£20,843,128	£34,537,729	£24,750,166
45%	80%	£12,038,823	£27,640,526	£16,506,129	£12,038,823	£27,640,526	£16,506,129
50%	80%	£3,095,637	£20,719,423	£8,156,462	£3,095,637	£20,719,423	£8,156,462
10%	60%	£73,069,010	£75,512,372	£73,766,038	£73,069,010	£75,512,372	£73,766,038
15%	60%	£65,039,061	£68,749,061	£66,085,716	£65,039,061	£68,749,061	£66,085,716
20%	60%	£57,009,112	£61,954,446	£58,404,653	£57,009,112	£61,954,446	£58,404,653
25%	60%	£48,932,442	£55,160,830	£50,705,398	£48,932,442	£55,160,830	£50,705,398
30%	60%	£40,835,353	£48,367,215	£42,962,900	£40,835,353	£48,367,215	£42,962,900
35%	60%	£32,673,805	£41,534,140	£35,196,540	£32,673,805	£41,534,140	£35,196,540
40%	60%	£24,465,456	£34,693,604	£27,382,434	£24,465,456	£34,693,604	£27,382,434
50%	60%	£7,788,837	£20,920,693	£11,542,552	£7,788,837	£20,920,693	£11,542,552

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

No Units	650
Site Area	4.95 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£37,581,995	£37,581,995	£37,581,995	£37,581,995	£37,581,995	£37,581,995
0%	70%	£26,171,019	£29,431,670	£27,222,131	£26,171,019	£29,431,670	£27,222,131
15%	70%	£20,415,740	£25,327,632	£22,013,323	£20,415,740	£25,327,632	£22,013,323
20%	70%	£14,608,430	£21,223,594	£16,745,036	£14,608,430	£21,223,594	£16,745,036
25%	70%	£8,736,079	£17,086,069	£11,450,516	£8,736,079	£17,086,069	£11,450,516
30%	70%	£2,796,711	£12,935,749	£6,105,008	£2,796,711	£12,935,749	£6,105,008
35%	70%	-£3,233,069	£8,747,917	£381,322	-£3,233,069	£8,747,917	£381,322
40%	70%	-£15,384,111	£268,150	-£10,336,995	-£15,384,111	£268,150	-£10,336,995
50%	70%	-£21,459,631	-£4,063,357	-£16,851,724	-£21,459,631	-£4,063,357	-£16,851,724
100%	70%	-£82,214,839	-£47,422,292	-£70,999,026	-£82,214,839	-£47,422,292	-£70,999,026
10%	80%	£25,751,227	£29,477,685	£28,952,487	£25,751,227	£29,477,685	£28,952,487
15%	80%	£19,775,753	£25,396,654	£21,607,129	£19,775,753	£25,396,654	£21,607,129
20%	80%	£13,755,115	£21,315,624	£16,196,950	£13,755,115	£21,315,624	£16,196,950
25%	80%	£7,651,988	£17,202,989	£10,754,203	£7,651,988	£17,202,989	£10,754,203
30%	80%	£1,474,527	£13,076,053	£5,258,068	£1,474,527	£13,076,053	£5,258,068
35%	80%	-£4,800,846	£8,914,282	-£314,521	-£4,800,846	£8,914,282	-£314,521
40%	80%	-£11,100,335	£4,727,511	-£5,973,106	-£11,100,335	£4,727,511	-£5,973,106
45%	80%	-£17,399,823	£485,545	-£11,631,692	-£17,399,823	£485,545	-£11,631,692
50%	80%	-£23,699,313	-£3,817,857	-£17,290,764	-£23,699,313	-£3,817,857	-£17,290,764
10%	60%	£26,590,811	£29,385,654	£27,491,764	£26,590,811	£29,385,654	£27,491,764
15%	60%	£21,055,726	£25,258,609	£22,417,773	£21,055,726	£25,258,609	£22,417,773
20%	60%	£15,461,746	£21,131,564	£17,263,122	£15,461,746	£21,131,564	£17,263,122
25%	60%	£9,820,168	£16,969,149	£12,146,829	£9,820,168	£16,969,149	£12,146,829
30%	60%	£4,118,895	£12,795,446	£6,940,583	£4,118,895	£12,795,446	£6,940,583
35%	60%	-£1,665,292	£8,581,553	£1,672,105	-£1,665,292	£8,581,553	£1,672,105
40%	60%	-£7,516,844	£4,341,031	-£3,671,423	-£7,516,844	£4,341,031	-£3,671,423
45%	60%	-£13,368,398	£50,755	-£9,042,298	-£13,368,398	£50,755	-£9,042,298
50%	60%	-£19,219,950	-£4,308,859	-£14,413,173	-£19,219,950	-£4,308,859	-£14,413,173

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£371,411,965	£371,411,965	£371,411,965	£371,411,965	£371,411,965	£371,411,965
0%	70%	£382,822,940	£379,562,290	£381,771,829	£382,822,940	£379,562,290	£381,771,829
15%	70%	£388,578,219	£383,956,328	£386,950,636	£388,578,219	£383,956,328	£386,950,636
20%	70%	£394,385,529	£387,770,366	£392,748,624	£394,385,529	£387,770,366	£392,748,624
25%	70%	£400,257,881	£391,907,691	£397,543,444	£400,257,881	£391,907,691	£397,543,444
30%	70%	£406,197,249	£396,058,210	£402,888,951	£406,197,249	£396,058,210	£402,888,951
35%	70%	£412,227,028	£400,246,042	£408,312,637	£412,227,028	£400,246,042	£408,312,637
40%	70%	£418,302,549	£404,459,689	£413,816,224	£418,302,549	£404,459,689	£413,816,224
45%	70%	£424,378,070	£408,675,904	£419,330,811	£424,378,070	£408,675,904	£419,330,811
50%	70%	£430,453,590	£413,057,317	£424,845,684	£430,453,590	£413,057,317	£424,845,684
100%	70%	£481,208,798	£456,416,251	£479,992,985	£481,208,798	£456,416,251	£479,992,985
10%	80%	£383,242,732	£379,516,274	£382,041,462	£383,242,732	£379,516,274	£382,041,462
15%	80%	£389,218,206	£383,597,305	£387,386,830	£389,218,206	£383,597,305	£387,386,830
20%	80%	£395,238,845	£387,678,335	£392,797,009	£395,238,845	£387,678,335	£392,797,009
25%	80%	£401,294,415	£391,799,445	£397,847,131	£401,294,415	£391,799,445	£397,847,131
30%	80%	£407,383,783	£395,908,415	£402,825,651	£407,383,783	£395,908,415	£402,825,651
35%	80%	£413,493,272	£400,018,816	£407,839,236	£413,493,272	£400,018,816	£407,839,236
40%	80%	£419,623,148	£404,130,350	£412,873,187	£419,623,148	£404,130,350	£412,873,187
45%	80%	£425,773,023	£408,242,884	£417,927,138	£425,773,023	£408,242,884	£417,927,138
50%	80%	£431,932,898	£412,355,418	£422,991,089	£431,932,898	£412,355,418	£422,991,089
10%	60%	£393,532,213	£387,662,395	£391,700,837	£393,532,213	£387,662,395	£391,700,837
15%	60%	£399,178,781	£392,024,810	£396,147,131	£399,178,781	£392,024,810	£396,147,131
20%	60%	£404,875,064	£396,198,513	£400,053,376	£404,875,064	£396,198,513	£400,053,376
25%	60%	£410,659,251	£400,412,406	£404,321,855	£410,659,251	£400,412,406	£404,321,855
30%	60%	£416,510,804	£404,652,929	£408,573,882	£416,510,804	£404,652,929	£408,573,882
35%	60%	£422,429,909	£408,902,818	£412,827,133	£422,429,909	£408,902,818	£412,827,133

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£280,688,914	£280,688,914	£280,688,914	£280,688,914	£280,688,914	£280,688,914
0%	70%	£292,099,890	£288,839,239	£291,048,778	£292,099,890	£288,839,239	£291,048,778
15%	70%	£297,855,189	£292,943,277	£296,257,896	£297,855,189	£292,943,277	£296,257,896
20%	70%	£303,692,479	£297,047,810	£301,585,873	£303,692,479	£297,047,810	£301,585,873
25%	70%	£309,534,830	£301,184,840	£306,820,938	£309,534,830	£301,184,840	£306,820,938
30%	70%	£315,474,198	£305,335,160	£312,165,901	£315,474,198	£305,335,160	£312,165,901
35%	70%	£321,413,566	£309,485,480	£317,506,864	£321,413,566	£309,485,480	£317,506,864
40%	70%	£327,352,934	£313,635,800	£322,847,827	£327,352,934	£313,635,800	£322,847,827
45%	70%	£333,292,302	£317,786,116	£328,188,790	£333,292,302	£317,786,116	£328,188,790
50%	70%	£339,231,670	£321,936,432	£333,529,753	£339,231,670	£321,936,432	£333,529,753
100%	70%	£400,485,748	£385,693,201	£389,269,935	£400,485,748	£385,693,201	£389,269,935
10%	80%	£292,519,682	£288,793,224	£291,318,412	£292,519,682	£288,793,224	£291,318,412
15%	80%	£298,495,156	£292,874,255	£296,683,790	£298,495,156	£292,874,255	£296,683,790
20%	80%	£304,515,794	£296,955,285	£302,973,859	£304,515,794	£296,955,285	£302,973,859
25%	80%	£310,536,432	£301,035,316	£309,264,918	£310,536,432	£301,035,316	£309,264,918
30%	80%	£316,557,070	£305,115,347	£315,556,977	£316,557,070	£305,115,347	£315,556,977
35%	80%	£322,577,708	£309,205,378	£321,848,036	£322,577,708	£309,205,378	£321,848,036
40%	80%	£328,598,346	£313,295,409	£328,139,095	£328,598,346	£313,295,409	£328,139,095
45%	80%	£334,618,984	£317,385,440	£334,430,154	£334,618,984	£317,385,440	£334,430,154
50%	80%	£340,639,622	£321,475,471	£340,721,213	£340,639,622	£321,475,471	£340,721,213
10%	60%	£291,680,098	£288,885,255	£290,779,145	£291,680,098	£288,885,255	£290,779,145
15%	60%	£297,215,183	£293,012,300	£296,853,136	£297,215,183	£293,012,300	£296,853,136
20%	60%	£302,808,162	£297,138,345	£302,917,897	£302,808,162	£297,138,345	£302,917,897
25%	60%	£308,450,741	£301,269,386	£308,124,080	£308,450,741	£301,269,386	£308,124,080
30%	60%	£314,152,014	£305,475,463	£314,152,014	£314,152,014	£305,475,463	£314,152,014
35%	60%	£319,936,201	£309,689,356	£319,936,201	£319,936,201	£309,689,356	£319,936,201
40%	60%	£325,787,753	£313,929,878	£325,787,753	£325,787,753	£313,929,878	£325,787,753
45%	60%	£331,699,805	£318,180,399	£331,699,805	£331,699,805	£318,180,399	£331,699,805
50%	60%	£337,682,357	£322,441,920	£337,682,357	£337,682,357	£322,441,920	£337,682,357

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£107,937,126	£107,937,126	£107,937,126	£107,937,126	£107,937,126	£107,937,126
0%	70%	£119,348,102	£116,087,451	£118,296,990	£119,348,102	£116,087,451	£118,296,990
10%	70%	£125,103,381	£120,191,499	£123,895,797	£125,103,381	£120,191,499	£123,895,797
20%	70%	£130,910,691	£124,295,527	£128,774,085	£130,910,691	£124,295,527	£128,774,085
25%	70%	£136,783,042	£128,433,052	£134,068,605	£136,783,042	£128,433,052	£134,068,605
30%	70%	£142,722,410	£132,583,372	£139,414,112	£142,722,410	£132,583,372	£139,414,112
35%	70%	£148,752,189	£136,771,203	£144,837,799	£148,752,189	£136,771,203	£144,837,799
40%	70%	£154,827,711	£140,984,850	£150,341,386	£154,827,711	£140,984,850	£150,341,386
45%	70%	£160,939,233	£145,258,976	£155,858,116	£160,939,233	£145,258,976	£155,858,116
50%	70%	£167,084,755	£149,582,478	£161,370,845	£167,084,755	£149,582,478	£161,370,845

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742	-£13,446,742
10%	70%	-£24,857,716	-£21,597,067	-£23,805,606	-£24,857,716	-£21,597,067	-£23,805,606
15%	70%	-£30,612,997	-£25,701,105	-£29,015,413	-£30,612,997	-£25,701,105	-£29,015,413
20%	70%	-£36,420,307	-£29,805,143	-£34,283,701	-£36,420,307	-£29,805,143	-£34,283,701
25%	70%	-£42,292,658	-£33,942,668	-£39,578,221	-£42,292,658	-£33,942,668	-£39,578,221
30%	70%	-£48,232,026	-£38,092,988	-£44,923,728	-£48,232,026	-£38,092,988	-£44,923,728
35%	70%	-£54,261,805	-£42,280,819	-£50,347,414	-£54,261,805	-£42,280,819	-£50,347,414
40%	70%	-£60,337,327	-£46,494,466	-£55,851,001	-£60,337,327	-£46,494,466	-£55,851,001
45%	70%	-£66,412,847	-£50,760,586	-£61,385,732	-£66,412,847	-£50,760,586	-£61,385,732
50%	70%	-£72,488,368	-£55,092,094	-£66,890,461	-£72,488,368	-£55,092,094	-£66,890,461
100%	70%	-£133,243,576	-£98,451,029	-£122,027,762	-£133,243,576	-£98,451,029	-£122,027,762
10%	80%	-£25,277,510	-£21,551,052	-£24,076,240	-£25,277,510	-£21,551,052	-£24,076,240
15%	80%	-£31,252,983	-£25,632,083	-£29,421,608	-£31,252,983	-£25,632,083	-£29,421,608
20%	80%	-£37,273,622	-£29,713,112	-£34,831,787	-£37,273,622	-£29,713,112	-£34,831,787
40%	80%	-£62,129,072	-£46,301,226	-£57,001,843	-£62,129,072	-£46,301,226	-£57,001,843
45%	80%	-£68,428,560	-£50,543,192	-£62,660,428	-£68,428,560	-£50,543,192	-£62,660,428
50%	80%	-£74,728,050	-£54,846,594	-£68,319,013	-£74,728,050	-£54,846,594	-£68,319,013
10%	60%	-£24,437,925	-£21,843,082	-£23,536,373	-£24,437,925	-£21,843,082	-£23,536,373
15%	60%	-£29,973,010	-£25,770,128	-£28,610,364	-£29,973,010	-£25,770,128	-£28,610,364
20%	60%	-£35,566,990	-£29,897,173	-£33,735,614	-£35,566,990	-£29,897,173	-£33,735,614
25%	60%	-£41,208,569	-£34,059,587	-£38,881,908	-£41,208,569	-£34,059,587	-£38,881,908
30%	60%	-£46,909,841	-£38,233,290	-£44,088,153	-£46,909,841	-£38,233,290	-£44,088,153
35%	60%	-£52,694,029	-£42,447,184	-£49,356,632	-£52,694,029	-£42,447,184	-£49,356,632
40%	60%	-£58,545,591	-£46,687,706	-£54,700,159	-£58,545,591	-£46,687,706	-£54,700,159
50%	60%	-£70,248,687	-£55,337,695	-£66,441,910	-£70,248,687	-£55,337,695	-£66,441,910

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£8,224,203	£8,224,203	£8,224,203	£8,224,203	£8,224,203	£8,224,203
10%	70%	£3,186,773	£7,571,716	£2,193,681	£3,186,773	£7,571,716	£2,193,681
15%	70%	£8,942,052	£4,039,160	£7,344,489	£8,942,052	£4,039,160	£7,344,489
20%	70%	£14,749,362	£8,134,198	£12,612,756	£14,749,362	£8,134,198	£12,612,756
25%	70%	£20,621,713	£12,271,723	£17,907,276	£20,621,713	£12,271,723	£17,907,276
30%	70%	£26,561,081	£16,422,043	£23,252,784	£26,561,081	£16,422,043	£23,252,784
35%	70%	£32,590,881	£20,609,875	£28,676,470	£32,590,881	£20,609,875	£28,676,470
40%	70%	£38,666,352	£24,823,521	£34,180,667	£38,666,352	£24,823,521	£34,180,667
45%	70%	£44,741,903	£29,089,642	£39,694,787	£44,741,903	£29,089,642	£39,694,787
50%	70%	£50,817,423	£33,421,149	£45,209,516	£50,817,423	£33,421,149	£45,209,516
100%	70%	£111,572,631	£76,780,084	£100,358,818	£111,572,631	£76,780,084	£100,358,818
10%	80%	£3,606,565	£1,119,893	£2,405,295	£3,606,565	£1,119,893	£2,405,295
15%	80%	£9,382,039	£3,981,138	£7,750,683	£9,382,039	£3,981,138	£7,750,683
20%	80%	£15,602,677	£8,042,168	£13,160,842	£15,602,677	£8,042,168	£13,160,842
40%	80%	£40,458,127	£24,630,281	£36,330,898	£40,458,127	£24,630,281	£36,330,898
45%	80%	£46,757,615	£28,872,247	£40,989,484	£46,757,615	£28,872,247	£40,989,484
50%	80%	£53,057,105	£33,175,649	£46,648,068	£53,057,105	£33,175,649	£46,648,068
10%	60%	£2,766,981	£27,982	£1,866,028	£2,766,981	£27,982	£1,866,028
15%	60%	£8,302,066	£4,099,183	£6,940,019	£8,302,066	£4,099,183	£6,940,019
20%	60%	£13,896,046	£8,226,228	£12,064,670	£13,896,046	£8,226,228	£12,064,670
25%	60%	£19,537,624	£12,388,642	£17,210,963	£19,537,624	£12,388,642	£17,210,963
30%	60%	£25,238,897	£16,562,346	£22,417,209	£25,238,897	£16,562,346	£22,417,209
35%	60%	£31,023,084	£20,776,239	£27,685,687	£31,023,084	£20,776,239	£27,685,687
40%	60%	£36,874,636	£25,016,761	£33,029,215	£36,874,636	£25,016,761	£33,029,215
50%	60%	£48,577,742	£33,666,651	£43,770,965	£48,577,742	£33,666,651	£43,770,965

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£17,790,108	£17,790,108	£17,790,108	£17,790,108	£17,790,108	£17,790,108
10%	70%	£6,379,132	£9,639,783	£7,430,244	£6,379,132	£9,639,783	£7,430,244
15%	70%	£9,843,853	£5,585,745	£2,291,437	£9,843,853	£5,585,745	£2,291,437
20%	70%	£5,183,456	£1,431,707	£3,046,851	£5,183,456	£1,431,707	£3,046,851
25%	70%	£11,055,808	£2,705,818	£8,341,371	£11,055,808	£2,705,818	£8,341,371
30%	70%	£16,995,176	£6,856,137	£13,686,878	£16,995,176	£6,856,137	£13,686,878
35%	70%	£23,024,955	£11,043,969	£19,110,564	£23,024,955	£11,043,969	£19,110,564
40%	70%	£29,100,477	£15,257,616	£24,614,151	£29,100,477	£15,257,616	£24,614,151
45%	70%	£35,176,997	£19,523,736	£30,128,882	£35,176,997	£19,523,736	£30,128,882
50%	70%	£41,251,518	£23,855,244	£35,643,611	£41,251,518	£23,855,244	£35,643,611
100%	70%	£102,006,726	£67,214,178	£90,790,912	£102,006,726	£67,214,178	£90,790,912
10%	80%	£5,959,340	£9,685,798	£7,160,610	£5,959,340	£9,685,798	£7,160,610
15%	80%	£16,133	£5,604,768	£1,815,243	£16,133	£5,604,768	£1,815,243
20%	80%	£6,036,772	£3,523,738	£3,594,987	£6,036,772	£3,523,738	£3,594,987
25%	80%	£30,892,222	£15,064,376	£25,764,992	£30,892,222	£15,064,376	£25,764,992
40%	80%	£37,191,710	£19,306,342	£31,423,578	£37,191,710	£19,306,342	£31,423,578
50%	80%	£43,491,200	£23,609,744	£37,082,163	£43,491,200	£23,609,744	£37,082,163
10%	60%	£6,798,925	£9,593,768	£7,699,877	£6,798,925	£9,593,768	£7,699,877
15%	60%	£1,263,940	£9,466,723	£2,626,896	£1,263,940	£9,466,723	£2,626,896
20%	60%	£4,530,140	£1,339,877	£2,498,764	£4,530,140	£1,339,877	£2,498,764
25%	60%	£9,971,719	£2,822,737	£7,645,058	£9,971,719	£2,822,737	£7,645,058
30%	60%	£15,672,991	£6,996,440	£12,851,303	£15,672,991	£6,996,440	£12,851,303
35%	60%	£21,457,179	£11,210,334	£18,119,782	£21,457,179	£11,210,334	£18,119,782
40%	60%	£27,308,731	£15,450,858	£23,463,309	£27,308,731	£15,450,858	£23,463,309
50%	60%	£39,011,837	£24,100,745	£34,205,060	£39,011,837	£24,100,745	£34,205,060

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£14,814,386	£14,814,386	£14,814,386	£14,814,386	£14,814,386	£14,814,386
10%	70%	£26,225,362	£22,964,711	£25,174,250	£26,225,362	£22,964,711	£25,174,250
15%	70%	£31,980,641	£27,068,749	£30,383,058	£31,980,641	£27,068,749	£30,383,058
20%	70%	£37,787,951	£31,172,787	£35,651,345	£37,787,951	£31,172,787	£35,651,345
25%	70%	£43,660,302	£35,310,312	£40,945,865	£43,660,302	£35,310,312	£40,945,865
30%	70%	£49,599,670	£39,460,632	£46,291,373	£49,599,670	£39,460,632	£46,291,373
35%	70%	£55,629,450	£43,648,464	£51,715,059	£55,629,450	£43,648,464	£51,715,059
40%	70%	£61,704,971	£47,862,110	£57,218,646	£61,704,971	£47,862,110	£57,218,646
45%	70%	£67,780,492	£52,128,231	£62,733,376	£67,780,492	£52,128,231	£62,733,376
50%	70%	£73,856,012	£56,459,738	£68,288,105	£73,856,012	£56,459,738	£68,288,105
100%	70%	£134,611,220	£99,818,673	£123,395,407	£134,611,220	£99,818,673	£123,395,407
10%	80%	£26,645,154	£22,918,696	£25,443,884	£26,645,154	£22,918,696	£25,443,884
15%	80%	£32,620,628	£26,999,727	£30,789,252	£32,620,628	£26,999,727	£30,789,252
20%	80%	£38,641,268	£31,080,757	£36,199,431	£38,641,268	£31,080,757	£36,199,431
40%	80%	£63,498,716	£47,669,870	£58,369,487	£63,498,716	£47,669,870	£58,369,487
45%	80%	£69,796,204	£51,910,836	£64,028,073	£69,796,204	£51,910,836	£64,028,073
50%	80%	£76,095,694	£56,214,238	£69,686,657	£76,095,694	£56,214,238	£69,686,657
10%	60%	£25,805,570	£23,010,727	£24,904,617	£25,805,570	£23,010,727	£24,904,617
15%	60%	£31,340,655	£27,137,772	£29,978,608	£31,340,655	£27,137,772	£29,978,608
20%	60%	£36,934,635	£31,264,817	£35,103,269	£36,934,635	£31,264,817	£35,103,269
25%	60%	£42,576,213	£35,427,232	£40,249,552	£42,576,213	£35,427,232	£40,249,552
30%	60%	£48,277,486	£39,600,935	£45,455,798	£48,277,486	£39,600,935	£45,455,798
35%	60%	£54,061,673	£43,814,828	£50,724,276	£54,061,673	£43,814,828	£50,724,276
40%	60%	£59,913,225	£48,055,350	£56,067,804	£59,913,225	£48,055,350	£56,067,804
50%	60%</						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£27,509,277	£27,509,277	£27,509,277	£27,509,277	£27,509,277	£27,509,277
10%	70%	£16,098,301	£19,358,352	£17,149,413	£16,098,301	£19,358,352	£17,149,413
15%	70%	£10,343,022	£15,254,814	£11,940,655	£10,343,022	£15,254,814	£11,940,655
20%	70%	£4,535,712	£11,150,876	£6,672,318	£4,535,712	£11,150,876	£6,672,318
25%	70%	£-1,336,639	£7,013,351	£1,377,798	£-1,336,639	£7,013,351	£1,377,798
30%	70%	£-7,276,007	£2,863,031	£-3,967,710	£-7,276,007	£2,863,031	£-3,967,710
35%	70%	£-13,305,787	£-1,324,801	£-9,391,396	£-13,305,787	£-1,324,801	£-9,391,396
40%	70%	£-19,381,308	£-5,338,447	£-14,894,983	£-19,381,308	£-5,338,447	£-14,894,983
45%	70%	£-25,456,828	£-9,804,568	£-20,409,713	£-25,456,828	£-9,804,568	£-20,409,713
50%	70%	£-31,532,349	£-14,136,075	£-25,924,442	£-31,532,349	£-14,136,075	£-25,924,442
100%	70%	£-92,287,557	£-57,495,010	£-61,071,744	£-92,287,557	£-57,495,010	£-61,071,744
10%	80%	£15,678,509	£19,404,967	£16,879,779	£15,678,509	£19,404,967	£16,879,779
15%	80%	£9,703,035	£15,323,936	£11,534,411	£9,703,035	£15,323,936	£11,534,411
20%	80%	£3,882,397	£11,242,906	£6,124,232	£3,882,397	£11,242,906	£6,124,232
25%	80%	£-21,173,053	£-5,345,207	£-16,045,824	£-21,173,053	£-5,345,207	£-16,045,824
45%	80%	£-27,472,541	£-9,587,173	£-21,704,409	£-27,472,541	£-9,587,173	£-21,704,409
50%	80%	£-33,772,031	£-13,890,575	£-27,362,984	£-33,772,031	£-13,890,575	£-27,362,984
10%	60%	£16,518,093	£19,312,936	£17,419,046	£16,518,093	£19,312,936	£17,419,046
15%	60%	£10,983,098	£15,185,891	£12,345,055	£10,983,098	£15,185,891	£12,345,055
20%	60%	£5,389,029	£11,058,846	£7,220,404	£5,389,029	£11,058,846	£7,220,404
25%	60%	£-252,550	£6,896,432	£2,074,111	£-252,550	£6,896,432	£2,074,111
30%	60%	£-5,953,822	£2,722,728	£-3,132,135	£-5,953,822	£2,722,728	£-3,132,135
35%	60%	£-11,738,010	£-1,491,165	£-8,400,613	£-11,738,010	£-1,491,165	£-8,400,613
40%	60%	£-17,589,562	£-5,731,687	£-13,744,141	£-17,589,562	£-5,731,687	£-13,744,141
50%	60%	£-23,292,668	£-14,381,577	£-24,485,891	£-23,292,668	£-14,381,577	£-24,485,891

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£30,420,593	£30,420,593	£30,420,593	£30,420,593	£30,420,593	£30,420,593
10%	70%	£19,009,617	£22,270,268	£20,060,729	£19,009,617	£22,270,268	£20,060,729
15%	70%	£13,254,338	£18,166,230	£14,851,921	£13,254,338	£18,166,230	£14,851,921
20%	70%	£7,447,026	£14,062,192	£9,583,634	£7,447,026	£14,062,192	£9,583,634
25%	70%	£1,574,677	£9,924,667	£4,289,114	£1,574,677	£9,924,667	£4,289,114
30%	70%	£-4,364,691	£5,774,347	£-1,056,394	£-4,364,691	£5,774,347	£-1,056,394
35%	70%	£-10,394,471	£1,586,515	£-8,490,080	£-10,394,471	£1,586,515	£-8,490,080
40%	70%	£-16,469,992	£-2,627,131	£-11,983,687	£-16,469,992	£-2,627,131	£-11,983,687
45%	70%	£-22,545,512	£-6,893,252	£-17,498,397	£-22,545,512	£-6,893,252	£-17,498,397
50%	70%	£-28,621,033	£-11,224,759	£-23,013,126	£-28,621,033	£-11,224,759	£-23,013,126
100%	70%	£-89,376,241	£-54,583,694	£-78,160,428	£-89,376,241	£-54,583,694	£-78,160,428
10%	80%	£18,589,825	£22,316,283	£19,791,095	£18,589,825	£22,316,283	£19,791,095
15%	80%	£12,614,351	£18,235,252	£14,445,727	£12,614,351	£18,235,252	£14,445,727
20%	80%	£8,593,713	£14,154,222	£9,035,549	£8,593,713	£14,154,222	£9,035,549
25%	80%	£-18,261,737	£-2,433,891	£-13,134,508	£-18,261,737	£-2,433,891	£-13,134,508
45%	80%	£-24,561,225	£-6,675,857	£-18,793,093	£-24,561,225	£-6,675,857	£-18,793,093
50%	80%	£-30,860,715	£-10,979,259	£-24,451,678	£-30,860,715	£-10,979,259	£-24,451,678
10%	60%	£19,429,409	£22,224,252	£20,330,362	£19,429,409	£22,224,252	£20,330,362
15%	60%	£13,894,325	£18,097,207	£15,256,371	£13,894,325	£18,097,207	£15,256,371
20%	60%	£9,300,345	£13,970,162	£10,131,720	£9,300,345	£13,970,162	£10,131,720
25%	60%	£2,658,766	£9,807,748	£4,985,427	£2,658,766	£9,807,748	£4,985,427
30%	60%	£-3,042,506	£5,634,045	£-220,819	£-3,042,506	£5,634,045	£-220,819
35%	60%	£-8,826,694	£1,420,151	£-5,489,297	£-8,826,694	£1,420,151	£-5,489,297
40%	60%	£-14,678,248	£-2,820,371	£-10,832,825	£-14,678,248	£-2,820,371	£-10,832,825
50%	60%	£-20,381,352	£-11,470,261	£-21,574,575	£-20,381,352	£-11,470,261	£-21,574,575

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£111,877,044	£111,877,044	£111,877,044	£111,877,044	£111,877,044	£111,877,044
10%	70%	£94,177,697	£96,957,186	£94,952,582	£94,177,697	£96,957,186	£94,952,582
15%	70%	£85,198,371	£89,426,341	£86,379,708	£85,198,371	£89,426,341	£86,379,708
20%	70%	£76,217,207	£81,867,103	£77,792,323	£76,217,207	£81,867,103	£77,792,323
25%	70%	£67,195,715	£74,298,413	£69,196,811	£67,195,715	£74,298,413	£69,196,811
30%	70%	£58,143,506	£66,729,724	£60,544,821	£58,143,506	£66,729,724	£60,544,821
35%	70%	£49,029,433	£59,140,324	£51,876,787	£49,029,433	£59,140,324	£51,876,787
40%	70%	£39,863,694	£51,523,690	£43,149,655	£39,863,694	£51,523,690	£43,149,655
45%	70%	£30,615,489	£43,893,129	£34,358,051	£30,615,489	£43,893,129	£34,358,051
50%	70%	£21,253,337	£36,218,286	£25,487,382	£21,253,337	£36,218,286	£25,487,382
100%	70%	£7,101,197	£45,410,825	£68,987,559	£7,101,197	£45,410,825	£68,987,559
0%	80%	£83,760,461	£96,941,326	£94,650,949	£83,760,461	£96,941,326	£94,650,949
15%	80%	£84,569,760	£89,403,449	£85,919,859	£84,569,760	£89,403,449	£85,919,859
20%	80%	£75,379,059	£81,836,082	£77,179,190	£75,379,059	£81,836,082	£77,179,190
25%	80%	£66,130,894	£74,259,638	£68,417,861	£66,130,894	£74,259,638	£68,417,861
30%	80%	£56,864,646	£66,683,192	£59,610,081	£56,864,646	£66,683,192	£59,610,081
35%	80%	£47,514,302	£59,085,150	£50,768,420	£47,514,302	£59,085,150	£50,768,420
40%	80%	£38,103,794	£51,460,534	£41,882,951	£38,103,794	£51,460,534	£41,882,951
45%	80%	£28,603,221	£43,821,030	£32,909,702	£28,603,221	£43,821,030	£32,909,702
50%	80%	£18,980,917	£36,138,177	£23,851,785	£18,980,917	£36,138,177	£23,851,785
10%	60%	£94,590,028	£96,972,447	£95,254,215	£94,590,028	£96,972,447	£95,254,215
15%	60%	£85,626,983	£89,449,232	£86,839,558	£85,626,983	£89,449,232	£86,839,558
20%	60%	£77,058,366	£81,898,124	£78,405,386	£77,058,366	£81,898,124	£78,405,386
25%	60%	£68,260,537	£74,337,190	£69,971,353	£68,260,537	£74,337,190	£69,971,353
30%	60%	£59,421,292	£66,776,255	£61,479,562	£59,421,292	£66,776,255	£61,479,562
35%	60%	£50,544,564	£59,195,499	£52,983,362	£50,544,564	£59,195,499	£52,983,362
40%	60%	£41,623,593	£51,586,747	£44,416,360	£41,623,593	£51,586,747	£44,416,360
45%	60%	£32,617,180	£43,965,227	£35,806,401	£32,617,180	£43,965,227	£35,806,401
50%	60%	£23,521,444	£36,298,397	£27,122,979	£23,521,444	£36,298,397	£27,122,979

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£297,016,916	£297,016,916	£297,016,916	£297,016,916	£297,016,916	£297,016,916
10%	70%	£314,816,283	£312,036,773	£314,041,378	£314,816,283	£312,036,773	£314,041,378
15%	70%	£333,795,588	£319,567,618	£322,614,252	£333,795,588	£319,567,618	£322,614,252
20%	70%	£332,776,752	£327,126,856	£331,201,637	£332,776,752	£327,126,856	£331,201,637
25%	70%	£341,798,244	£334,695,546	£339,797,148	£341,798,244	£334,695,546	£339,797,148
30%	70%	£350,850,453	£342,264,236	£348,449,138	£350,850,453	£342,264,236	£348,449,138
35%	70%	£359,964,526	£349,833,635	£357,117,172	£359,964,526	£349,833,635	£357,117,172
40%	70%	£369,130,265	£357,470,269	£365,844,304	£369,130,265	£357,470,269	£365,844,304
45%	70%	£378,107,476	£365,103,930	£374,635,908	£378,107,476	£365,103,930	£374,635,908
50%	70%	£387,740,622	£372,775,673	£383,506,577	£387,740,622	£372,775,673	£383,506,577
100%	70%	£487,095,157	£454,404,784	£477,981,518	£487,095,157	£454,404,784	£477,981,518
0%	80%	£315,233,498	£312,052,034	£314,343,010	£315,233,498	£312,052,034	£314,343,010
15%	80%	£324,424,200	£319,590,510	£323,074,100	£324,424,200	£319,590,510	£323,074,100
20%	80%	£333,614,901	£327,157,877	£331,814,769	£333,614,901	£327,157,877	£331,814,769
25%	80%	£342,886,165	£334,727,096	£341,111,096	£342,886,165	£334,727,096	£341,111,096
30%	80%	£352,199,738	£342,296,306	£350,424,200	£352,199,738	£342,296,306	£350,424,200
35%	80%	£361,544,355	£349,865,516	£359,776,827	£361,544,355	£349,865,516	£359,776,827
40%	80%	£370,920,000	£357,434,727	£369,162,437	£370,920,000	£357,434,727	£369,162,437
45%	80%	£380,330,738	£365,003,938	£378,568,057	£380,330,738	£365,003,938	£378,568,057
50%	80%	£390,013,042	£372,577,148	£388,142,174	£390,013,042	£372,577,148	£388,142,174
10%	60%	£313,403,931	£312,021,513	£313,739,745	£313,403,931	£312,021,513	£313,739,745
15%	60%	£323,166,976	£319,544,727	£322,154,402	£323,166,976	£319,544,727	£322,154,402
20%	60%	£331,938,603	£327,065,535	£330,588,504	£331,938,603	£327,065,535	£330,588,504
25%	60%	£340,734,423	£334,586,759	£339,022,628	£340,734,423	£334,586,759	£339,022,628
30%	60%	£349,572,668	£342,117,704	£347,514,398	£349,572,668	£342,117,704	£347,514,398
35%	60%	£358,449,395	£349,798,460	£356,010,597	£358,449,395	£349,798,460	£356,010,597
40%	60%	£367,370,387	£357,407,212	£364,577,600	£367,370,387	£357,407,212	£364,577,600
50%	60%	£385,472,515	£372,695,563	£381,670,980	£385,472,515	£372,695,563	£381,670,980

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£206,293,865	£206,293,865	£206,293,865	£206,293,865	£206,293,865	£206,293,865
10%	70%	£224,093,212	£221,313,723	£223,319,327	£224,093,212	£221,313,723	£223,319,327
15%	70%	£233,072,538	£228,844,568	£231,891,201	£233,072,538	£228,844,568	£231,891,201
20%	70%	£242,053,762	£236,375,408	£240,478,098	£242,053,762	£236,375,408	£240,478,098
25%	70%	£251,075,194	£243,972,495	£249,074,098	£251,075,194	£243,972,495	£249,074,098
30%	70%	£260,127,403	£251,541,185	£257,726,088	£260,127,403	£251,541,185	£257,726,088
35%	70%	£269,241,476	£259,130,584	£266,394,122	£269,241,476	£259,130,584	£266,394,122
40%	70%	£278,407,219	£266,747,219	£275,121,254	£278,407,219	£266,747,219	£275,121,254
45%	70%	£287,655,430	£274,377,780	£283,912,859	£287,655,430	£274,377,780	£283,912,859
50%	70%	£297,017,572	£282,052,623	£292,783,527	£297,017,572	£282,052,623	£292,783,527
100%	70%	£396,372,106	£363,681,734	£387,258,468	£396,372,106	£363,681,734	£387,258,468
0%	80%	£224,510,448	£221,328,983	£223,619,960	£224,510,448	£221,328,983	£223,619,960
15%	80%	£233,701,149	£228,867,460	£232,351,050	£233,701,149	£228,867,460	£232,351,050
20%	80%	£242,886,165	£236,436,627	£241,091,719	£242,886,165	£236,436,627	£241,091,719
25%	80%	£252,117,115	£244,007,276	£249,687,858	£252,117,115	£244,007,276	£249,687,858
30%	80%	£261,397,688	£251,577,933	£258,283,940	£261,397,688	£251,577,933	£258,283,940
35%	80%	£270,720,261	£259,158,590	£266,880,022	£270,720,261	£259,158,590	£266,880,022
40%	80%	£280,092,834	£266,740,247	£275,476,104	£280,092,834	£266,740,247	£275,476,104
45%	80%	£289,506,407	£274,321,904	£284,072,186	£289,506,407	£274,321,904	£284,072,186
50%	80%	£298,960,980	£281,903,561	£292,668,268	£298,960,980	£281,903,561	£292,668,268
10%	60%	£223,680,881	£221,298,462	£223,016,694	£223,680,881	£221,298,462	£223,016,694
15%	60%	£232,443,926	£228,821,677	£231,431,351	£232,443,926	£228,821,677	£231,431,351
20%	60%	£241,216,453	£236,372,786	£239,865,454	£241,216,453	£236,372,786	£239,865,454
25%	60%	£250,010,372	£243,933,719	£248,299,556	£250,010,372	£243,933,719	£248,299,556
30%	60%	£258,849,617	£251,494,654	£256,791,347	£258,849,617	£251,494,654	£256,791,347
35%	60%	£267,726,345	£259,075,410	£265,287,547	£267,726,345	£259,075,410	£265,287,547
40%	60%	£276,647,316	£266,684,162	£273,854,549	£276,647,316	£266,684,162	£273,854,549
50%	60%	£284,749,465	£274,292,912	£281,147,930	£284,749,465	£274,292,912	£281,147,930

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£33,542,077					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£60,948,307	£60,948,307	£60,948,307	£60,948,307	£60,948,307	£60,948,307
10%	70%	£43,148,960	£45,828,450	£43,923,845	£43,148,960	£45,828,450	£43,923,845
15%	70%	£34,169,634	£38,397,604	£35,350,571	£34,169,634	£38,397,604	£35,350,571
20%	70%	£25,188,471	£30,838,966	£26,763,586	£25,188,471	£30,838,966	£26,763,586
25%	70%	£16,166,978	£23,269,677	£18,168,074	£16,166,978	£23,269,677	£18,168,074
30%	70%	£7,114,770	£15,700,987	£9,516,085	£7,114,770	£15,700,987	£9,516,085
35%	70%	£1,999,304	£8,111,588	£3,948,053	£1,999,304	£8,111,588	£3,948,053
40%	70%	£-11,165,043	£494,953	£-7,879,082	£-11,165,043	£494,953	£-7,879,082
45%	70%	£-20,413,248	£-17,135,608	£-16,670,686	£-20,413,248	£-17,135,608	£-16,670,686
50%	70%	£-29,775,400	£-14,810,450	£-25,541,355	£-29,775,400	£-14,810,450	£-25,541,355
100%	70%	£-129,129,934	£-96,439,561	£-120,016,295	£-129,129,934	£-96,439,561	£-120,016,295
10%	80%	£42,731,724	£45,913,189	£43,622,212	£42,731,724	£45,913,189	£43,622,212
15%	80%	£33,341,023	£38,374,713	£34,891,722	£33,341,023	£38,374,713	£34,891,722
20%	80%	£24,350,322	£30,807,345	£26,150,453	£24,350,322	£30,807,345	£26,150,453
40%	80%	£-12,924,942	£431,897	£-9,145,786	£-12,924,942	£431,897	£-9,145,786
45%	80%	£-22,425,516	£-17,207,707	£-18,119,035	£-22,425,516	£-17,207,707	£-18,119,035
50%	80%	£-32,047,820	£-14,890,560	£-27,176,951	£-32,047,820	£-14,890,560	£-27,176,951
10%	60%	£43,961,292	£45,943,710	£44,225,478	£43,961,292	£45,943,710	£44,225,478
15%	60%	£34,738,246	£38,420,495	£35,810,821	£34,738,246	£38,420,495	£35,810,821
20%	60%	£26,026,619	£30,869,387	£27,376,719	£26,026,619	£30,869,387	£27,376,719
25%	60%	£17,231,800	£23,308,453	£18,942,616	£17,231,800	£23,308,453	£18,942,616
30%	60%	£8,392,555	£15,747,518	£10,450,825	£8,392,555	£15,747,518	£10,450,825
35%	60%	£-484,173	£8,166,762	£1,954,626	£-484,173	£8,166,762	£1,954,626
40%	60%	£-9,405,144	£558,010	£-6,612,377	£-9,405,144	£558,010	£-6,612,377
50%	60%	£-27,507,292	£-14,730,340	£-23,905,767	£-27,507,292	£-14,730,340	£-23,905,767

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£82,619,252	£82,619,252	£82,619,252	£82,619,252	£82,619,252	£82,619,252
10%	70%	£64,818,905	£67,699,394	£65,394,790	£64,818,905	£67,699,394	£65,394,790
15%	70%	£55,840,570	£60,068,548	£57,021,916	£55,840,570	£60,068,548	£57,021,916
20%	70%	£46,859,415	£52,509,311	£48,434,531	£46,859,415	£52,509,311	£48,434,531
25%	70%	£37,837,923	£44,940,621	£39,839,019	£37,837,923	£44,940,621	£39,839,019
30%	70%	£28,785,714	£37,371,932	£31,187,029	£28,785,714	£37,371,932	£31,187,029
35%	70%	£19,671,641	£29,782,533	£22,916,995	£19,671,641	£29,782,533	£22,916,995
40%	70%	£10,508,302	£22,185,898	£15,791,863	£10,508,302	£22,185,898	£15,791,863
45%	70%	£1,257,697	£14,535,337	£5,000,259	£1,257,697	£14,535,337	£5,000,259
50%	70%	£-8,104,455	£6,860,494	£-3,870,410	£-8,104,455	£6,860,494	£-3,870,410
100%	70%	£-107,458,989	£-74,768,617	£-98,345,351	£-107,458,989	£-74,768,617	£-98,345,351
10%	80%	£64,402,669	£67,584,134	£65,293,157	£64,402,669	£67,584,134	£65,293,157
15%	80%	£55,211,969	£60,045,857	£56,252,067	£55,211,969	£60,045,857	£56,252,067
20%	80%	£46,021,257	£52,478,290	£47,821,398	£46,021,257	£52,478,290	£47,821,398
40%	80%	£8,746,002	£22,102,842	£12,525,159	£8,746,002	£22,102,842	£12,525,159
45%	80%	£-754,571	£14,463,238	£3,551,910	£-754,571	£14,463,238	£3,551,910
50%	80%	£-10,376,875	£6,780,385	£-5,506,007	£-10,376,875	£6,780,385	£-5,506,007
10%	60%	£65,232,236	£67,614,655	£65,896,423	£65,232,236	£67,614,655	£65,896,423
15%	60%	£56,469,191	£60,091,440	£57,481,766	£56,469,191	£60,091,440	£57,481,766
20%	60%	£47,697,564	£52,540,332	£49,047,663	£47,697,564	£52,540,332	£49,047,663
25%	60%	£38,902,745	£44,979,398	£40,613,561	£38,902,745	£44,979,398	£40,613,561
30%	60%	£30,063,500	£37,418,463	£32,121,770	£30,063,500	£37,418,463	£32,121,770
35%	60%	£21,186,772	£29,837,707	£23,625,570	£21,186,772	£29,837,707	£23,625,570
40%	60%	£12,228,955	£22,228,955	£15,058,905	£12,228,955	£22,228,955	£15,058,905
50%	60%	£-5,836,345	£8,940,605	£-2,234,613	£-5,836,345	£8,940,605	£-2,234,613

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£92,185,157	£92,185,157	£92,185,157	£92,185,157	£92,185,157	£92,185,157
10%	70%	£74,385,610	£77,165,300	£75,160,695	£74,385,610	£77,165,300	£75,160,695
15%	70%	£65,406,484	£69,624,455	£68,387,821	£65,406,484	£69,624,455	£68,387,821
20%	70%	£56,426,317	£62,075,217	£59,000,436	£56,426,317	£62,075,217	£59,000,436
25%	70%	£47,403,829	£54,506,527	£49,404,924	£47,403,829	£54,506,527	£49,404,924
30%	70%	£38,351,620	£46,937,837	£40,752,935	£38,351,620	£46,937,837	£40,752,935
35%	70%	£29,237,547	£39,348,438	£32,084,900	£29,237,547	£39,348,438	£32,084,900
40%	70%	£20,071,807	£31,731,803	£23,357,768	£20,071,807	£31,731,803	£23,357,768
45%	70%	£10,823,803	£24,101,242	£14,586,164	£10,823,803	£24,101,242	£14,586,164
50%	70%	£1,461,450	£16,426,400	£5,695,495	£1,461,450	£16,426,400	£5,695,495
100%	70%	£-97,893,084	£-65,202,711	£-88,779,445	£-97,893,084	£-65,202,711	£-88,779,445
10%	80%	£73,968,574	£77,150,039	£74,859,062	£73,968,574	£77,150,039	£74,859,062
15%	80%	£64,777,873	£69,611,563	£66,127,972	£64,777,873	£69,611,563	£66,127,972
20%	80%	£55,597,172	£62,044,196	£57,387,503	£55,597,172	£62,044,196	£57,387,503
40%	80%	£18,311,908	£31,668,747	£22,091,064	£18,311,908	£31,668,747	£22,091,064
45%	80%	£8,811,335	£24,029,143	£13,117,815	£8,811,335	£24,029,143	£13,117,815
50%	80%	£-810,970	£16,346,290	£4,059,899	£-810,970	£16,346,290	£4,059,899
10%	60%	£74,798,142	£77,180,560	£75,462,328	£74,798,142	£77,180,560	£75,462,328
15%	60%	£66,035,096	£69,657,345	£67,047,671	£66,035,096	£69,657,345	£67,047,671
20%	60%	£57,263,476	£62,106,238	£58,613,669	£57,263,476	£62,106,238	£58,613,669
25%	60%	£48,468,850	£54,545,304	£50,179,467	£48,468,850	£54,545,304	£50,179,467
30%	60%	£39,629,405	£46,984,369	£41,687,675	£39,629,405	£46,984,369	£41,687,675
35%	60%	£30,752,677	£39,403,613	£33,191,476	£30,752,677	£39,403,613	£33,191,476
40%	60%	£21,831,706	£31,794,860	£24,624,473	£21,831,706	£31,794,860	£24,624,473
50%	60%	£3,729,558	£18,626,510	£7,331,093	£3,729,558	£18,626,510	£7,331,093

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£59,580,663	£59,580,663	£59,580,663	£59,580,663	£59,580,663	£59,580,663
10%	70%	£41,781,316	£44,560,805	£42,556,201	£41,781,316	£44,560,805	£42,556,201
15%	70%	£32,801,990	£37,029,960	£33,983,327	£32,801,990	£37,029,960	£33,983,327
20%	70%	£23,820,826	£29,470,722	£25,395,942	£23,820,826	£29,470,722	£25,395,942
25%	70%	£14,799,334	£21,902,032	£16,800,430	£14,799,334	£21,902,032	£16,800,430
30%	70%	£5,747,125	£14,333,343	£8,148,440	£5,747,125	£14,333,343	£8,148,440
35%	70%	£-3,366,948	£6,743,944	£-519,594	£-3,366,948	£6,743,944	£-519,594
40%	70%	£-12,532,687	£-872,691	£-9,246,726	£-12,532,687	£-872,691	£-9,246,726
45%	70%	£-21,780,892	£-8,503,252	£-18,038,330	£-21,780,892	£-8,503,252	£-18,038,330
50%	70%	£-31,143,044	£-16,178,095	£-26,908,999	£-31,143,044	£-16,178,095	£-26,908,999
100%	70%	£-130,497,578	£-97,807,206	£-121,383,940	£-130,497,578	£-97,807,206	£-121,383,940
10%	80%	£41,364,080	£44,545,545	£42,254,568	£41,364,080	£44,545,545	£42,254,568
15%	80%	£32,173,379	£37,007,068	£33,523,478	£32,173,379	£37,007,068	£33,523,478
20%	80%	£22,982,678	£29,439,701	£24,792,809	£22,982,678	£29,439,701	£24,792,809
40%	80%	£-14,292,587	£-935,747	£-10,513,430	£-14,292,587	£-935,747	£-10,513,430
45%	80%	£-23,793,160	£-8,575,351	£-19,486,679	£-23,793,160	£-8,575,351	£-19,486,679
50%	80%	£-33,415,464	£-16,258,204	£-28,544,596	£-33,415,464	£-16,258,204	£-28,544,596
10%	60%	£42,193,647	£44,576,066	£42,857,834	£42,193,647	£44,576,066	£42,857,834
15%	60%	£33,430,602	£37,052,851	£34,443,177	£33,430,602	£37,052,851	£34,443,177
20%	60%	£24,658,976	£29,501,743	£26,099,074	£24,658,976	£29,501,743	£26,099,074
25%	60%	£15,864,156	£21,940,809	£17,574,972	£15,864,156	£21,940,809	£17,574,972
30%	60%	£7,024,911	£14,379,874	£9,083,181	£7,024,911	£14,379,874	£9,083,181
35%	60%	£-1,851,817	£6,799,118	£586,981	£-1,851,817	£6,799,118	£586,981
40%	60%	£-1					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£101,904,326	£101,904,326	£101,904,326	£101,904,326	£101,904,326	£101,904,326
10%	70%	£94,104,979	£96,884,468	£94,879,864	£94,104,979	£96,884,468	£94,879,864
15%	70%	£75,125,653	£79,353,624	£75,308,990	£75,125,653	£79,353,624	£75,308,990
20%	70%	£66,144,490	£71,794,385	£67,719,605	£66,144,490	£71,794,385	£67,719,605
25%	70%	£57,122,997	£64,225,696	£59,124,093	£57,122,997	£64,225,696	£59,124,093
30%	70%	£48,070,788	£56,657,006	£50,472,103	£48,070,788	£56,657,006	£50,472,103
35%	70%	£38,956,715	£49,067,607	£41,804,069	£38,956,715	£49,067,607	£41,804,069
40%	70%	£29,790,976	£41,450,972	£33,076,937	£29,790,976	£41,450,972	£33,076,937
45%	70%	£20,542,771	£33,820,411	£24,285,333	£20,542,771	£33,820,411	£24,285,333
50%	70%	£11,180,619	£26,145,568	£15,414,664	£11,180,619	£26,145,568	£15,414,664
100%	70%	£-88,173,915	£-55,483,543	£-79,060,276	£-88,173,915	£-55,483,543	£-79,060,276
10%	80%	£83,687,743	£86,869,208	£84,578,231	£83,687,743	£86,869,208	£84,578,231
15%	80%	£74,497,042	£79,330,732	£75,947,141	£74,497,042	£79,330,732	£75,947,141
20%	80%	£65,306,341	£71,763,364	£67,108,472	£65,306,341	£71,763,364	£67,108,472
40%	80%	£28,031,076	£41,387,916	£31,810,233	£28,031,076	£41,387,916	£31,810,233
45%	80%	£18,530,503	£33,748,312	£22,836,984	£18,530,503	£33,748,312	£22,836,984
50%	80%	£8,908,199	£26,065,459	£13,779,067	£8,908,199	£26,065,459	£13,779,067
10%	60%	£64,517,310	£86,899,729	£85,181,497	£64,517,310	£86,899,729	£85,181,497
15%	60%	£75,754,265	£79,376,514	£76,786,840	£75,754,265	£79,376,514	£76,786,840
20%	60%	£66,982,638	£71,825,406	£68,332,737	£66,982,638	£71,825,406	£68,332,737
25%	60%	£58,187,819	£64,264,472	£59,898,635	£58,187,819	£64,264,472	£59,898,635
30%	60%	£49,348,574	£56,703,537	£51,406,844	£49,348,574	£56,703,537	£51,406,844
35%	60%	£40,471,846	£49,122,781	£42,910,645	£40,471,846	£49,122,781	£42,910,645
40%	60%	£31,590,875	£41,514,029	£34,343,642	£31,590,875	£41,514,029	£34,343,642
50%	60%	£13,448,726	£26,225,679	£17,050,261	£13,448,726	£26,225,679	£17,050,261

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£104,815,642	£104,815,642	£104,815,642	£104,815,642	£104,815,642	£104,815,642
10%	70%	£87,016,295	£89,795,784	£87,791,180	£87,016,295	£89,795,784	£87,791,180
15%	70%	£78,036,969	£82,264,936	£79,218,306	£78,036,969	£82,264,936	£79,218,306
20%	70%	£69,055,806	£74,705,701	£70,630,921	£69,055,806	£74,705,701	£70,630,921
25%	70%	£60,034,313	£67,137,012	£62,035,409	£60,034,313	£67,137,012	£62,035,409
30%	70%	£50,982,105	£59,568,322	£53,383,419	£50,982,105	£59,568,322	£53,383,419
35%	70%	£41,868,031	£51,978,923	£44,715,385	£41,868,031	£51,978,923	£44,715,385
40%	70%	£32,702,292	£44,362,288	£35,968,253	£32,702,292	£44,362,288	£35,968,253
45%	70%	£23,454,087	£36,731,727	£27,186,649	£23,454,087	£36,731,727	£27,186,649
50%	70%	£14,091,935	£29,056,884	£18,325,980	£14,091,935	£29,056,884	£18,325,980
100%	70%	£-85,262,599	£-52,572,226	£-76,148,960	£-85,262,599	£-52,572,226	£-76,148,960
10%	80%	£86,599,059	£89,780,524	£87,489,547	£86,599,059	£89,780,524	£87,489,547
15%	80%	£77,408,358	£82,242,048	£78,758,457	£77,408,358	£82,242,048	£78,758,457
20%	80%	£68,217,657	£74,674,680	£70,017,788	£68,217,657	£74,674,680	£70,017,788
40%	80%	£30,942,392	£44,299,232	£34,721,549	£30,942,392	£44,299,232	£34,721,549
45%	80%	£21,441,819	£36,659,628	£25,748,300	£21,441,819	£36,659,628	£25,748,300
50%	80%	£11,819,515	£28,976,775	£16,690,383	£11,819,515	£28,976,775	£16,690,383
10%	60%	£87,428,626	£89,811,045	£88,092,813	£87,428,626	£89,811,045	£88,092,813
15%	60%	£78,665,581	£82,287,930	£79,678,156	£78,665,581	£82,287,930	£79,678,156
20%	60%	£69,893,954	£74,736,722	£71,244,053	£69,893,954	£74,736,722	£71,244,053
25%	60%	£61,099,135	£67,175,788	£62,809,951	£61,099,135	£67,175,788	£62,809,951
30%	60%	£52,259,890	£59,614,853	£54,318,160	£52,259,890	£59,614,853	£54,318,160
35%	60%	£43,383,162	£52,034,097	£45,821,961	£43,383,162	£52,034,097	£45,821,961
40%	60%	£34,462,191	£44,425,345	£37,254,958	£34,462,191	£44,425,345	£37,254,958
50%	60%	£16,360,042	£29,136,895	£19,961,577	£16,360,042	£29,136,895	£19,961,577

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£46,727,439	£46,727,439	£46,727,439	£46,727,439	£46,727,439	£46,727,439
10%	70%	£34,535,921	£37,727,101	£35,570,118	£34,535,921	£37,744,101	£35,570,118
15%	70%	£28,396,679	£33,219,759	£29,958,784	£28,396,679	£33,219,759	£29,958,784
20%	70%	£22,195,912	£28,695,416	£24,298,135	£22,195,912	£28,695,416	£24,298,135
25%	70%	£15,942,029	£24,146,771	£18,612,786	£15,942,029	£24,146,771	£18,612,786
30%	70%	£9,622,911	£19,576,329	£12,865,679	£9,622,911	£19,576,329	£12,865,679
35%	70%	£3,215,114	£14,978,440	£7,053,082	£3,215,114	£14,978,440	£7,053,082
40%	70%	£-9,876,347	£5,689,597	£-4,831,231	£-9,876,347	£5,689,597	£-4,831,231
45%	70%	£-16,451,370	£929,698	£-10,843,463	£-16,451,370	£929,698	£-10,843,463
100%	70%	£-82,181,592	£-47,389,044	£-70,965,778	£-82,181,592	£-47,389,044	£-70,965,778
10%	80%	£34,121,862	£37,786,354	£35,303,801	£34,121,862	£37,786,354	£35,303,801
15%	80%	£27,765,432	£33,286,138	£29,559,309	£27,765,432	£33,286,138	£29,559,309
20%	80%	£21,354,250	£28,783,922	£23,756,791	£21,354,250	£28,783,922	£23,756,791
25%	80%	£14,872,746	£24,259,213	£17,925,039	£14,872,746	£24,259,213	£17,925,039
30%	80%	£8,318,784	£19,711,260	£12,040,382	£8,318,784	£19,711,260	£12,040,382
35%	80%	£1,668,749	£15,138,432	£6,074,489	£1,668,749	£15,138,432	£6,074,489
40%	80%	£-5,101,503	£10,537,019	£26,313	£-5,101,503	£10,537,019	£26,313
45%	80%	£-11,899,047	£5,878,666	£-6,130,915	£-11,899,047	£5,878,666	£-6,130,915
50%	80%	£-18,696,592	£1,165,797	£-12,287,555	£-18,696,592	£1,165,797	£-12,287,555
10%	60%	£34,949,979	£37,699,848	£35,836,434	£34,949,979	£37,699,848	£35,836,434
15%	60%	£29,027,925	£33,153,379	£30,358,258	£29,027,925	£33,153,379	£30,358,258
20%	60%	£23,606,917	£28,639,478	£24,839,478	£23,606,917	£28,639,478	£24,839,478
25%	60%	£17,011,313	£24,034,330	£19,299,604	£17,011,313	£24,034,330	£19,299,604
30%	60%	£10,927,037	£19,441,400	£13,690,975	£10,927,037	£19,441,400	£13,690,975
35%	60%	£4,761,478	£14,818,447	£8,031,676	£4,761,478	£14,818,447	£8,031,676
40%	60%	£-1,509,147	£10,169,709	£2,298,680	£-1,509,147	£10,169,709	£2,298,680
45%	60%	£-7,857,647	£5,460,528	£-3,531,548	£-7,857,647	£5,460,528	£-3,531,548
50%	60%	£-14,206,147	£893,601	£-9,599,369	£-14,206,147	£893,601	£-9,599,369

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-862,266,521	£-862,266,521	£-862,266,521	£-862,266,521	£-862,266,521	£-862,266,521
10%	70%	£-374,458,038	£-371,249,858	£-373,423,841	£-374,458,038	£-371,249,858	£-373,423,841
15%	70%	£-380,597,280	£-375,774,201	£-379,035,175	£-380,597,280	£-375,774,201	£-379,035,175
20%	70%	£-388,799,047	£-380,298,543	£-384,695,824	£-388,799,047	£-380,298,543	£-384,695,824
25%	70%	£-393,051,930	£-384,847,188	£-390,381,173	£-393,051,930	£-384,847,188	£-390,381,173
30%	70%	£-399,371,048	£-389,417,630	£-396,128,280	£-399,371,048	£-389,417,630	£-396,128,280
35%	70%	£-405,778,845	£-394,015,520	£-401,940,877	£-405,778,845	£-394,015,520	£-401,940,877
40%	70%	£-412,299,284	£-398,639,789	£-407,831,963	£-412,299,284	£-398,639,789	£-407,831,963
45%	70%	£-419,321,386	£-403,284,363	£-413,825,191	£-419,321,386	£-403,284,363	£-413,825,191
50%	70%	£-425,445,329	£-408,064,261	£-419,837,422	£-425,445,329	£-408,064,261	£-419,837,422
100%	70%	£-491,175,551	£-456,383,004	£-479,959,738	£-491,175,551	£-456,383,004	£-479,959,738
10%	80%	£-374,872,097	£-371,205,605	£-373,690,158	£-374,872,097	£-371,205,605	£-373,690,158
15%	80%	£-381,228,527	£-375,707,821	£-379,434,650	£-381,228,527	£-375,707,821	£-379,434,650
20%	80%	£-387,639,709	£-380,210,037	£-385,237,169	£-387,639,709	£-380,210,037	£-385,237,169
25%	80%	£-394,056,462	£-384,959,547	£-390,869,647	£-394,056,462	£-384,959,547	£-390,869,647
30%	80%	£-400,493,006	£-403,115,294	£-415,124,874	£-400,493,006	£-403,115,294	£-415,124,874
35%	80%	£-407,690,551	£-407,828,162	£-421,281,515	£-407,690,551	£-407,828,162	£-421,281,515
40%	80%	£-413,043,980	£-371,294,111	£-373,157,526	£-413,043,980	£-371,294,111	£-373,157,526
45%	80%	£-419,986,035	£-375,840,590	£-378,635,701	£-419,986,035	£-375,840,590	£-378,635,701
50%	80%	£-426,959,398	£-380,387,049	£-384,154,481	£-426,959,398	£-380,387,049	£-384,154,481
10%	60%	£-391,885,646	£-384,699,536	£-389,694,358	£-391,885,646	£-384,699,536	£-389,694,358
15%	60%	£-398,066,922	£-399,552,559	£-395,302,984	£-398,066,922	£-399,552,559	£-395,302,984
20%	60%	£-404,232,481	£-394,175,512	£-400,962,284	£-404,232,481	£-394,175,512	£-400,962,284
25%	60%	£-410,503,106	£-398,824,250	£-406,695,279	£-410,503,106	£-398,824,250	£-406,695,279
30%	60%	£-423,200,167	£-408,300,359	£-418,399,329	£-423,200,167	£-408,300,359	£-418,399,329

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470	£-271,543,470
10%	70%	£-283,734,988	£-280,526,808	£-282,700,791	£-283,734,988	£-280,526,808	£-282,700,791
15%	70%	£-289,874,230	£-285,051,159	£-288,212,125	£-289,874,230	£-285,051,159	£-288,212,125
20%	70%	£-296,074,967	£-289,576,493	£-293,972,174	£-296,074,967	£-289,576,493	£-293,972,174
25%	70%	£-302,328,850	£-294,124,138	£-299,658,123	£-302,328,850	£-294,124,138	£-299,658,123
30%	70%	£-308,647,998	£-298,694,580	£-305,405,230	£-308,647,998	£-298,694,580	£-305,405,230
35%	70%	£-315,055,795	£-303,292,469	£-311,217,827	£-315,055,795	£-303,292,469	£-311,217,827
40%	70%	£-321,576,233	£-307,916,739	£-317,108,913	£-321,576,233	£-307,916,739	£-317,108,913
45%	70%	£-328,149,256	£-312,601,315	£-323,102,140	£-328,149,256	£-312,601,315	£-323,102,140
50%	70%	£-334,722,279	£-317,341,210	£-329,114,372	£-334,722,279	£-317,341,210	£-329,114,372
100%	70%	£-400,452,501	£-365,659,953	£-389,236,687	£-400,452,501	£-365,659,953	£-389,236,687
10%	80%	£-284,149,047	£-280,482,555	£-282,967,108	£-284,149,047	£-280,482,555	£-282,967,108
15%	80%	£-290,505,477	£-284,994,771	£-288,111,600	£-290,505,477	£-284,994,771	£-288,111,600
20%	80%	£-296,916,669	£-289,498,987	£-294,514,118	£-296,916,669	£-289,498,987	£-294,514,118
25%	80%	£-303,374,412	£-294,003,523	£-300,974,917	£-303,374,412	£-294,003,523	£-300,974,917
30%	80%	£-309,869,556	£-312,392,243	£-324,401,824	£-309,869,556	£-312,392,243	£-324,401,824
35%	80%	£-316,367,501	£-317,105,112	£-330,558,464	£-316,367,501	£-317,105,112	£-330,558,464
40%	80%	£-323,320,930	£-280,571,061	£-282,434,475	£-323,320,930	£-280,571,061	£-282,434,475
45%	80%	£-329,242,984	£-285,117,529	£-289,242,984	£-329,242,984	£-285,117,529	£-289,242,984
50%	80%	£-335,233,336	£-289,693,996	£-293,431,431	£-335,233,336	£-289,693,996	£-293,431,431
10%	60%	£-301,259,596	£-294,236,579	£-298,971,305	£-301,259,596	£-294,236,579	£-298,971,305
15%	60%	£-307,343,872	£-298,829,509	£-304,579,934	£-307,343,872	£-298,829,509	£-304,579,934
20%	60%	£-313,509,431	£-303,452,462	£-310,239,233	£-313,509,431	£-303,452,462	£-310,239,233
25%	60%	£-319,780,056	£-308,101,200	£-315,972,229	£-319,780,056	£-308,101,200	£-315,972,229
30%	60%	£-326,477,658	£-317,897,308	£-327,670,278	£-326,477,658	£-317,897,308	£-327,670,278

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682	£-98,791,682
10%	70%	£-101,983,200	£-107,775,020	£-109,949,003	£-101,983,200	£-107,775,020	£-109,949,003
15%	70%	£-117,122,442	£-112,399,362	£-115,560,337	£-117,122,442	£-112,399,362	£-115,560,337
20%	70%	£-133,323,209	£-116,823,704	£-121,220,986	£-133,323,209	£-116,823,704	£-121,220,986
25%	70%	£-129,577,092	£-121,372,350	£-126,906,334	£-129,577,092	£-121,372,350	£-126,906,334
30%	70%	£-135,896,209	£-125,942,791	£-132,653,441	£-135,896,209	£-125,942,791	£-132,653,441
35%	70%	£-142,304,007	£-130,540,681	£-138,466,038	£-142,304,007	£-130,540,681	£-138,466,038
40%	70%	£-148,824,445	£-135,164,951	£-144,367,125	£-148,824,445	£-135,164,951	£-144,367,125
45%	70%	£-155,391,462	£-139,829,522	£-150,397,689	£-155,391,462	£-139,829,522	£-150,397,689
50%	70%	£-161,970,490	£-144,589,422	£-156,362,584	£-161,970,490	£-144,589,422	£-156,362,584
100%	70%	£-227,700,712	£-192,908,165	£-216,484,899	£-227,700,712	£-192,908,165	£-216,484,899
10%	80%	£-111,397,258	£-107,730,766	£-110,215			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£4,301,298	-£4,301,298	-£4,301,298	-£4,301,298	-£4,301,298	-£4,301,298
10%	70%	-£16,492,816	-£13,284,636	-£15,459,819	-£16,492,816	-£13,284,636	-£15,459,819
15%	70%	-£22,832,058	-£17,908,978	-£21,089,953	-£22,832,058	-£17,908,978	-£21,089,953
20%	70%	-£28,832,825	-£22,333,320	-£26,730,602	-£28,832,825	-£22,333,320	-£26,730,602
25%	70%	-£35,086,707	-£26,881,966	-£32,415,950	-£35,086,707	-£26,881,966	-£32,415,950
30%	70%	-£41,405,825	-£31,452,407	-£38,163,057	-£41,405,825	-£31,452,407	-£38,163,057
35%	70%	-£47,813,623	-£36,050,297	-£43,975,854	-£47,813,623	-£36,050,297	-£43,975,854
40%	70%	-£54,334,061	-£40,674,566	-£49,866,740	-£54,334,061	-£40,674,566	-£49,866,740
45%	70%	-£60,907,084	-£45,359,139	-£55,859,968	-£60,907,084	-£45,359,139	-£55,859,968
50%	70%	-£67,480,106	-£50,099,038	-£61,872,200	-£67,480,106	-£50,099,038	-£61,872,200
100%	70%	-£133,210,328	-£98,417,781	-£121,994,515	-£133,210,328	-£98,417,781	-£121,994,515
10%	80%	-£16,908,874	-£13,240,382	-£15,724,935	-£16,908,874	-£13,240,382	-£15,724,935
15%	80%	-£23,263,304	-£17,742,599	-£21,469,427	-£23,263,304	-£17,742,599	-£21,469,427
20%	80%	-£29,674,486	-£22,244,814	-£27,271,946	-£29,674,486	-£22,244,814	-£27,271,946
40%	80%	-£56,130,240	-£40,491,718	-£51,003,424	-£56,130,240	-£40,491,718	-£51,003,424
45%	80%	-£62,927,784	-£45,150,071	-£57,159,652	-£62,927,784	-£45,150,071	-£57,159,652
50%	80%	-£69,725,329	-£49,862,939	-£63,316,292	-£69,725,329	-£49,862,939	-£63,316,292
10%	60%	-£16,078,758	-£13,328,888	-£15,192,303	-£16,078,758	-£13,328,888	-£15,192,303
15%	60%	-£22,000,812	-£17,875,357	-£20,670,478	-£22,000,812	-£17,875,357	-£20,670,478
20%	60%	-£27,991,163	-£22,421,826	-£26,189,259	-£27,991,163	-£22,421,826	-£26,189,259
25%	60%	-£34,017,424	-£26,994,407	-£31,729,133	-£34,017,424	-£26,994,407	-£31,729,133
30%	60%	-£40,101,700	-£31,587,337	-£37,337,762	-£40,101,700	-£31,587,337	-£37,337,762
35%	60%	-£46,267,259	-£36,210,289	-£42,997,061	-£46,267,259	-£36,210,289	-£42,997,061
40%	60%	-£52,537,883	-£40,859,027	-£48,730,057	-£52,537,883	-£40,859,027	-£48,730,057
50%	60%	-£58,934,854	-£45,535,136	-£54,428,106	-£58,934,854	-£45,535,136	-£54,428,106

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£17,369,647	£17,369,647	£17,369,647	£17,369,647	£17,369,647	£17,369,647
10%	70%	£5,178,129	£9,386,309	£6,212,326	£5,178,129	£9,386,309	£6,212,326
15%	70%	-£391,113	£3,981,967	£690,292	-£391,113	£3,981,967	£690,292
20%	70%	-£7,161,880	£662,376	-£5,059,657	-£7,161,880	£662,376	-£5,059,657
25%	70%	-£13,415,763	-£5,211,021	-£10,745,006	-£13,415,763	-£5,211,021	-£10,745,006
30%	70%	-£19,734,881	-£9,781,463	-£16,492,113	-£19,734,881	-£9,781,463	-£16,492,113
35%	70%	-£26,142,678	-£14,379,352	-£22,304,710	-£26,142,678	-£14,379,352	-£22,304,710
40%	70%	-£32,663,116	-£19,003,628	-£28,195,796	-£32,663,116	-£19,003,628	-£28,195,796
45%	70%	-£39,236,139	-£23,688,195	-£34,189,023	-£39,236,139	-£23,688,195	-£34,189,023
50%	70%	-£45,809,162	-£28,428,093	-£40,201,255	-£45,809,162	-£28,428,093	-£40,201,255
100%	70%	-£111,539,384	-£76,746,836	-£100,323,570	-£111,539,384	-£76,746,836	-£100,323,570
10%	80%	£4,764,070	£8,430,562	£5,946,009	£4,764,070	£8,430,562	£5,946,009
15%	80%	£1,592,867	£3,245,589	£2,011,517	£1,592,867	£3,245,589	£2,011,517
20%	80%	-£8,003,542	-£573,870	-£5,601,001	-£8,003,542	-£573,870	-£5,601,001
40%	80%	-£34,459,295	-£18,820,773	-£29,332,479	-£34,459,295	-£18,820,773	-£29,332,479
45%	80%	-£41,256,839	-£23,479,126	-£35,488,707	-£41,256,839	-£23,479,126	-£35,488,707
50%	80%	-£48,054,384	-£28,191,995	-£41,645,347	-£48,054,384	-£28,191,995	-£41,645,347
10%	60%	£5,592,187	£8,342,056	£6,478,642	£5,592,187	£8,342,056	£6,478,642
15%	60%	-£329,867	£2,785,689	£1,000,486	-£329,867	£2,785,689	£1,000,486
20%	60%	-£6,320,219	-£750,881	-£4,518,314	-£6,320,219	-£750,881	-£4,518,314
25%	60%	-£12,346,479	-£5,323,462	-£10,058,188	-£12,346,479	-£5,323,462	-£10,058,188
30%	60%	-£18,430,755	-£9,916,392	-£15,666,817	-£18,430,755	-£9,916,392	-£15,666,817
35%	60%	-£24,596,314	-£14,539,345	-£21,326,116	-£24,596,314	-£14,539,345	-£21,326,116
40%	60%	-£30,866,939	-£19,188,083	-£27,059,112	-£30,866,939	-£19,188,083	-£27,059,112
50%	60%	-£37,253,939	-£23,884,191	-£32,787,161	-£37,253,939	-£23,884,191	-£32,787,161

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£26,935,552	£26,935,552	£26,935,552	£26,935,552	£26,935,552	£26,935,552
10%	70%	£14,744,035	£17,952,214	£15,778,231	£14,744,035	£17,952,214	£15,778,231
15%	70%	£8,804,792	£13,427,812	£10,166,897	£8,804,792	£13,427,812	£10,166,897
20%	70%	£2,404,025	£4,506,249	£2,404,025	£2,404,025	£4,506,249	£2,404,025
25%	70%	-£3,849,857	£4,354,885	£1,179,100	-£3,849,857	£4,354,885	£1,179,100
30%	70%	-£10,168,975	-£2,155,557	-£8,926,207	-£10,168,975	-£2,155,557	-£8,926,207
35%	70%	-£16,576,773	-£4,813,447	-£12,738,804	-£16,576,773	-£4,813,447	-£12,738,804
40%	70%	-£23,097,211	-£9,437,716	-£18,629,990	-£23,097,211	-£9,437,716	-£18,629,990
45%	70%	-£29,670,234	-£14,122,289	-£24,623,118	-£29,670,234	-£14,122,289	-£24,623,118
50%	70%	-£36,243,256	-£18,862,188	-£30,635,350	-£36,243,256	-£18,862,188	-£30,635,350
100%	70%	-£101,973,478	-£67,180,931	-£90,757,665	-£101,973,478	-£67,180,931	-£90,757,665
10%	80%	£14,329,976	£17,996,468	£15,511,915	£14,329,976	£17,996,468	£15,511,915
15%	80%	£7,973,546	£13,494,251	£9,767,423	£7,973,546	£13,494,251	£9,767,423
20%	80%	£1,592,364	£3,982,336	£1,592,364	£1,592,364	£3,982,336	£1,592,364
40%	80%	-£24,893,390	-£9,254,068	-£19,766,574	-£24,893,390	-£9,254,068	-£19,766,574
45%	80%	-£31,690,934	-£13,913,221	-£25,922,802	-£31,690,934	-£13,913,221	-£25,922,802
50%	80%	-£38,488,479	-£18,626,089	-£32,079,442	-£38,488,479	-£18,626,089	-£32,079,442
10%	60%	£15,158,092	£17,907,962	£16,044,547	£15,158,092	£17,907,962	£16,044,547
15%	60%	£9,236,038	£13,361,493	£10,596,372	£9,236,038	£13,361,493	£10,596,372
20%	60%	£3,245,897	£8,815,024	£5,047,692	£3,245,897	£8,815,024	£5,047,692
25%	60%	-£2,780,574	£4,242,443	-£492,283	-£2,780,574	£4,242,443	-£492,283
30%	60%	-£8,864,849	-£350,487	-£6,100,911	-£8,864,849	-£350,487	-£6,100,911
35%	60%	-£15,030,408	-£4,973,439	-£11,760,211	-£15,030,408	-£4,973,439	-£11,760,211
40%	60%	-£21,301,033	-£9,622,177	-£17,493,207	-£21,301,033	-£9,622,177	-£17,493,207
50%	60%	-£27,622,258	-£14,326,286	-£23,191,256	-£27,622,258	-£14,326,286	-£23,191,256

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,668,942	-£5,668,942	-£5,668,942	-£5,668,942	-£5,668,942	-£5,668,942
10%	70%	-£17,860,460	-£14,652,280	-£16,826,263	-£17,860,460	-£14,652,280	-£16,826,263
15%	70%	-£23,995,702	-£19,176,622	-£22,437,597	-£23,995,702	-£19,176,622	-£22,437,597
20%	70%	-£30,200,469	-£23,700,965	-£28,098,246	-£30,200,469	-£23,700,965	-£28,098,246
25%	70%	-£36,454,352	-£28,249,610	-£33,783,595	-£36,454,352	-£28,249,610	-£33,783,595
30%	70%	-£42,773,470	-£32,820,052	-£39,530,702	-£42,773,470	-£32,820,052	-£39,530,702
35%	70%	-£49,181,267	-£37,417,941	-£45,343,299	-£49,181,267	-£37,417,941	-£45,343,299
40%	70%	-£55,701,705	-£42,042,211	-£51,234,385	-£55,701,705	-£42,042,211	-£51,234,385
45%	70%	-£62,274,729	-£46,726,784	-£57,227,812	-£62,274,729	-£46,726,784	-£57,227,812
50%	70%	-£68,847,751	-£51,466,682	-£63,298,844	-£68,847,751	-£51,466,682	-£63,298,844
100%	70%	-£134,577,973	-£99,785,425	-£123,362,159	-£134,577,973	-£99,785,425	-£123,362,159
10%	80%	-£18,274,519	-£14,608,027	-£17,092,580	-£18,274,519	-£14,608,027	-£17,092,580
15%	80%	-£24,630,949	-£19,110,243	-£22,837,072	-£24,630,949	-£19,110,243	-£22,837,072
20%	80%	-£31,042,131	-£23,612,459	-£28,639,590	-£31,042,131	-£23,612,459	-£28,639,590
40%	80%	-£57,497,884	-£41,859,362	-£52,371,068	-£57,497,884	-£41,859,362	-£52,371,068
45%	80%	-£64,295,428	-£46,517,715	-£58,527,296	-£64,295,428	-£46,517,715	-£58,527,296
50%	80%	-£71,092,973	-£51,230,584	-£64,683,936	-£71,092,973	-£51,230,584	-£64,683,936
10%	60%	-£17,446,402	-£14,696,533	-£16,559,947	-£17,446,402	-£14,696,533	-£16,559,947
15%	60%	-£23,368,456	-£19,243,001	-£22,038,123	-£23,368,456	-£19,243,001	-£22,038,123
20%	60%	-£29,358,808	-£23,789,470	-£27,559,303	-£29,358,808	-£23,789,470	-£27,559,303
25%	60%	-£35,385,068	-£28,362,051	-£33,096,777	-£35,385,068	-£28,362,051	-£33,096,777
30%	60%	-£41,469,344	-£32,954,981	-£38,705,406	-£41,469,344	-£32,954,981	-£38,705,406
35%	60%	-£47,634,903	-£37,577,934	-£44,364,705	-£47,634,903	-£37,577,934	-£44,364,705
40%	60%	-£53,905,528	-£42,226,672	-£50,097,701	-£53,905,528	-£42,226,672	-£50,097,701
50%	60%	-£60,286,528	-£46,912,780	-			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£36,654,721	£36,654,721	£36,654,721	£36,654,721	£36,654,721	£36,654,721
10%	70%	£24,463,203	£27,671,383	£25,497,400	£24,463,203	£27,671,383	£25,497,400
15%	70%	£18,323,961	£23,147,041	£19,888,066	£18,323,961	£23,147,041	£19,888,066
20%	70%	£12,123,194	£18,622,699	£14,225,417	£12,123,194	£18,622,699	£14,225,417
25%	70%	£5,869,311	£14,074,053	£8,540,068	£5,869,311	£14,074,053	£8,540,068
30%	70%	£449,807	£9,503,612	£2,792,961	£449,807	£9,503,612	£2,792,961
35%	70%	£6,857,604	£4,905,722	£3,019,636	£6,857,604	£4,905,722	£3,019,636
40%	70%	£13,378,042	£281,452	£8,910,722	£13,378,042	£281,452	£8,910,722
45%	70%	£19,851,065	£4,403,121	£14,303,949	£19,851,065	£4,403,121	£14,303,949
50%	70%	£26,524,088	£9,143,019	£20,916,181	£26,524,088	£9,143,019	£20,916,181
100%	70%	£92,254,310	£57,461,762	£81,038,496	£92,254,310	£57,461,762	£81,038,496
10%	80%	£24,049,145	£27,715,636	£25,231,083	£24,049,145	£27,715,636	£25,231,083
15%	80%	£17,692,714	£23,213,420	£19,486,591	£17,692,714	£23,213,420	£19,486,591
20%	80%	£11,381,532	£18,711,204	£13,694,073	£11,381,532	£18,711,204	£13,694,073
40%	80%	£15,174,221	£464,301	£10,047,405	£15,174,221	£464,301	£10,047,405
45%	80%	£21,971,765	£4,194,052	£16,203,633	£21,971,765	£4,194,052	£16,203,633
50%	80%	£28,769,310	£8,906,921	£22,360,273	£28,769,310	£8,906,921	£22,360,273
10%	60%	£24,877,261	£27,627,131	£25,763,716	£24,877,261	£27,627,131	£25,763,716
15%	60%	£18,965,207	£23,080,862	£20,295,640	£18,965,207	£23,080,862	£20,295,640
20%	60%	£12,964,855	£18,534,193	£14,766,760	£12,964,855	£18,534,193	£14,766,760
25%	60%	£6,938,595	£13,961,612	£9,226,886	£6,938,595	£13,961,612	£9,226,886
30%	60%	£854,319	£9,368,682	£3,618,257	£854,319	£9,368,682	£3,618,257
35%	60%	£5,311,240	£4,745,729	£2,041,042	£5,311,240	£4,745,729	£2,041,042
40%	60%	£11,591,865	£96,961	£7,774,038	£11,591,865	£96,961	£7,774,038
50%	60%	£24,278,965	£9,379,117	£19,472,087	£24,278,965	£9,379,117	£19,472,087

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	£39,566,037	£39,566,037	£39,566,037	£39,566,037	£39,566,037	£39,566,037
10%	70%	£27,374,519	£30,582,699	£28,408,716	£27,374,519	£30,582,699	£28,408,716
15%	70%	£21,235,277	£26,098,357	£22,797,582	£21,235,277	£26,098,357	£22,797,582
20%	70%	£15,034,510	£21,534,015	£17,136,733	£15,034,510	£21,534,015	£17,136,733
25%	70%	£8,780,627	£16,985,369	£11,451,384	£8,780,627	£16,985,369	£11,451,384
30%	70%	£2,461,509	£12,414,928	£5,704,277	£2,461,509	£12,414,928	£5,704,277
35%	70%	£3,946,288	£7,817,036	£1,08,319	£3,946,288	£7,817,036	£1,08,319
40%	70%	£10,466,726	£3,192,768	£5,989,406	£10,466,726	£3,192,768	£5,989,406
45%	70%	£17,038,749	£1,491,805	£11,592,633	£17,038,749	£1,491,805	£11,592,633
50%	70%	£23,612,771	£6,231,703	£18,004,865	£23,612,771	£6,231,703	£18,004,865
100%	70%	£89,342,994	£54,550,446	£78,127,180	£89,342,994	£54,550,446	£78,127,180
10%	80%	£26,960,461	£30,626,952	£28,142,399	£26,960,461	£30,626,952	£28,142,399
15%	80%	£20,694,030	£26,124,736	£22,397,907	£20,694,030	£26,124,736	£22,397,907
20%	80%	£14,192,846	£21,622,520	£16,995,389	£14,192,846	£21,622,520	£16,995,389
40%	80%	£12,262,905	£3,375,617	£7,136,089	£12,262,905	£3,375,617	£7,136,089
45%	80%	£19,060,449	£1,282,736	£13,292,317	£19,060,449	£1,282,736	£13,292,317
50%	80%	£25,857,994	£5,995,605	£19,448,957	£25,857,994	£5,995,605	£19,448,957
10%	60%	£27,788,577	£30,538,447	£28,675,032	£27,788,577	£30,538,447	£28,675,032
15%	60%	£21,866,523	£25,991,978	£23,196,856	£21,866,523	£25,991,978	£23,196,856
20%	60%	£15,676,171	£21,445,509	£17,678,076	£15,676,171	£21,445,509	£17,678,076
25%	60%	£9,849,911	£16,872,928	£12,138,202	£9,849,911	£16,872,928	£12,138,202
30%	60%	£3,765,635	£12,279,998	£6,529,573	£3,765,635	£12,279,998	£6,529,573
35%	60%	£2,399,924	£7,657,045	£870,274	£2,399,924	£7,657,045	£870,274
40%	60%	£8,670,549	£3,008,307	£4,862,722	£8,670,549	£3,008,307	£4,862,722
50%	60%	£21,367,549	£8,467,801	£16,560,771	£21,367,549	£8,467,801	£16,560,771

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£23,714,662	-£23,714,662	-£23,714,662	-£23,714,662	-£23,714,662	-£23,714,662
10%	70%	-£30,818,763	-£26,730,443	-£29,388,307	-£30,818,763	-£26,730,443	-£29,388,307
15%	70%	-£34,370,804	-£28,238,323	-£32,225,118	-£34,370,804	-£28,238,323	-£32,225,118
20%	70%	-£37,922,844	-£29,746,203	-£35,061,931	-£37,922,844	-£29,746,203	-£35,061,931
25%	70%	-£41,474,884	-£31,254,083	-£37,898,742	-£41,474,884	-£31,254,083	-£37,898,742
30%	70%	-£45,026,925	-£32,761,963	-£40,735,554	-£45,026,925	-£32,761,963	-£40,735,554
35%	70%	-£48,578,964	-£34,269,843	-£43,572,366	-£48,578,964	-£34,269,843	-£43,572,366
40%	70%	-£52,131,005	-£35,777,723	-£46,409,178	-£52,131,005	-£35,777,723	-£46,409,178
45%	70%	-£55,683,045	-£37,285,603	-£49,245,990	-£55,683,045	-£37,285,603	-£49,245,990
50%	70%	-£59,235,085	-£38,793,484	-£52,082,801	-£59,235,085	-£38,793,484	-£52,082,801
100%	70%	-£94,755,488	-£53,872,285	-£80,450,920	-£94,755,488	-£53,872,285	-£80,450,920
10%	80%	-£31,138,709	-£26,466,342	-£29,503,902	-£31,138,709	-£26,466,342	-£29,503,902
15%	80%	-£34,850,722	-£27,842,173	-£32,398,510	-£34,850,722	-£27,842,173	-£32,398,510
20%	80%	-£38,562,736	-£29,218,004	-£35,293,120	-£38,562,736	-£29,218,004	-£35,293,120
25%	80%	-£42,274,749	-£30,593,833	-£38,187,730	-£42,274,749	-£30,593,833	-£38,187,730
30%	80%	-£45,986,762	-£31,969,664	-£41,082,339	-£45,986,762	-£31,969,664	-£41,082,339
35%	80%	-£49,698,775	-£33,345,493	-£43,976,948	-£49,698,775	-£33,345,493	-£43,976,948
40%	80%	-£53,410,789	-£34,721,324	-£46,871,557	-£53,410,789	-£34,721,324	-£46,871,557
45%	80%	-£57,122,802	-£36,097,155	-£49,766,167	-£57,122,802	-£36,097,155	-£49,766,167
50%	80%	-£60,834,815	-£37,472,984	-£52,660,776	-£60,834,815	-£37,472,984	-£52,660,776
10%	60%	-£30,498,817	-£26,994,543	-£29,272,711	-£30,498,817	-£26,994,543	-£29,272,711
15%	60%	-£33,890,885	-£28,834,473	-£32,051,726	-£33,890,885	-£28,834,473	-£32,051,726
20%	60%	-£37,282,953	-£30,674,403	-£34,830,740	-£37,282,953	-£30,674,403	-£34,830,740
25%	60%	-£40,675,019	-£31,514,333	-£37,609,755	-£40,675,019	-£31,514,333	-£37,609,755
30%	60%	-£44,067,087	-£32,354,263	-£40,388,769	-£44,067,087	-£32,354,263	-£40,388,769
35%	60%	-£47,459,154	-£33,194,193	-£43,167,784	-£47,459,154	-£33,194,193	-£43,167,784
40%	60%	-£50,851,221	-£34,034,124	-£45,946,798	-£50,851,221	-£34,034,124	-£45,946,798
45%	60%	-£54,243,289	-£34,874,053	-£48,725,813	-£54,243,289	-£34,874,053	-£48,725,813
50%	60%	-£57,635,356	-£40,113,983	-£51,504,827	-£57,635,356	-£40,113,983	-£51,504,827

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642	-£432,708,642
10%	70%	-£439,812,722	-£435,724,403	-£438,382,266	-£439,812,722	-£435,724,403	-£438,382,266
15%	70%	-£443,364,763	-£437,232,283	-£441,219,077	-£443,364,763	-£437,232,283	-£441,219,077
20%	70%	-£446,916,803	-£438,740,163	-£444,055,890	-£446,916,803	-£438,740,163	-£444,055,890
25%	70%	-£450,468,844	-£440,248,043	-£446,892,702	-£450,468,844	-£440,248,043	-£446,892,702
30%	70%	-£454,020,884	-£441,755,923	-£449,729,515	-£454,020,884	-£441,755,923	-£449,729,515
35%	70%	-£457,572,923	-£443,263,803	-£452,566,325	-£457,572,923	-£443,263,803	-£452,566,325
40%	70%	-£461,124,964	-£444,771,683	-£455,403,137	-£461,124,964	-£444,771,683	-£455,403,137
45%	70%	-£464,677,004	-£446,279,563	-£458,239,949	-£464,677,004	-£446,279,563	-£458,239,949
50%	70%	-£468,229,045	-£447,787,443	-£461,076,761	-£468,229,045	-£447,787,443	-£461,076,761
100%	70%	-£503,749,448	-£462,866,244	-£489,444,861	-£503,749,448	-£462,866,244	-£489,444,861
10%	80%	-£440,132,669	-£435,460,302	-£438,497,861	-£440,132,669	-£435,460,302	-£438,497,861
15%	80%	-£443,844,682	-£436,836,132	-£441,392,470	-£443,844,682	-£436,836,132	-£441,392,470
20%	80%	-£447,556,695	-£438,211,963	-£444,287,079	-£447,556,695	-£438,211,963	-£444,287,079
25%	80%	-£451,268,708	-£439,587,793	-£447,181,688	-£451,268,708	-£439,587,793	-£447,181,688
30%	80%	-£454,980,721	-£440,963,623	-£450,076,297	-£454,980,721	-£440,963,623	-£450,076,297
35%	80%	-£458,692,734	-£442,339,453	-£452,970,906	-£458,692,734	-£442,339,453	-£452,970,906
40%	80%	-£462,404,747	-£443,715,283	-£455,865,515	-£462,404,747	-£443,715,283	-£455,865,515
45%	80%	-£466,116,760	-£445,091,114	-£458,760,124	-£466,116,760	-£445,091,114	-£458,760,124
50%	80%	-£469,828,773	-£446,466,943	-£461,654,733	-£469,828,773	-£446,466,943	-£461,654,733
10%	60%	-£439,492,776	-£435,988,502	-£438,266,671	-£439,492,776	-£435,988,502	-£438,266,671
15%	60%	-£442,884,844	-£437,828,432	-£441,045,685	-£442,884,844	-£437,828,432	-£441,045,685
20%	60%	-£446,276,912	-£439,208,362	-£443,824,700	-£446,276,912	-£439,208,362	-£443,824,700
25%	60%	-£449,668,979	-£440,588,293	-£446,603,714	-£449,668,979	-£440,588,293	-£446,603,714
30%	60%	-£453,061,046	-£442,548,222	-£449,382,728	-£453,061,046	-£442,548,222	-£449,382,728
35%	60%	-£456,453,113	-£444,188,152	-£452,161,743	-£456,453,113	-£444,188,152	-£452,161,743
40%	60%	-£459,845,181	-£445,828,083	-£454,940,758	-£459,845,181	-£445,828,083	-£454,940,758
50%	60%	-£466,829,315	-£449,107,943	-£460,498,787	-£466,829,315	-£449,107,943	-£460,498,787

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591	-£341,985,591
10%	70%	-£349,089,672	-£345,001,352	-£347,659,215	-£349,089,672	-£345,001,352	-£347,659,215
15%	70%	-£352,641,712	-£346,509,232	-£350,496,027	-£352,641,712	-£346,509,232	-£350,496,027
20%	70%	-£356,193,753	-£348,017,112	-£353,332,839	-£356,193,753	-£348,017,112	-£353,332,839
25%	70%	-£359,745,793	-£349,525,043	-£356,169,651	-£359,745,793	-£349,525,043	-£356,169,651
30%	70%	-£363,297,834	-£351,032,923	-£359,006,463	-£363,297,834	-£351,032,923	-£359,006,463
35%	70%	-£366,849,874	-£352,540,803	-£361,843,274	-£366,849,874	-£352,540,803	-£361,843,274
40%	70%	-£370,401,913	-£354,048,683	-£364,680,087	-£370,401,913	-£354,048,683	-£364,680,087
45%	70%	-£373,953,954	-£355,556,563	-£367,516,899	-£373,953,954	-£355,556,563	-£367,516,899
50%	70%	-£377,505,994	-£357,064,443	-£370,353,710	-£377,505,994	-£357,064,443	-£370,353,710
100%	70%	-£413,026,397	-£372,143,194	-£398,721,829	-£413,026,397	-£372,143,194	-£398,721,829
10%	80%	-£349,409,618	-£344,737,251	-£347,774,811	-£349,409,618	-£344,737,251	-£347,774,811
15%	80%	-£353,121,631	-£346,113,082	-£350,669,419	-£353,121,631	-£346,113,082	-£350,669,419
20%	80%	-£356,833,644	-£347,488,913	-£353,564,029	-£356,833,644	-£347,488,913	-£353,564,029
25%	80%	-£360,545,657	-£348,864,743	-£356,458,638	-£360,545,657	-£348,864,743	-£356,458,638
30%	80%	-£364,257,670	-£350,240,573	-£359,353,247	-£364,257,670	-£350,240,573	-£359,353,247
35%	80%	-£367,969,683	-£351,616,403	-£362,247,856	-£367,969,683	-£351,616,403	-£362,247,856
40%	80%	-£371,681,696	-£352,992,233	-£365,142,465	-£371,681,696	-£352,992,233	-£365,142,465
45%	80%	-£375,393,711	-£354,368,064	-£368,037,074	-£375,393,711	-£354,368,064	-£368,037,074
50%	80%	-£379,105,724	-£355,743,893	-£370,931,683	-£379,105,724	-£355,743,893	-£370,931,683
10%	60%	-£349,769,726	-£345,265,452	-£347,543,620	-£349,769,726	-£345,265,452	-£347,543,620
15%	60%	-£352,161,794	-£346,905,381	-£350,322,635	-£352,161,794	-£346,905,381	-£350,322,635
20%	60%	-£354,553,862	-£348,545,310	-£353,101,649	-£354,553,862	-£348,545,310	-£353,101,649
25%	60%	-£356,945,928	-£350,185,240	-£355,880,664	-£356,945,928	-£350,185,240	-£355,880,664
30%	60%	-£359,337,994	-£351,825,170	-£358,659,678	-£359,337,994	-£351,825,170	-£358,659,678
35%	60%	-£361,730,060	-£353,465,100	-£361,438,693	-£361,730,060	-£353,465,100	-£361,438,693
40%	60%	-£364,122,126	-£355,105,030	-£364,217,707	-£364,122,126	-£355,105,030	-£364,217,707
50%	60%	-£366,514,192	-£356,744,960	-£366,996,721	-£366,514,192	-£356,744,960	-£366,996,721

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803	-£169,233,803
10%	70%	-£176,337,884	-£172,349,564	-£174,907,427	-£176,337,884	-£172,349,564	-£174,907,427
15%	70%	-£179,890,924	-£173,757,444	-£177,744,239	-£179,890,924	-£173,757,444	-£177,744,239
20%	70%	-£183,442,965	-£175,165,324	-£180,581,051	-£183,442,965	-£175,165,324	-£180,581,051
25%	70%	-£186,994,005	-£176,573,204	-£183,417,863	-£186,994,005	-£176,573,204	-£183,417,863
30%	70%	-£190,546,045	-£177,981,084	-£186,254,675	-£190,546,045	-£177,981,084	-£186,254,675
35%	70%	-£194,098,085	-£179,388,964	-£189,091,487	-£194,098,085	-£179,388,964	-£189,091,487
40%	70%	-£197,650,125	-£180				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419	-£74,743,419
10%	70%	-£81,847,500	-£77,759,180	-£80,417,043	-£81,847,500	-£77,759,180	-£80,417,043
15%	70%	-£85,399,540	-£79,267,060	-£83,253,855	-£85,399,540	-£79,267,060	-£83,253,855
20%	70%	-£88,951,581	-£80,774,940	-£86,090,667	-£88,951,581	-£80,774,940	-£86,090,667
25%	70%	-£92,503,621	-£82,282,820	-£88,927,479	-£92,503,621	-£82,282,820	-£88,927,479
30%	70%	-£96,055,661	-£83,790,700	-£91,764,291	-£96,055,661	-£83,790,700	-£91,764,291
35%	70%	-£99,607,701	-£85,298,580	-£94,601,102	-£99,607,701	-£85,298,580	-£94,601,102
40%	70%	-£103,159,741	-£86,806,460	-£97,437,915	-£103,159,741	-£86,806,460	-£97,437,915
45%	70%	-£106,711,782	-£88,314,340	-£100,274,728	-£106,711,782	-£88,314,340	-£100,274,728
50%	70%	-£110,263,822	-£89,822,220	-£103,111,538	-£110,263,822	-£89,822,220	-£103,111,538
100%	70%	-£145,784,225	-£104,901,022	-£131,479,657	-£145,784,225	-£104,901,022	-£131,479,657
10%	80%	-£82,167,446	-£77,495,079	-£80,532,638	-£82,167,446	-£77,495,079	-£80,532,638
15%	80%	-£85,879,459	-£79,870,910	-£83,427,247	-£85,879,459	-£79,870,910	-£83,427,247
20%	80%	-£89,591,472	-£82,246,740	-£86,321,857	-£89,591,472	-£82,246,740	-£86,321,857
40%	80%	-£104,439,525	-£95,750,061	-£97,900,294	-£104,439,525	-£95,750,061	-£97,900,294
45%	80%	-£108,151,538	-£97,125,891	-£100,794,903	-£108,151,538	-£97,125,891	-£100,794,903
50%	80%	-£111,863,552	-£98,501,721	-£103,689,513	-£111,863,552	-£98,501,721	-£103,689,513
10%	60%	-£81,527,554	-£78,023,280	-£80,301,448	-£81,527,554	-£78,023,280	-£80,301,448
40%	60%	-£94,319,621	-£73,863,239	-£83,060,463	-£94,319,621	-£73,863,239	-£83,060,463
20%	60%	-£88,311,689	-£81,303,140	-£85,859,477	-£88,311,689	-£81,303,140	-£85,859,477
25%	60%	-£91,703,756	-£82,943,070	-£88,638,492	-£91,703,756	-£82,943,070	-£88,638,492
30%	60%	-£95,095,824	-£84,582,999	-£91,417,506	-£95,095,824	-£84,582,999	-£91,417,506
35%	60%	-£98,487,890	-£86,222,930	-£94,196,520	-£98,487,890	-£86,222,930	-£94,196,520
40%	60%	-£101,879,958	-£87,862,860	-£96,975,535	-£101,879,958	-£87,862,860	-£96,975,535
50%	60%	-£105,272,026	-£89,502,790	-£99,754,550	-£105,272,026	-£89,502,790	-£99,754,550

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474	-£53,072,474
10%	70%	-£56,176,555	-£56,088,235	-£56,746,368	-£56,176,555	-£56,088,235	-£56,746,368
15%	70%	-£59,280,636	-£57,596,115	-£59,182,910	-£59,280,636	-£57,596,115	-£59,182,910
20%	70%	-£62,384,717	-£59,104,000	-£61,619,452	-£62,384,717	-£59,104,000	-£61,619,452
25%	70%	-£65,488,798	-£60,611,875	-£64,055,994	-£65,488,798	-£60,611,875	-£64,055,994
30%	70%	-£68,592,879	-£62,119,750	-£66,492,536	-£68,592,879	-£62,119,750	-£66,492,536
35%	70%	-£71,696,960	-£63,627,625	-£68,929,078	-£71,696,960	-£63,627,625	-£68,929,078
40%	70%	-£74,801,041	-£65,135,500	-£71,365,620	-£74,801,041	-£65,135,500	-£71,365,620
45%	70%	-£77,905,122	-£66,643,375	-£73,802,162	-£77,905,122	-£66,643,375	-£73,802,162
50%	70%	-£81,009,203	-£68,151,250	-£76,238,704	-£81,009,203	-£68,151,250	-£76,238,704
100%	70%	-£124,113,280	-£83,230,072	-£109,808,712	-£124,113,280	-£83,230,072	-£109,808,712
10%	80%	-£50,496,501	-£55,824,134	-£58,861,694	-£50,496,501	-£55,824,134	-£58,861,694
15%	80%	-£54,208,514	-£57,189,365	-£61,756,302	-£54,208,514	-£57,189,365	-£61,756,302
20%	80%	-£57,920,527	-£58,575,796	-£64,650,912	-£57,920,527	-£58,575,796	-£64,650,912
40%	80%	-£82,768,581	-£64,079,116	-£82,768,581	-£82,768,581	-£64,079,116	-£82,768,581
45%	80%	-£86,480,594	-£65,454,947	-£86,480,594	-£86,480,594	-£65,454,947	-£86,480,594
50%	80%	-£90,192,607	-£66,830,778	-£90,192,607	-£90,192,607	-£66,830,778	-£90,192,607
10%	60%	-£59,856,609	-£56,352,335	-£58,630,503	-£59,856,609	-£56,352,335	-£58,630,503
15%	60%	-£63,248,677	-£57,992,265	-£61,409,518	-£63,248,677	-£57,992,265	-£61,409,518
20%	60%	-£66,640,744	-£59,632,195	-£64,188,532	-£66,640,744	-£59,632,195	-£64,188,532
25%	60%	-£70,032,811	-£61,272,125	-£66,967,547	-£70,032,811	-£61,272,125	-£66,967,547
30%	60%	-£73,424,879	-£62,912,055	-£69,746,561	-£73,424,879	-£62,912,055	-£69,746,561
35%	60%	-£76,816,946	-£64,551,985	-£72,525,576	-£76,816,946	-£64,551,985	-£72,525,576
40%	60%	-£80,209,013	-£66,191,916	-£75,304,590	-£80,209,013	-£66,191,916	-£75,304,590
50%	60%	-£83,601,080	-£67,831,846	-£78,083,604	-£83,601,080	-£67,831,846	-£78,083,604

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569	-£43,506,569
10%	70%	-£50,610,650	-£46,522,330	-£49,180,193	-£50,610,650	-£46,522,330	-£49,180,193
15%	70%	-£54,162,690	-£48,030,210	-£52,017,905	-£54,162,690	-£48,030,210	-£52,017,905
20%	70%	-£57,714,731	-£49,538,090	-£54,853,817	-£57,714,731	-£49,538,090	-£54,853,817
25%	70%	-£61,266,771	-£51,045,970	-£57,689,729	-£61,266,771	-£51,045,970	-£57,689,729
30%	70%	-£64,818,811	-£52,553,850	-£60,525,641	-£64,818,811	-£52,553,850	-£60,525,641
35%	70%	-£68,370,851	-£54,061,730	-£63,361,552	-£68,370,851	-£54,061,730	-£63,361,552
40%	70%	-£71,922,891	-£55,569,610	-£66,207,464	-£71,922,891	-£55,569,610	-£66,207,464
45%	70%	-£75,474,931	-£57,077,490	-£69,053,376	-£75,474,931	-£57,077,490	-£69,053,376
50%	70%	-£79,026,971	-£58,585,370	-£71,899,288	-£79,026,971	-£58,585,370	-£71,899,288
100%	70%	-£114,547,375	-£73,664,172	-£100,242,807	-£114,547,375	-£73,664,172	-£100,242,807
10%	80%	-£50,930,596	-£46,258,229	-£49,295,788	-£50,930,596	-£46,258,229	-£49,295,788
15%	80%	-£54,642,609	-£47,834,060	-£52,190,397	-£54,642,609	-£47,834,060	-£52,190,397
20%	80%	-£58,354,622	-£49,413,890	-£55,085,007	-£58,354,622	-£49,413,890	-£55,085,007
40%	80%	-£83,202,676	-£54,513,211	-£83,202,676	-£83,202,676	-£54,513,211	-£83,202,676
45%	80%	-£86,914,689	-£55,889,041	-£86,914,689	-£86,914,689	-£55,889,041	-£86,914,689
50%	80%	-£90,626,701	-£57,264,871	-£90,626,701	-£90,626,701	-£57,264,871	-£90,626,701
10%	60%	-£50,290,703	-£46,786,430	-£49,064,598	-£50,290,703	-£46,786,430	-£49,064,598
15%	60%	-£53,882,771	-£48,263,359	-£51,943,612	-£53,882,771	-£48,263,359	-£51,943,612
20%	60%	-£57,474,839	-£49,740,289	-£54,822,627	-£57,474,839	-£49,740,289	-£54,822,627
25%	60%	-£61,066,907	-£51,217,219	-£57,701,641	-£61,066,907	-£51,217,219	-£57,701,641
30%	60%	-£64,658,975	-£52,694,149	-£60,580,656	-£64,658,975	-£52,694,149	-£60,580,656
35%	60%	-£68,251,043	-£54,171,079	-£63,461,670	-£68,251,043	-£54,171,079	-£63,461,670
40%	60%	-£71,843,111	-£55,648,009	-£66,342,684	-£71,843,111	-£55,648,009	-£66,342,684
50%	60%	-£75,435,179	-£57,124,939	-£69,223,698	-£75,435,179	-£57,124,939	-£69,223,698

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063	-£76,111,063
10%	70%	-£83,215,144	-£79,126,824	-£81,784,687	-£83,215,144	-£79,126,824	-£81,784,687
15%	70%	-£86,767,185	-£80,634,704	-£84,621,499	-£86,767,185	-£80,634,704	-£84,621,499
20%	70%	-£90,319,225	-£82,142,584	-£87,459,312	-£90,319,225	-£82,142,584	-£87,459,312
25%	70%	-£93,871,265	-£83,650,464	-£90,297,124	-£93,871,265	-£83,650,464	-£90,297,124
30%	70%	-£97,423,305	-£85,158,344	-£93,135,936	-£97,423,305	-£85,158,344	-£93,135,936
35%	70%	-£100,975,345	-£86,666,224	-£95,974,748	-£100,975,345	-£86,666,224	-£95,974,748
40%	70%	-£104,527,385	-£88,174,104	-£98,813,560	-£104,527,385	-£88,174,104	-£98,813,560
45%	70%	-£108,079,425	-£89,681,984	-£101,651,372	-£108,079,425	-£89,681,984	-£101,651,372
50%	70%	-£111,631,465	-£91,189,864	-£104,489,184	-£111,631,465	-£91,189,864	-£104,489,184
100%	70%	-£147,151,869	-£106,268,666	-£132,847,301	-£147,151,869	-£106,268,666	-£132,847,301
10%	80%	-£83,535,090	-£78,862,723	-£81,900,283	-£83,535,090	-£78,862,723	-£81,900,283
15%	80%	-£87,247,103	-£80,238,554	-£84,784,891	-£87,247,103	-£80,238,554	-£84,784,891
20%	80%	-£90,959,116	-£81,614,385	-£87,669,501	-£90,959,116	-£81,614,385	-£87,669,501
40%	80%	-£105,807,170	-£87,117,705	-£98,267,838	-£105,807,170	-£87,117,705	-£98,267,838
45%	80%	-£109,519,183	-£88,493,536	-£102,162,548	-£109,519,183	-£88,493,536	-£102,162,548
50%	80%	-£113,231,196	-£89,869,366	-£106,057,258	-£113,231,196	-£89,869,366	-£106,057,258
10%	60%	-£82,895,193	-£79,390,924	-£81,669,092	-£82,895,193	-£79,390,924	-£81,669,092
15%	60%	-£86,287,206	-£81,030,854	-£84,448,107	-£86,287,206	-£81,030,854	-£84,448,107
20%	60%	-£89,679,219	-£82,670,784	-£87,227,121	-£89,679,219	-£82,670,784	-£87,227,121
25%	60%	-£93,071,232	-£84,310,714	-£90,006,136	-£93,071,232	-£84,310,714	-£90,006,136
30%	60%	-£96,463,245	-£85,950,644	-£92,785,150	-£96,463,245	-£85,950,644	-£92,785,150
35%	60%	-£99,855,258	-£87,590,574	-£95,564,165			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400	-£33,787,400
10%	70%	-£40,891,481	-£36,803,161	-£39,461,024	-£40,891,481	-£36,803,161	-£39,461,024
15%	70%	-£44,443,521	-£38,311,041	-£42,297,636	-£44,443,521	-£38,311,041	-£42,297,636
20%	70%	-£47,995,562	-£39,818,921	-£45,134,649	-£47,995,562	-£39,818,921	-£45,134,649
25%	70%	-£51,547,602	-£41,326,801	-£47,971,460	-£51,547,602	-£41,326,801	-£47,971,460
30%	70%	-£55,099,643	-£42,834,681	-£50,808,272	-£55,099,643	-£42,834,681	-£50,808,272
35%	70%	-£58,651,682	-£44,342,561	-£53,645,083	-£58,651,682	-£44,342,561	-£53,645,083
40%	70%	-£62,203,722	-£45,850,441	-£56,481,896	-£62,203,722	-£45,850,441	-£56,481,896
45%	70%	-£65,755,763	-£47,358,321	-£59,318,708	-£65,755,763	-£47,358,321	-£59,318,708
50%	70%	-£69,307,803	-£48,866,202	-£62,155,519	-£69,307,803	-£48,866,202	-£62,155,519
100%	70%	-£104,828,206	-£63,945,003	-£90,623,638	-£104,828,206	-£63,945,003	-£90,623,638
10%	80%	-£41,211,427	-£36,539,060	-£39,576,620	-£41,211,427	-£36,539,060	-£39,576,620
15%	80%	-£44,923,440	-£37,914,891	-£42,471,228	-£44,923,440	-£37,914,891	-£42,471,228
20%	80%	-£48,635,453	-£39,290,722	-£45,365,838	-£48,635,453	-£39,290,722	-£45,365,838
25%	80%	-£52,347,466	-£40,666,553	-£48,260,447	-£52,347,466	-£40,666,553	-£48,260,447
30%	80%	-£56,059,479	-£42,042,384	-£51,155,056	-£56,059,479	-£42,042,384	-£51,155,056
35%	80%	-£59,771,492	-£43,418,215	-£54,049,665	-£59,771,492	-£43,418,215	-£54,049,665
40%	80%	-£63,483,505	-£44,794,046	-£56,944,274	-£63,483,505	-£44,794,046	-£56,944,274
45%	80%	-£67,195,518	-£46,169,877	-£59,838,885	-£67,195,518	-£46,169,877	-£59,838,885
50%	80%	-£70,907,531	-£47,545,708	-£62,733,494	-£70,907,531	-£47,545,708	-£62,733,494
10%	60%	-£40,571,535	-£37,067,261	-£39,345,429	-£40,571,535	-£37,067,261	-£39,345,429
15%	60%	-£43,963,602	-£38,707,190	-£42,124,444	-£43,963,602	-£38,707,190	-£42,124,444
20%	60%	-£47,355,670	-£40,347,121	-£44,903,458	-£47,355,670	-£40,347,121	-£44,903,458
25%	60%	-£50,747,737	-£41,987,051	-£47,682,473	-£50,747,737	-£41,987,051	-£47,682,473
30%	60%	-£54,139,805	-£43,626,981	-£50,461,487	-£54,139,805	-£43,626,981	-£50,461,487
35%	60%	-£57,531,871	-£45,266,911	-£53,240,502	-£57,531,871	-£45,266,911	-£53,240,502
40%	60%	-£60,923,939	-£46,906,841	-£56,019,516	-£60,923,939	-£46,906,841	-£56,019,516
50%	60%	-£67,708,074	-£50,186,701	-£61,577,545	-£67,708,074	-£50,186,701	-£61,577,545

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084	-£30,876,084
10%	70%	-£37,980,165	-£33,891,845	-£36,549,708	-£37,980,165	-£33,891,845	-£36,549,708
15%	70%	-£41,532,205	-£35,399,725	-£39,386,520	-£41,532,205	-£35,399,725	-£39,386,520
20%	70%	-£45,084,246	-£36,907,605	-£42,223,333	-£45,084,246	-£36,907,605	-£42,223,333
25%	70%	-£48,636,286	-£38,415,485	-£45,060,144	-£48,636,286	-£38,415,485	-£45,060,144
30%	70%	-£52,188,327	-£39,923,365	-£47,896,956	-£52,188,327	-£39,923,365	-£47,896,956
35%	70%	-£55,740,366	-£41,431,245	-£50,733,767	-£55,740,366	-£41,431,245	-£50,733,767
40%	70%	-£59,292,406	-£42,939,125	-£53,570,580	-£59,292,406	-£42,939,125	-£53,570,580
45%	70%	-£62,844,447	-£44,447,005	-£56,407,392	-£62,844,447	-£44,447,005	-£56,407,392
50%	70%	-£66,396,487	-£45,954,886	-£59,244,203	-£66,396,487	-£45,954,886	-£59,244,203
100%	70%	-£101,916,890	-£61,033,687	-£87,612,322	-£101,916,890	-£61,033,687	-£87,612,322
10%	80%	-£38,300,111	-£33,627,744	-£36,665,304	-£38,300,111	-£33,627,744	-£36,665,304
15%	80%	-£42,012,124	-£35,003,575	-£39,559,912	-£42,012,124	-£35,003,575	-£39,559,912
20%	80%	-£45,724,137	-£36,379,405	-£42,454,522	-£45,724,137	-£36,379,405	-£42,454,522
25%	80%	-£49,436,150	-£37,755,235	-£45,349,132	-£49,436,150	-£37,755,235	-£45,349,132
30%	80%	-£53,148,163	-£39,131,065	-£48,243,742	-£53,148,163	-£39,131,065	-£48,243,742
35%	80%	-£56,860,176	-£40,506,895	-£51,138,352	-£56,860,176	-£40,506,895	-£51,138,352
40%	80%	-£60,572,189	-£41,882,726	-£54,032,962	-£60,572,189	-£41,882,726	-£54,032,962
45%	80%	-£64,284,202	-£43,258,556	-£56,927,572	-£64,284,202	-£43,258,556	-£56,927,572
50%	80%	-£67,996,215	-£44,634,386	-£59,822,182	-£67,996,215	-£44,634,386	-£59,822,182
10%	60%	-£37,660,219	-£34,155,945	-£36,434,113	-£37,660,219	-£34,155,945	-£36,434,113
15%	60%	-£41,052,286	-£35,795,874	-£39,213,128	-£41,052,286	-£35,795,874	-£39,213,128
20%	60%	-£44,444,354	-£37,435,805	-£41,992,142	-£44,444,354	-£37,435,805	-£41,992,142
25%	60%	-£47,836,421	-£39,075,735	-£44,771,157	-£47,836,421	-£39,075,735	-£44,771,157
30%	60%	-£51,228,489	-£40,715,665	-£47,550,171	-£51,228,489	-£40,715,665	-£47,550,171
35%	60%	-£54,620,555	-£42,355,595	-£50,329,186	-£54,620,555	-£42,355,595	-£50,329,186
40%	60%	-£58,012,623	-£43,995,525	-£53,108,200	-£58,012,623	-£43,995,525	-£53,108,200
50%	60%	-£64,796,758	-£47,275,385	-£58,666,229	-£64,796,758	-£47,275,385	-£58,666,229

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783	-£5,683,783
10%	70%	-£14,288,727	-£10,323,097	-£12,905,070	-£14,288,727	-£10,323,097	-£12,905,070
15%	70%	-£18,591,200	-£12,642,754	-£16,515,714	-£18,591,200	-£12,642,754	-£16,515,714
20%	70%	-£22,893,672	-£14,962,411	-£20,126,358	-£22,893,672	-£14,962,411	-£20,126,358
25%	70%	-£27,196,145	-£17,282,069	-£23,737,000	-£27,196,145	-£17,282,069	-£23,737,000
30%	70%	-£31,498,617	-£19,601,726	-£27,347,644	-£31,498,617	-£19,601,726	-£27,347,644
35%	70%	-£35,801,089	-£21,921,383	-£30,958,287	-£35,801,089	-£21,921,383	-£30,958,287
40%	70%	-£40,103,562	-£24,241,040	-£34,568,931	-£40,103,562	-£24,241,040	-£34,568,931
45%	70%	-£44,406,034	-£26,560,697	-£38,179,575	-£44,406,034	-£26,560,697	-£38,179,575
50%	70%	-£48,708,505	-£28,880,354	-£41,790,218	-£48,708,505	-£28,880,354	-£41,790,218
100%	70%	-£91,733,229	-£52,076,926	-£77,896,654	-£91,733,229	-£52,076,926	-£77,896,654
0%	80%	-£14,650,991	-£10,118,842	-£13,069,969	-£14,650,991	-£10,118,842	-£13,069,969
15%	80%	-£19,134,595	-£12,336,373	-£16,762,611	-£19,134,595	-£12,336,373	-£16,762,611
20%	80%	-£23,618,200	-£14,553,902	-£20,455,554	-£23,618,200	-£14,553,902	-£20,455,554
25%	80%	-£28,101,804	-£16,771,432	-£24,148,497	-£28,101,804	-£16,771,432	-£24,148,497
30%	80%	-£32,585,409	-£18,988,962	-£27,841,440	-£32,585,409	-£18,988,962	-£27,841,440
35%	80%	-£37,069,013	-£21,206,491	-£31,534,384	-£37,069,013	-£21,206,491	-£31,534,384
40%	80%	-£41,552,618	-£23,424,022	-£35,227,328	-£41,552,618	-£23,424,022	-£35,227,328
45%	80%	-£46,036,221	-£25,641,552	-£38,920,271	-£46,036,221	-£25,641,552	-£38,920,271
50%	80%	-£50,519,825	-£27,859,081	-£42,613,212	-£50,519,825	-£27,859,081	-£42,613,212
10%	60%	-£13,926,463	-£10,527,352	-£12,740,471	-£13,926,463	-£10,527,352	-£12,740,471
15%	60%	-£18,047,803	-£12,949,136	-£16,268,816	-£18,047,803	-£12,949,136	-£16,268,816
20%	60%	-£22,169,143	-£15,370,920	-£19,797,160	-£22,169,143	-£15,370,920	-£19,797,160
25%	60%	-£26,290,484	-£17,792,705	-£23,325,504	-£26,290,484	-£17,792,705	-£23,325,504
30%	60%	-£30,411,825	-£20,214,490	-£26,853,848	-£30,411,825	-£20,214,490	-£26,853,848
35%	60%	-£34,533,165	-£22,636,274	-£30,382,192	-£34,533,165	-£22,636,274	-£30,382,192
40%	60%	-£38,654,506	-£25,058,058	-£33,910,537	-£38,654,506	-£25,058,058	-£33,910,537
45%	60%	-£42,775,845	-£27,479,843	-£37,438,881	-£42,775,845	-£27,479,843	-£37,438,881
50%	60%	-£46,897,186	-£29,901,627	-£40,967,225	-£46,897,186	-£29,901,627	-£40,967,225

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742	-£414,677,742
10%	70%	-£423,282,687	-£419,317,056	-£421,899,029	-£423,282,687	-£419,317,056	-£421,899,029
15%	70%	-£427,585,159	-£421,636,713	-£425,909,673	-£427,585,159	-£421,636,713	-£425,909,673
20%	70%	-£431,887,631	-£423,956,370	-£429,920,317	-£431,887,631	-£423,956,370	-£429,920,317
25%	70%	-£436,190,104	-£426,276,028	-£432,730,960	-£436,190,104	-£426,276,028	-£432,730,960
30%	70%	-£440,492,576	-£428,595,685	-£436,341,604	-£440,492,576	-£428,595,685	-£436,341,604
35%	70%	-£444,795,049	-£430,915,343	-£439,952,247	-£444,795,049	-£430,915,343	-£439,952,247
40%	70%	-£449,097,521	-£433,235,000	-£443,562,891	-£449,097,521	-£433,235,000	-£443,562,891
45%	70%	-£453,399,994	-£435,554,657	-£447,173,535	-£453,399,994	-£435,554,657	-£447,173,535
50%	70%	-£457,702,467	-£437,874,314	-£450,784,178	-£457,702,467	-£437,874,314	-£450,784,178
100%	70%	-£500,727,188	-£461,070,885	-£486,890,613	-£500,727,188	-£461,070,885	-£486,890,613
0%	80%	-£423,644,951	-£419,112,801	-£422,063,628	-£423,644,951	-£419,112,801	-£422,063,628
15%	80%	-£428,128,555	-£421,330,332	-£425,756,571	-£428,128,555	-£421,330,332	-£425,756,571
20%	80%	-£432,612,159	-£423,547,862	-£429,449,513	-£432,612,159	-£423,547,862	-£429,449,513
25%	80%	-£437,095,763	-£425,765,393	-£433,142,455	-£437,095,763	-£425,765,393	-£433,142,455
30%	80%	-£441,579,367	-£427,982,924	-£436,835,397	-£441,579,367	-£427,982,924	-£436,835,397
35%	80%	-£446,062,971	-£430,200,455	-£440,528,339	-£446,062,971	-£430,200,455	-£440,528,339
40%	80%	-£450,546,575	-£432,417,986	-£444,221,281	-£450,546,575	-£432,417,986	-£444,221,281
45%	80%	-£455,030,179	-£434,635,511	-£447,914,223	-£455,030,179	-£434,635,511	-£447,914,223
50%	80%	-£459,513,783	-£436,853,041	-£451,607,171	-£459,513,783	-£436,853,041	-£451,607,171
10%	60%	-£422,920,423	-£419,521,311	-£421,734,431	-£422,920,423	-£419,521,311	-£421,734,431
15%	60%	-£427,041,763	-£421,943,095	-£425,262,775	-£427,041,763	-£421,943,095	-£425,262,775
20%	60%	-£431,163,103	-£424,364,880	-£428,791,119	-£431,163,103	-£424,364,880	-£428,791,119
25%	60%	-£435,284,443	-£426,786,665	-£432,319,463	-£435,284,443	-£426,786,665	-£432,319,463
30%	60%	-£439,405,784	-£429,208,449	-£435,847,807	-£439,405,784	-£429,208,449	-£435,847,807
35%	60%	-£443,527,124	-£431,630,233	-£439,376,152	-£443,527,124	-£431,630,233	-£439,376,152
40%	60%	-£447,648,465	-£434,052,018	-£442,904,496	-£447,648,465	-£434,052,018	-£442,904,496
50%	60%	-£451,769,805	-£436,473,802	-£446,432,840	-£451,769,805	-£436,473,802	-£446,432,840

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692	-£323,954,692
10%	70%	-£332,559,636	-£328,594,006	-£331,175,979	-£332,559,636	-£328,594,006	-£331,175,979
15%	70%	-£336,862,109	-£330,913,663	-£334,786,623	-£336,862,109	-£330,913,663	-£334,786,623
20%	70%	-£341,164,582	-£333,233,320	-£338,397,267	-£341,164,582	-£333,233,320	-£338,397,267
25%	70%	-£345,467,055	-£335,552,977	-£342,007,911	-£345,467,055	-£335,552,977	-£342,007,911
30%	70%	-£349,769,528	-£337,872,635	-£345,618,555	-£349,769,528	-£337,872,635	-£345,618,555
35%	70%	-£354,071,999	-£340,192,292	-£349,229,199	-£354,071,999	-£340,192,292	-£349,229,199
40%	70%	-£358,374,471	-£342,511,949	-£352,839,843	-£358,374,471	-£342,511,949	-£352,839,843
45%	70%	-£362,676,943	-£344,831,606	-£356,450,487	-£362,676,943	-£344,831,606	-£356,450,487
50%	70%	-£366,979,415	-£347,151,263	-£360,061,127	-£366,979,415	-£347,151,263	-£360,061,127
100%	70%	-£410,004,138	-£370,347,835	-£396,167,563	-£410,004,138	-£370,347,835	-£396,167,563
0%	80%	-£332,921,900	-£328,389,751	-£331,340,578	-£332,921,900	-£328,389,751	-£331,340,578
15%	80%	-£337,405,504	-£330,807,282	-£335,033,520	-£337,405,504	-£330,807,282	-£335,033,520
20%	80%	-£341,889,109	-£332,624,811	-£338,726,463	-£341,889,109	-£332,624,811	-£338,726,463
25%	80%	-£346,372,714	-£334,442,340	-£342,419,406	-£346,372,714	-£334,442,340	-£342,419,406
30%	80%	-£350,856,319	-£336,259,869	-£346,112,349	-£350,856,319	-£336,259,869	-£346,112,349
35%	80%	-£355,339,924	-£338,077,398	-£349,805,292	-£355,339,924	-£338,077,398	-£349,805,292
40%	80%	-£359,823,529	-£339,894,927	-£353,498,235	-£359,823,529	-£339,894,927	-£353,498,235
45%	80%	-£364,307,134	-£341,712,456	-£357,191,178	-£364,307,134	-£341,712,456	-£357,191,178
50%	80%	-£368,790,739	-£343,529,985	-£360,884,121	-£368,790,739	-£343,529,985	-£360,884,121
10%	60%	-£322,197,372	-£328,798,261	-£331,011,880	-£322,197,372	-£328,798,261	-£331,011,880
15%	60%	-£326,318,712	-£331,220,045	-£334,539,725	-£326,318,712	-£331,220,045	-£334,539,725
20%	60%	-£330,440,052	-£333,641,830	-£338,069,569	-£330,440,052	-£333,641,830	-£338,069,569
25%	60%	-£334,561,393	-£336,063,614	-£341,599,413	-£334,561,393	-£336,063,614	-£341,599,413
30%	60%	-£338,682,734	-£338,485,398	-£345,124,757	-£338,682,734	-£338,485,398	-£345,124,757
35%	60%	-£342,804,074	-£340,907,183	-£348,653,101	-£342,804,074	-£340,907,183	-£348,653,101
40%	60%	-£346,925,415	-£343,328,967	-£352,181,446	-£346,925,415	-£343,328,967	-£352,181,446
50%	60%	-£351,046,756	-£345,750,751	-£355,709,790	-£351,046,756	-£345,750,751	-£355,709,790

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904	-£151,202,904
10%	70%	-£159,807,848	-£155,842,218	-£158,424,190	-£159,807,848	-£155,842,218	-£158,424,190
15%	70%	-£164,110,321	-£158,161,875	-£162,034,834	-£164,110,321	-£158,161,875	-£162,034,834
20%	70%	-£168,412,793	-£160,481,532	-£165,645,478	-£168,412,793	-£160,481,532	-£165,645,478
25%	70%	-£172,715,266	-£162,801,190	-£169,256,121	-£172,715,266	-£162,801,190	-£169,256,121
30%	70%	-£177,017,738	-£165,120,847	-£172,866,765	-£177,017,738	-£165,120,847	-£172,866,765
35%	70%	-£181,320,210	-£167,440,504	-£176,477,409	-£181,320,210	-£167,440,504	-£176,477,409
40%	70%	-£185,622,682	-£169,760,161</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520	-£56,712,520
10%	70%	-£65,317,464	-£61,351,834	-£63,933,806	-£65,317,464	-£61,351,834	-£63,933,806
15%	70%	-£69,619,937	-£63,671,491	-£67,544,450	-£69,619,937	-£63,671,491	-£67,544,450
20%	70%	-£73,922,409	-£65,991,148	-£71,195,094	-£73,922,409	-£65,991,148	-£71,195,094
25%	70%	-£78,224,881	-£68,310,806	-£74,765,737	-£78,224,881	-£68,310,806	-£74,765,737
30%	70%	-£82,527,354	-£70,630,463	-£78,336,381	-£82,527,354	-£70,630,463	-£78,336,381
35%	70%	-£86,829,826	-£72,950,120	-£81,907,024	-£86,829,826	-£72,950,120	-£81,907,024
40%	70%	-£91,132,298	-£75,269,777	-£85,477,668	-£91,132,298	-£75,269,777	-£85,477,668
45%	70%	-£95,434,771	-£77,589,434	-£89,048,312	-£95,434,771	-£77,589,434	-£89,048,312
50%	70%	-£99,737,242	-£79,909,091	-£92,618,955	-£99,737,242	-£79,909,091	-£92,618,955
100%	70%	-£142,761,965	-£103,105,663	-£128,925,390	-£142,761,965	-£103,105,663	-£128,925,390
10%	80%	-£65,679,728	-£61,147,579	-£64,098,406	-£65,679,728	-£61,147,579	-£64,098,406
15%	80%	-£70,163,352	-£63,365,110	-£67,791,348	-£70,163,352	-£63,365,110	-£67,791,348
20%	80%	-£74,646,976	-£65,582,639	-£71,484,291	-£74,646,976	-£65,582,639	-£71,484,291
25%	80%	-£79,130,600	-£67,800,168	-£75,177,234	-£79,130,600	-£67,800,168	-£75,177,234
30%	80%	-£83,614,224	-£70,017,697	-£78,870,177	-£83,614,224	-£70,017,697	-£78,870,177
35%	80%	-£88,097,848	-£72,235,226	-£82,563,120	-£88,097,848	-£72,235,226	-£82,563,120
40%	80%	-£92,581,472	-£74,452,755	-£86,256,063	-£92,581,472	-£74,452,755	-£86,256,063
45%	80%	-£97,065,096	-£76,670,284	-£89,949,006	-£97,065,096	-£76,670,284	-£89,949,006
50%	80%	-£101,548,720	-£78,887,813	-£93,641,949	-£101,548,720	-£78,887,813	-£93,641,949
10%	60%	-£64,955,200	-£61,556,088	-£63,769,208	-£64,955,200	-£61,556,088	-£63,769,208
15%	60%	-£69,076,540	-£63,977,873	-£67,297,553	-£69,076,540	-£63,977,873	-£67,297,553
20%	60%	-£73,197,881	-£66,399,657	-£70,827,897	-£73,197,881	-£66,399,657	-£70,827,897
25%	60%	-£77,319,221	-£68,821,442	-£74,358,241	-£77,319,221	-£68,821,442	-£74,358,241
30%	60%	-£81,440,562	-£71,243,226	-£77,888,585	-£81,440,562	-£71,243,226	-£77,888,585
35%	60%	-£85,561,901	-£73,665,011	-£81,418,929	-£85,561,901	-£73,665,011	-£81,418,929
40%	60%	-£89,683,242	-£76,086,795	-£84,949,273	-£89,683,242	-£76,086,795	-£84,949,273
50%	60%	-£93,804,583	-£78,508,579	-£88,479,617	-£93,804,583	-£78,508,579	-£88,479,617

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575	-£35,041,575
10%	70%	-£43,646,519	-£39,680,889	-£42,262,862	-£43,646,519	-£39,680,889	-£42,262,862
15%	70%	-£47,949,032	-£42,000,546	-£46,173,506	-£47,949,032	-£42,000,546	-£46,173,506
20%	70%	-£52,251,464	-£44,320,203	-£49,484,150	-£52,251,464	-£44,320,203	-£49,484,150
25%	70%	-£56,553,936	-£46,639,861	-£53,094,792	-£56,553,936	-£46,639,861	-£53,094,792
30%	70%	-£60,856,409	-£48,959,518	-£56,705,436	-£60,856,409	-£48,959,518	-£56,705,436
35%	70%	-£65,158,881	-£51,279,175	-£60,316,079	-£65,158,881	-£51,279,175	-£60,316,079
40%	70%	-£69,461,354	-£53,598,832	-£63,926,723	-£69,461,354	-£53,598,832	-£63,926,723
45%	70%	-£73,763,826	-£55,918,489	-£67,537,367	-£73,763,826	-£55,918,489	-£67,537,367
50%	70%	-£78,066,297	-£58,238,146	-£71,148,010	-£78,066,297	-£58,238,146	-£71,148,010
100%	70%	-£121,091,021	-£81,434,718	-£107,254,446	-£121,091,021	-£81,434,718	-£107,254,446
10%	80%	-£44,008,783	-£39,476,634	-£42,427,461	-£44,008,783	-£39,476,634	-£42,427,461
15%	80%	-£48,492,387	-£41,694,165	-£46,120,403	-£48,492,387	-£41,694,165	-£46,120,403
20%	80%	-£52,975,992	-£43,911,694	-£49,812,346	-£52,975,992	-£43,911,694	-£49,812,346
25%	80%	-£57,459,596	-£46,129,223	-£53,504,289	-£57,459,596	-£46,129,223	-£53,504,289
30%	80%	-£61,943,200	-£48,346,752	-£57,196,232	-£61,943,200	-£48,346,752	-£57,196,232
35%	80%	-£66,426,804	-£50,564,281	-£60,888,175	-£66,426,804	-£50,564,281	-£60,888,175
40%	80%	-£70,910,408	-£52,781,810	-£64,580,118	-£70,910,408	-£52,781,810	-£64,580,118
45%	80%	-£75,394,012	-£54,999,339	-£68,272,061	-£75,394,012	-£54,999,339	-£68,272,061
50%	80%	-£79,877,616	-£57,216,868	-£71,963,904	-£79,877,616	-£57,216,868	-£71,963,904
10%	60%	-£43,284,255	-£39,885,144	-£42,098,263	-£43,284,255	-£39,885,144	-£42,098,263
15%	60%	-£47,405,595	-£42,306,328	-£45,628,608	-£47,405,595	-£42,306,328	-£45,628,608
20%	60%	-£51,526,936	-£44,727,513	-£49,158,952	-£51,526,936	-£44,727,513	-£49,158,952
25%	60%	-£55,648,276	-£47,148,697	-£52,689,296	-£55,648,276	-£47,148,697	-£52,689,296
30%	60%	-£59,769,617	-£49,569,881	-£56,219,640	-£59,769,617	-£49,569,881	-£56,219,640
35%	60%	-£63,890,957	-£51,991,065	-£59,749,984	-£63,890,957	-£51,991,065	-£59,749,984
40%	60%	-£68,012,297	-£54,412,249	-£63,280,328	-£68,012,297	-£54,412,249	-£63,280,328
50%	60%	-£72,133,637	-£56,833,433	-£66,810,672	-£72,133,637	-£56,833,433	-£66,810,672

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669	-£25,475,669
10%	70%	-£34,080,614	-£30,114,984	-£32,696,956	-£34,080,614	-£30,114,984	-£32,696,956
15%	70%	-£38,383,086	-£32,434,641	-£36,307,600	-£38,383,086	-£32,434,641	-£36,307,600
20%	70%	-£42,685,558	-£34,754,298	-£39,918,244	-£42,685,558	-£34,754,298	-£39,918,244
25%	70%	-£46,988,031	-£37,073,956	-£43,528,887	-£46,988,031	-£37,073,956	-£43,528,887
30%	70%	-£51,290,503	-£39,393,613	-£47,139,531	-£51,290,503	-£39,393,613	-£47,139,531
35%	70%	-£55,592,976	-£41,713,270	-£50,750,174	-£55,592,976	-£41,713,270	-£50,750,174
40%	70%	-£59,895,448	-£44,032,927	-£54,360,818	-£59,895,448	-£44,032,927	-£54,360,818
45%	70%	-£64,197,921	-£46,352,584	-£57,971,462	-£64,197,921	-£46,352,584	-£57,971,462
50%	70%	-£68,500,393	-£48,672,241	-£61,582,105	-£68,500,393	-£48,672,241	-£61,582,105
100%	70%	-£111,525,115	-£71,868,813	-£97,688,540	-£111,525,115	-£71,868,813	-£97,688,540
10%	80%	-£34,442,878	-£29,910,729	-£32,861,555	-£34,442,878	-£29,910,729	-£32,861,555
15%	80%	-£38,926,482	-£32,128,259	-£36,554,498	-£38,926,482	-£32,128,259	-£36,554,498
20%	80%	-£43,410,086	-£34,345,789	-£40,247,441	-£43,410,086	-£34,345,789	-£40,247,441
25%	80%	-£47,893,690	-£36,563,318	-£43,940,384	-£47,893,690	-£36,563,318	-£43,940,384
30%	80%	-£52,377,294	-£38,780,847	-£47,633,327	-£52,377,294	-£38,780,847	-£47,633,327
35%	80%	-£56,860,898	-£40,998,376	-£51,326,270	-£56,860,898	-£40,998,376	-£51,326,270
40%	80%	-£61,344,502	-£43,215,905	-£55,019,213	-£61,344,502	-£43,215,905	-£55,019,213
45%	80%	-£65,828,106	-£45,433,434	-£58,712,156	-£65,828,106	-£45,433,434	-£58,712,156
50%	80%	-£70,311,710	-£47,650,963	-£62,405,099	-£70,311,710	-£47,650,963	-£62,405,099
10%	60%	-£33,718,350	-£30,319,238	-£32,532,358	-£33,718,350	-£30,319,238	-£32,532,358
15%	60%	-£37,839,690	-£32,741,023	-£36,060,702	-£37,839,690	-£32,741,023	-£36,060,702
20%	60%	-£41,961,030	-£35,162,807	-£39,589,047	-£41,961,030	-£35,162,807	-£39,589,047
25%	60%	-£46,082,371	-£37,584,592	-£43,117,390	-£46,082,371	-£37,584,592	-£43,117,390
30%	60%	-£50,203,711	-£40,006,376	-£46,645,735	-£50,203,711	-£40,006,376	-£46,645,735
35%	60%	-£54,325,051	-£42,428,161	-£50,174,079	-£54,325,051	-£42,428,161	-£50,174,079
40%	60%	-£58,446,392	-£44,849,945	-£53,702,423	-£58,446,392	-£44,849,945	-£53,702,423
50%	60%	-£62,567,732	-£47,271,729	-£57,230,767	-£62,567,732	-£47,271,729	-£57,230,767

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164	-£58,080,164
10%	70%	-£66,685,108	-£62,719,478	-£65,301,451	-£66,685,108	-£62,719,478	-£65,301,451
15%	70%	-£70,987,581	-£65,039,135	-£68,912,995	-£70,987,581	-£65,039,135	-£68,912,995
20%	70%	-£75,289,054	-£67,358,792	-£72,524,539	-£75,289,054	-£67,358,792	-£72,524,539
25%	70%	-£79,590,526	-£69,678,450	-£76,136,083	-£79,590,526	-£69,678,450	-£76,136,083
30%	70%	-£83,892,000	-£71,998,107	-£79,747,627	-£83,892,000	-£71,998,107	-£79,747,627
35%	70%	-£88,193,472	-£74,317,764	-£83,359,171	-£88,193,472	-£74,317,764	-£83,359,171
40%	70%	-£92,494,944	-£76,637,421	-£86,970,715	-£92,494,944	-£76,637,421	-£86,970,715
45%	70%	-£96,796,416	-£78,957,078	-£90,582,259	-£96,796,416	-£78,957,078	-£90,582,259
50%	70%	-£101,097,888	-£81,276,735	-£94,193,803	-£101,097,888	-£81,276,735	-£94,193,803
100%	70%	-£144,129,610	-£104,473,307	-£130,293,035	-£144,129,610	-£104,473,307	-£130,293,035
10%	80%	-£67,047,372	-£62,515,223	-£65,466,050	-£67,047,372	-£62,515,223	-£65,466,050
15%	80%	-£71,530,976	-£64,732,754	-£69,158,992	-£71,530,976	-£64,732,754	-£69,158,992
20%	80%	-£76,014,580	-£66,950,285	-£72,851,935	-£76,014,580	-£66,950,285	-£72,851,93

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501	-£15,756,501
10%	70%	-£24,361,445	-£20,395,815	-£22,977,788	-£24,361,445	-£20,395,815	-£22,977,788
15%	70%	-£29,863,918	-£22,715,472	-£26,588,432	-£29,863,918	-£22,715,472	-£26,588,432
20%	70%	-£32,966,390	-£25,035,129	-£30,199,075	-£32,966,390	-£25,035,129	-£30,199,075
25%	70%	-£37,268,862	-£27,354,787	-£33,809,718	-£37,268,862	-£27,354,787	-£33,809,718
30%	70%	-£41,571,335	-£29,674,444	-£37,420,362	-£41,571,335	-£29,674,444	-£37,420,362
35%	70%	-£45,873,807	-£31,994,101	-£41,031,005	-£45,873,807	-£31,994,101	-£41,031,005
40%	70%	-£50,176,279	-£34,313,758	-£44,641,648	-£50,176,279	-£34,313,758	-£44,641,648
45%	70%	-£54,478,752	-£36,633,415	-£48,252,293	-£54,478,752	-£36,633,415	-£48,252,293
50%	70%	-£58,781,223	-£38,953,072	-£51,862,936	-£58,781,223	-£38,953,072	-£51,862,936
100%	70%	-£101,805,947	-£62,149,644	-£87,969,372	-£101,805,947	-£62,149,644	-£87,969,372
10%	80%	-£24,723,709	-£20,191,560	-£23,142,387	-£24,723,709	-£20,191,560	-£23,142,387
15%	80%	-£29,207,313	-£22,409,091	-£26,835,329	-£29,207,313	-£22,409,091	-£26,835,329
20%	80%	-£33,690,918	-£24,626,620	-£30,528,272	-£33,690,918	-£24,626,620	-£30,528,272
40%	80%	-£51,625,335	-£33,496,740	-£45,300,044	-£51,625,335	-£33,496,740	-£45,300,044
45%	80%	-£56,108,939	-£35,714,270	-£48,992,986	-£56,108,939	-£35,714,270	-£48,992,986
50%	80%	-£60,592,543	-£37,931,799	-£52,685,930	-£60,592,543	-£37,931,799	-£52,685,930
10%	60%	-£23,999,181	-£20,600,070	-£22,813,189	-£23,999,181	-£20,600,070	-£22,813,189
15%	60%	-£28,120,521	-£23,021,854	-£26,341,534	-£28,120,521	-£23,021,854	-£26,341,534
20%	60%	-£32,241,862	-£25,443,639	-£29,869,878	-£32,241,862	-£25,443,639	-£29,869,878
25%	60%	-£36,363,202	-£27,865,423	-£33,398,221	-£36,363,202	-£27,865,423	-£33,398,221
30%	60%	-£40,484,543	-£30,287,207	-£36,926,566	-£40,484,543	-£30,287,207	-£36,926,566
35%	60%	-£44,605,883	-£32,709,992	-£40,454,910	-£44,605,883	-£32,709,992	-£40,454,910
40%	60%	-£48,727,223	-£35,130,776	-£43,983,254	-£48,727,223	-£35,130,776	-£43,983,254
50%	60%	-£52,848,563	-£37,552,560	-£47,511,598	-£52,848,563	-£37,552,560	-£47,511,598

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185	-£12,845,185
10%	70%	-£21,450,129	-£17,484,499	-£20,066,472	-£21,450,129	-£17,484,499	-£20,066,472
15%	70%	-£25,752,602	-£19,804,156	-£23,677,115	-£25,752,602	-£19,804,156	-£23,677,115
20%	70%	-£30,055,074	-£22,123,813	-£27,287,759	-£30,055,074	-£22,123,813	-£27,287,759
25%	70%	-£34,357,546	-£24,443,471	-£30,898,402	-£34,357,546	-£24,443,471	-£30,898,402
30%	70%	-£38,660,019	-£26,763,128	-£34,509,046	-£38,660,019	-£26,763,128	-£34,509,046
35%	70%	-£42,962,491	-£29,082,785	-£38,119,689	-£42,962,491	-£29,082,785	-£38,119,689
40%	70%	-£47,264,963	-£31,402,442	-£41,730,333	-£47,264,963	-£31,402,442	-£41,730,333
45%	70%	-£51,567,436	-£33,722,099	-£45,340,977	-£51,567,436	-£33,722,099	-£45,340,977
50%	70%	-£55,869,907	-£36,041,756	-£48,951,620	-£55,869,907	-£36,041,756	-£48,951,620
100%	70%	-£98,894,631	-£59,238,328	-£85,058,055	-£98,894,631	-£59,238,328	-£85,058,055
10%	80%	-£21,812,393	-£17,280,244	-£20,231,071	-£21,812,393	-£17,280,244	-£20,231,071
15%	80%	-£26,295,997	-£19,497,775	-£23,924,013	-£26,295,997	-£19,497,775	-£23,924,013
20%	80%	-£30,779,602	-£21,715,304	-£27,616,956	-£30,779,602	-£21,715,304	-£27,616,956
40%	80%	-£48,714,019	-£30,585,424	-£42,388,728	-£48,714,019	-£30,585,424	-£42,388,728
45%	80%	-£53,197,623	-£32,802,954	-£46,081,670	-£53,197,623	-£32,802,954	-£46,081,670
50%	80%	-£57,681,227	-£35,020,483	-£49,774,614	-£57,681,227	-£35,020,483	-£49,774,614
10%	60%	-£21,087,865	-£17,688,754	-£19,901,873	-£21,087,865	-£17,688,754	-£19,901,873
15%	60%	-£25,209,205	-£20,110,538	-£23,430,218	-£25,209,205	-£20,110,538	-£23,430,218
20%	60%	-£29,330,546	-£22,532,322	-£26,958,562	-£29,330,546	-£22,532,322	-£26,958,562
25%	60%	-£33,451,886	-£24,954,107	-£30,486,905	-£33,451,886	-£24,954,107	-£30,486,905
30%	60%	-£37,573,227	-£27,375,891	-£34,015,250	-£37,573,227	-£27,375,891	-£34,015,250
35%	60%	-£41,694,567	-£29,797,676	-£37,543,594	-£41,694,567	-£29,797,676	-£37,543,594
40%	60%	-£45,815,907	-£32,219,460	-£41,071,938	-£45,815,907	-£32,219,460	-£41,071,938
50%	60%	-£50,058,588	-£34,641,244	-£44,600,282	-£50,058,588	-£34,641,244	-£44,600,282

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289	-£15,881,289
10%	70%	-£23,749,232	-£19,676,090	-£22,318,776	-£23,749,232	-£19,676,090	-£22,318,776
15%	70%	-£27,678,204	-£21,568,491	-£25,532,519	-£27,678,204	-£21,568,491	-£25,532,519
20%	70%	-£31,607,176	-£23,460,891	-£28,746,261	-£31,607,176	-£23,460,891	-£28,746,261
25%	70%	-£35,536,146	-£25,353,291	-£31,960,005	-£35,536,146	-£25,353,291	-£31,960,005
30%	70%	-£39,465,118	-£27,245,691	-£35,173,748	-£39,465,118	-£27,245,691	-£35,173,748
35%	70%	-£43,394,089	-£29,138,092	-£38,387,491	-£43,394,089	-£29,138,092	-£38,387,491
40%	70%	-£47,323,061	-£31,030,492	-£41,601,233	-£47,323,061	-£31,030,492	-£41,601,233
45%	70%	-£51,252,032	-£32,922,892	-£44,814,976	-£51,252,032	-£32,922,892	-£44,814,976
50%	70%	-£55,181,004	-£34,815,292	-£48,028,720	-£55,181,004	-£34,815,292	-£48,028,720
100%	70%	-£94,470,718	-£53,739,295	-£80,166,150	-£94,470,718	-£53,739,295	-£80,166,150
0%	80%	-£24,071,443	-£19,416,423	-£22,436,835	-£24,071,443	-£19,416,423	-£22,436,835
15%	80%	-£28,161,520	-£21,178,990	-£25,709,308	-£28,161,520	-£21,178,990	-£25,709,308
20%	80%	-£32,251,596	-£22,941,557	-£28,981,981	-£32,251,596	-£22,941,557	-£28,981,981
25%	80%	-£36,341,673	-£24,704,124	-£32,254,654	-£36,341,673	-£24,704,124	-£32,254,654
30%	80%	-£40,431,750	-£26,466,691	-£35,527,327	-£40,431,750	-£26,466,691	-£35,527,327
35%	80%	-£44,521,826	-£28,229,258	-£38,799,999	-£44,521,826	-£28,229,258	-£38,799,999
40%	80%	-£48,611,902	-£29,991,825	-£42,072,672	-£48,611,902	-£29,991,825	-£42,072,672
45%	80%	-£52,701,978	-£31,754,391	-£45,345,345	-£52,701,978	-£31,754,391	-£45,345,345
50%	80%	-£56,792,054	-£33,516,958	-£48,618,018	-£56,792,054	-£33,516,958	-£48,618,018
10%	60%	-£23,427,022	-£19,935,757	-£22,200,916	-£23,427,022	-£19,935,757	-£22,200,916
15%	60%	-£27,194,888	-£21,957,991	-£25,355,729	-£27,194,888	-£21,957,991	-£25,355,729
20%	60%	-£30,962,754	-£23,980,225	-£28,510,543	-£30,962,754	-£23,980,225	-£28,510,543
25%	60%	-£34,730,621	-£26,002,458	-£31,665,355	-£34,730,621	-£26,002,458	-£31,665,355
30%	60%	-£38,498,486	-£28,024,692	-£34,820,169	-£38,498,486	-£28,024,692	-£34,820,169
35%	60%	-£42,266,352	-£30,046,926	-£37,974,982	-£42,266,352	-£30,046,926	-£37,974,982
40%	60%	-£46,034,218	-£32,069,160	-£41,129,795	-£46,034,218	-£32,069,160	-£41,129,795
45%	60%	-£49,802,085	-£34,091,394	-£44,284,609	-£49,802,085	-£34,091,394	-£44,284,609
50%	60%	-£53,569,951	-£36,113,627	-£47,439,421	-£53,569,951	-£36,113,627	-£47,439,421

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249	-£424,885,249
10%	70%	-£432,743,192	-£428,670,050	-£431,312,735	-£432,743,192	-£428,670,050	-£431,312,735
15%	70%	-£436,672,163	-£430,562,450	-£434,526,478	-£436,672,163	-£430,562,450	-£434,526,478
20%	70%	-£440,601,135	-£432,454,851	-£437,740,221	-£440,601,135	-£432,454,851	-£437,740,221
25%	70%	-£444,530,105	-£434,347,252	-£440,953,964	-£444,530,105	-£434,347,252	-£440,953,964
30%	70%	-£448,459,077	-£436,239,653	-£444,167,707	-£448,459,077	-£436,239,653	-£444,167,707
35%	70%	-£452,388,049	-£438,132,051	-£447,381,450	-£452,388,049	-£438,132,051	-£447,381,450
40%	70%	-£456,317,020	-£440,024,452	-£450,595,193	-£456,317,020	-£440,024,452	-£450,595,193
45%	70%	-£460,246,992	-£441,916,851	-£453,808,936	-£460,246,992	-£441,916,851	-£453,808,936
50%	70%	-£464,174,963	-£443,809,252	-£457,022,679	-£464,174,963	-£443,809,252	-£457,022,679
100%	70%	-£503,464,677	-£462,733,255	-£489,160,109	-£503,464,677	-£462,733,255	-£489,160,109
10%	80%	-£433,065,402	-£428,410,383	-£431,430,594	-£433,065,402	-£428,410,383	-£431,430,594
15%	80%	-£437,155,479	-£430,172,950	-£434,703,267	-£437,155,479	-£430,172,950	-£434,703,267
20%	80%	-£441,245,556	-£431,935,517	-£437,975,940	-£441,245,556	-£431,935,517	-£437,975,940
25%	80%	-£445,335,633	-£433,698,084	-£441,248,613	-£445,335,633	-£433,698,084	-£441,248,613
30%	80%	-£449,425,710	-£435,460,651	-£444,521,286	-£449,425,710	-£435,460,651	-£444,521,286
35%	80%	-£453,515,787	-£437,223,218	-£447,793,959	-£453,515,787	-£437,223,218	-£447,793,959
40%	80%	-£457,605,864	-£438,985,785	-£451,066,632	-£457,605,864	-£438,985,785	-£451,066,632
45%	80%	-£461,695,941	-£440,748,352	-£454,339,305	-£461,695,941	-£440,748,352	-£454,339,305
50%	80%	-£465,786,018	-£442,510,919	-£457,611,977	-£465,786,018	-£442,510,919	-£457,611,977
10%	60%	-£432,420,981	-£428,929,716	-£431,194,678	-£432,420,981	-£428,929,716	-£431,194,678
15%	60%	-£436,189,847	-£430,951,950	-£434,349,688	-£436,189,847	-£430,951,950	-£434,349,688
20%	60%	-£439,958,713	-£432,974,184	-£437,504,698	-£439,958,713	-£432,974,184	-£437,504,698
25%	60%	-£443,727,579	-£434,996,417	-£440,659,708	-£443,727,579	-£434,996,417	-£440,659,708
30%	60%	-£447,496,444	-£437,018,651	-£443,814,728	-£447,496,444	-£437,018,651	-£443,814,728
35%	60%	-£451,265,310	-£439,040,885	-£446,969,747	-£451,265,310	-£439,040,885	-£446,969,747
40%	60%	-£455,034,175	-£441,063,119	-£450,123,754	-£455,034,175	-£441,063,119	-£450,123,754
50%	60%	-£458,803,041	-£443,085,353	-£453,278,764	-£458,803,041	-£443,085,353	-£453,278,764

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198	-£334,162,198
10%	70%	-£342,020,141	-£337,946,999	-£340,589,685	-£342,020,141	-£337,946,999	-£340,589,685
15%	70%	-£345,949,113	-£339,839,400	-£343,803,427	-£345,949,113	-£339,839,400	-£343,803,427
20%	70%	-£349,878,085	-£341,731,801	-£347,017,170	-£349,878,085	-£341,731,801	-£347,017,170
25%	70%	-£353,807,057	-£343,624,202	-£350,230,914	-£353,807,057	-£343,624,202	-£350,230,914
30%	70%	-£357,736,029	-£345,516,603	-£353,444,657	-£357,736,029	-£345,516,603	-£353,444,657
35%	70%	-£361,664,998	-£347,409,001	-£356,658,400	-£361,664,998	-£347,409,001	-£356,658,400
40%	70%	-£365,593,970	-£349,301,401	-£359,872,142	-£365,593,970	-£349,301,401	-£359,872,142
45%	70%	-£369,522,942	-£351,193,801	-£363,085,885	-£369,522,942	-£351,193,801	-£363,085,885
50%	70%	-£373,451,913	-£353,086,201	-£366,299,628	-£373,451,913	-£353,086,201	-£366,299,628
100%	70%	-£412,741,627	-£372,010,204	-£398,437,059	-£412,741,627	-£372,010,204	-£398,437,059
10%	80%	-£342,342,352	-£337,687,332	-£340,707,544	-£342,342,352	-£337,687,332	-£340,707,544
15%	80%	-£346,432,429	-£339,449,899	-£343,920,217	-£346,432,429	-£339,449,899	-£343,920,217
20%	80%	-£350,522,506	-£341,212,468	-£347,133,890	-£350,522,506	-£341,212,468	-£347,133,890
25%	80%	-£354,612,583	-£342,975,037	-£350,346,563	-£354,612,583	-£342,975,037	-£350,346,563
30%	80%	-£358,702,660	-£344,737,606	-£353,559,236	-£358,702,660	-£344,737,606	-£353,559,236
35%	80%	-£362,792,737	-£346,499,175	-£356,771,909	-£362,792,737	-£346,499,175	-£356,771,909
40%	80%	-£366,882,814	-£348,261,744	-£360,000,582	-£366,882,814	-£348,261,744	-£360,000,582
45%	80%	-£370,972,891	-£350,024,313	-£363,213,255	-£370,972,891	-£350,024,313	-£363,213,255
50%	80%	-£375,062,968	-£351,786,882	-£366,425,928	-£375,062,968	-£351,786,882	-£366,425,928
10%	60%	-£341,697,931	-£338,206,666	-£340,471,825	-£341,697,931	-£338,206,666	-£340,471,825
15%	60%	-£345,466,797	-£340,228,900	-£343,626,638	-£345,466,797	-£340,228,900	-£343,626,638
20%	60%	-£349,235,663	-£342,251,134	-£346,781,452	-£349,235,663	-£342,251,134	-£346,781,452
25%	60%	-£353,004,529	-£344,273,367	-£349,936,266	-£353,004,529	-£344,273,367	-£349,936,266
30%	60%	-£356,773,395	-£346,295,601	-£353,091,079	-£356,773,395	-£346,295,601	-£353,091,079
35%	60%	-£360,542,261	-£348,317,835	-£356,245,893	-£360,542,261	-£348,317,835	-£356,245,893
40%	60%	-£364,311,127	-£350,340,069	-£359,400,707	-£364,311,127	-£350,340,069	-£359,400,707
50%	60%	-£368,080,993	-£352,362,303	-£362,555,521	-£368,080,993	-£352,362,303	-£362,555,521

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410	-£161,410,410
10%	70%	-£169,268,353	-£165,195,211	-£167,837,897	-£169,268,353	-£165,195,211	-£167,837,897
15%	70%	-£173,187,325	-£167,087,612	-£171,357,328	-£173,187,325	-£167,087,612	-£171,357,328
20%	70%	-£177,106,297	-£168,980,013	-£174,876,759	-£177,106,297	-£168,980,013	-£174,876,759
25%	70%	-£181,025,269	-£170,872,414	-£178,396,190	-£181,025,269	-£170,872,414	-£178,396,190
30%	70%	-£184,944,241	-£172,764,815	-£181,915,621	-£184,944,241	-£172,764,815	-£181,915,621
35%	70%	-£188,863,213	-£174,657,216	-£185,435,052	-£188,863,213	-£174,657,216	-£185,435,052
40%	70%	-£192,782,185	-£176,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026	-£66,920,026
10%	70%	-£74,777,969	-£70,704,827	-£73,347,512	-£74,777,969	-£70,704,827	-£73,347,512
15%	70%	-£78,706,941	-£72,597,227	-£76,561,255	-£78,706,941	-£72,597,227	-£76,561,255
20%	70%	-£82,635,912	-£74,489,628	-£79,774,998	-£82,635,912	-£74,489,628	-£79,774,998
25%	70%	-£86,564,883	-£76,382,027	-£82,988,742	-£86,564,883	-£76,382,027	-£82,988,742
30%	70%	-£90,493,854	-£78,274,428	-£86,202,485	-£90,493,854	-£78,274,428	-£86,202,485
35%	70%	-£94,422,826	-£80,166,828	-£89,416,227	-£94,422,826	-£80,166,828	-£89,416,227
40%	70%	-£98,351,797	-£82,059,229	-£92,629,970	-£98,351,797	-£82,059,229	-£92,629,970
45%	70%	-£102,280,769	-£83,951,628	-£95,843,713	-£102,280,769	-£83,951,628	-£95,843,713
50%	70%	-£106,209,741	-£85,844,029	-£99,057,457	-£106,209,741	-£85,844,029	-£99,057,457
100%	70%	-£145,499,454	-£104,768,032	-£131,194,888	-£145,499,454	-£104,768,032	-£131,194,888
10%	80%	-£75,100,179	-£70,445,180	-£73,465,372	-£75,100,179	-£70,445,180	-£73,465,372
15%	80%	-£79,190,257	-£72,207,727	-£76,738,945	-£79,190,257	-£72,207,727	-£76,738,945
20%	80%	-£83,280,333	-£73,970,254	-£80,010,718	-£83,280,333	-£73,970,254	-£80,010,718
25%	80%	-£87,370,409	-£75,732,781	-£83,280,491	-£87,370,409	-£75,732,781	-£83,280,491
30%	80%	-£91,460,485	-£77,495,308	-£86,543,264	-£91,460,485	-£77,495,308	-£86,543,264
35%	80%	-£95,550,561	-£79,257,835	-£89,806,037	-£95,550,561	-£79,257,835	-£89,806,037
40%	80%	-£99,640,637	-£81,020,362	-£93,068,810	-£99,640,637	-£81,020,362	-£93,068,810
45%	80%	-£103,730,713	-£82,782,889	-£96,331,583	-£103,730,713	-£82,782,889	-£96,331,583
50%	80%	-£107,820,789	-£84,545,416	-£99,594,356	-£107,820,789	-£84,545,416	-£99,594,356
10%	60%	-£74,455,759	-£70,964,494	-£73,229,553	-£74,455,759	-£70,964,494	-£73,229,553
15%	60%	-£78,223,625	-£72,988,728	-£76,384,468	-£78,223,625	-£72,988,728	-£76,384,468
20%	60%	-£81,991,490	-£75,008,962	-£79,538,279	-£81,991,490	-£75,008,962	-£79,538,279
25%	60%	-£85,759,355	-£77,031,195	-£82,692,092	-£85,759,355	-£77,031,195	-£82,692,092
30%	60%	-£89,527,220	-£79,053,429	-£85,845,906	-£89,527,220	-£79,053,429	-£85,845,906
35%	60%	-£93,295,085	-£81,075,663	-£89,000,719	-£93,295,085	-£81,075,663	-£89,000,719
40%	60%	-£97,062,950	-£83,097,897	-£92,154,532	-£97,062,950	-£83,097,897	-£92,154,532
50%	60%	-£104,598,688	-£87,142,363	-£98,468,158	-£104,598,688	-£87,142,363	-£98,468,158

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081	-£45,249,081
10%	70%	-£53,107,024	-£49,033,882	-£51,676,368	-£53,107,024	-£49,033,882	-£51,676,368
15%	70%	-£57,036,000	-£50,926,311	-£53,690,311	-£57,036,000	-£50,926,311	-£53,690,311
20%	70%	-£60,964,967	-£52,818,683	-£55,704,253	-£60,964,967	-£52,818,683	-£55,704,253
25%	70%	-£64,893,938	-£54,711,083	-£57,718,195	-£64,893,938	-£54,711,083	-£57,718,195
30%	70%	-£68,822,910	-£56,603,483	-£59,732,137	-£68,822,910	-£56,603,483	-£59,732,137
35%	70%	-£72,751,881	-£58,495,884	-£61,746,079	-£72,751,881	-£58,495,884	-£61,746,079
40%	70%	-£76,680,852	-£60,388,284	-£63,760,021	-£76,680,852	-£60,388,284	-£63,760,021
45%	70%	-£80,609,824	-£62,280,684	-£65,773,963	-£80,609,824	-£62,280,684	-£65,773,963
50%	70%	-£84,538,796	-£64,173,084	-£67,787,905	-£84,538,796	-£64,173,084	-£67,787,905
100%	70%	-£123,828,510	-£83,097,087	-£109,523,942	-£123,828,510	-£83,097,087	-£109,523,942
10%	80%	-£53,429,235	-£48,774,215	-£51,794,427	-£53,429,235	-£48,774,215	-£51,794,427
15%	80%	-£57,519,312	-£50,536,762	-£53,967,100	-£57,519,312	-£50,536,762	-£53,967,100
20%	80%	-£61,609,389	-£52,298,309	-£56,137,773	-£61,609,389	-£52,298,309	-£56,137,773
25%	80%	-£65,700,466	-£54,059,856	-£58,308,446	-£65,700,466	-£54,059,856	-£58,308,446
30%	80%	-£69,791,543	-£55,821,403	-£60,479,119	-£69,791,543	-£55,821,403	-£60,479,119
35%	80%	-£73,882,620	-£57,582,950	-£62,649,792	-£73,882,620	-£57,582,950	-£62,649,792
40%	80%	-£77,973,697	-£59,344,497	-£64,820,465	-£77,973,697	-£59,344,497	-£64,820,465
45%	80%	-£82,064,774	-£61,106,044	-£66,991,138	-£82,064,774	-£61,106,044	-£66,991,138
50%	80%	-£86,155,851	-£62,867,591	-£69,161,811	-£86,155,851	-£62,867,591	-£69,161,811
10%	60%	-£52,784,814	-£49,293,549	-£51,558,709	-£52,784,814	-£49,293,549	-£51,558,709
15%	60%	-£56,875,891	-£51,055,096	-£53,729,382	-£56,875,891	-£51,055,096	-£53,729,382
20%	60%	-£60,966,968	-£52,816,643	-£55,900,055	-£60,966,968	-£52,816,643	-£55,900,055
25%	60%	-£65,058,045	-£54,578,190	-£58,070,728	-£65,058,045	-£54,578,190	-£58,070,728
30%	60%	-£69,149,122	-£56,339,737	-£60,241,401	-£69,149,122	-£56,339,737	-£60,241,401
35%	60%	-£73,240,199	-£58,101,284	-£62,412,074	-£73,240,199	-£58,101,284	-£62,412,074
40%	60%	-£77,331,276	-£59,862,831	-£64,582,747	-£77,331,276	-£59,862,831	-£64,582,747
50%	60%	-£81,422,353	-£61,624,378	-£66,753,420	-£81,422,353	-£61,624,378	-£66,753,420

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176	-£35,683,176
10%	70%	-£43,541,119	-£39,467,977	-£42,110,662	-£43,541,119	-£39,467,977	-£42,110,662
15%	70%	-£47,409,061	-£41,260,377	-£43,924,405	-£47,409,061	-£41,260,377	-£43,924,405
20%	70%	-£51,277,003	-£43,052,777	-£45,738,148	-£51,277,003	-£43,052,777	-£45,738,148
25%	70%	-£55,144,945	-£44,845,177	-£47,551,891	-£55,144,945	-£44,845,177	-£47,551,891
30%	70%	-£59,012,887	-£46,637,577	-£49,365,634	-£59,012,887	-£46,637,577	-£49,365,634
35%	70%	-£62,880,829	-£48,429,977	-£51,179,377	-£62,880,829	-£48,429,977	-£51,179,377
40%	70%	-£66,748,771	-£50,222,377	-£52,993,120	-£66,748,771	-£50,222,377	-£52,993,120
45%	70%	-£70,616,713	-£52,014,777	-£54,806,863	-£70,616,713	-£52,014,777	-£54,806,863
50%	70%	-£74,484,655	-£53,807,177	-£56,620,606	-£74,484,655	-£53,807,177	-£56,620,606
100%	70%	-£114,262,604	-£73,531,182	-£99,958,036	-£114,262,604	-£73,531,182	-£99,958,036
10%	80%	-£43,863,329	-£39,208,310	-£42,228,522	-£43,863,329	-£39,208,310	-£42,228,522
15%	80%	-£47,731,271	-£40,970,711	-£44,042,315	-£47,731,271	-£40,970,711	-£44,042,315
20%	80%	-£51,600,213	-£42,733,111	-£45,856,108	-£51,600,213	-£42,733,111	-£45,856,108
25%	80%	-£55,469,155	-£44,495,511	-£47,669,901	-£55,469,155	-£44,495,511	-£47,669,901
30%	80%	-£59,338,097	-£46,257,911	-£49,483,694	-£59,338,097	-£46,257,911	-£49,483,694
35%	80%	-£63,207,039	-£48,020,311	-£51,297,487	-£63,207,039	-£48,020,311	-£51,297,487
40%	80%	-£67,075,981	-£49,782,711	-£53,111,280	-£67,075,981	-£49,782,711	-£53,111,280
45%	80%	-£70,944,923	-£51,545,111	-£54,925,073	-£70,944,923	-£51,545,111	-£54,925,073
50%	80%	-£74,813,865	-£53,307,511	-£56,738,866	-£74,813,865	-£53,307,511	-£56,738,866
10%	60%	-£43,218,909	-£39,727,644	-£41,992,803	-£43,218,909	-£39,727,644	-£41,992,803
15%	60%	-£46,986,774	-£41,749,878	-£43,986,774	-£46,986,774	-£41,749,878	-£43,986,774
20%	60%	-£50,754,640	-£43,772,112	-£45,980,725	-£50,754,640	-£43,772,112	-£45,980,725
25%	60%	-£54,522,505	-£45,794,346	-£47,974,676	-£54,522,505	-£45,794,346	-£47,974,676
30%	60%	-£58,290,371	-£47,816,579	-£49,968,627	-£58,290,371	-£47,816,579	-£49,968,627
35%	60%	-£62,058,236	-£49,838,813	-£51,962,578	-£62,058,236	-£49,838,813	-£51,962,578
40%	60%	-£65,826,102	-£51,861,046	-£53,956,529	-£65,826,102	-£51,861,046	-£53,956,529
50%	60%	-£69,593,967	-£53,883,280	-£55,950,480	-£69,593,967	-£53,883,280	-£55,950,480

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670	-£68,287,670
10%	70%	-£76,145,613	-£72,072,471	-£74,715,157	-£76,145,613	-£72,072,471	-£74,715,157
15%	70%	-£80,074,585	-£73,964,872	-£77,928,900	-£80,074,585	-£73,964,872	-£77,928,900
20%	70%	-£84,003,557	-£75,857,273	-£81,142,643	-£84,003,557	-£75,857,273	-£81,142,643
25%	70%	-£87,932,529	-£77,749,674	-£84,356,386	-£87,932,529	-£77,749,674	-£84,356,386
30%	70%	-£91,861,501	-£79,642,075	-£87,570,129	-£91,861,501	-£79,642,075	-£87,570,129
35%	70%	-£95,790,473	-£81,534,476	-£90,783,872	-£95,790,473	-£81,534,476	-£90,783,872
40%	70%	-£99,719,445	-£83,426,877	-£93,997,615	-£99,719,445	-£83,426,877	-£93,997,615
45%	70%	-£103,648,417	-£85,319,278	-£97,211,358	-£103,648,417	-£85,319,278	-£97,211,358
50%	70%	-£107,577,389	-£87,211,679	-£100,425,101	-£107,577,389	-£87,211,679	-£100,425,101
100%	70%	-£146,867,099	-£106,135,676	-£132,562,531	-£146,867,099	-£106,135,676	-£132,562,531
10%	80%	-£76,467,824	-£71,812,804	-£74,833,016	-£76,467,824	-£71,812,804	-£74,833,016
15%	80%	-£80,557,901	-£73,705,205	-£77,923,100	-£80,557,901	-£73,705,205	-£77,923,100
20%	80%	-£84,647,978	-£75,597,606	-£81,013,184	-£84,647,978	-£75,597,606	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007	-£25,964,007
10%	70%	-£33,821,950	-£29,748,808	-£32,391,494	-£33,821,950	-£29,748,808	-£32,391,494
15%	70%	-£37,750,922	-£31,641,208	-£35,605,238	-£37,750,922	-£31,641,208	-£35,605,238
20%	70%	-£41,679,893	-£33,533,609	-£38,818,979	-£41,679,893	-£33,533,609	-£38,818,979
25%	70%	-£45,608,864	-£35,426,009	-£42,032,723	-£45,608,864	-£35,426,009	-£42,032,723
30%	70%	-£49,537,836	-£37,318,409	-£45,246,466	-£49,537,836	-£37,318,409	-£45,246,466
35%	70%	-£53,466,807	-£39,210,810	-£48,460,208	-£53,466,807	-£39,210,810	-£48,460,208
40%	70%	-£57,395,779	-£41,103,210	-£51,673,951	-£57,395,779	-£41,103,210	-£51,673,951
45%	70%	-£61,324,750	-£42,995,610	-£54,887,694	-£61,324,750	-£42,995,610	-£54,887,694
50%	70%	-£65,253,722	-£44,888,010	-£58,101,438	-£65,253,722	-£44,888,010	-£58,101,438
100%	70%	-£104,543,436	-£63,812,013	-£90,238,867	-£104,543,436	-£63,812,013	-£90,238,867
10%	80%	-£34,144,161	-£29,489,141	-£32,509,353	-£34,144,161	-£29,489,141	-£32,509,353
15%	80%	-£38,234,238	-£31,251,708	-£35,782,026	-£38,234,238	-£31,251,708	-£35,782,026
20%	80%	-£42,324,314	-£33,014,275	-£39,054,699	-£42,324,314	-£33,014,275	-£39,054,699
40%	80%	-£58,684,620	-£40,064,543	-£52,145,390	-£58,684,620	-£40,064,543	-£52,145,390
45%	80%	-£62,774,698	-£41,827,109	-£55,418,062	-£62,774,698	-£41,827,109	-£55,418,062
50%	80%	-£66,864,774	-£43,589,676	-£58,690,735	-£66,864,774	-£43,589,676	-£58,690,735
10%	60%	-£33,499,740	-£30,008,475	-£32,273,634	-£33,499,740	-£30,008,475	-£32,273,634
15%	60%	-£37,267,606	-£32,030,709	-£35,428,447	-£37,267,606	-£32,030,709	-£35,428,447
20%	60%	-£41,035,472	-£34,052,943	-£38,583,261	-£41,035,472	-£34,052,943	-£38,583,261
25%	60%	-£44,803,338	-£36,075,176	-£41,738,073	-£44,803,338	-£36,075,176	-£41,738,073
30%	60%	-£48,571,204	-£38,097,410	-£44,892,887	-£48,571,204	-£38,097,410	-£44,892,887
35%	60%	-£52,339,070	-£40,119,644	-£48,047,700	-£52,339,070	-£40,119,644	-£48,047,700
40%	60%	-£56,106,936	-£42,141,878	-£51,202,513	-£56,106,936	-£42,141,878	-£51,202,513
50%	60%	-£63,642,669	-£46,186,345	-£57,512,139	-£63,642,669	-£46,186,345	-£57,512,139

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691	-£23,052,691
10%	70%	-£30,910,634	-£26,837,492	-£29,480,178	-£30,910,634	-£26,837,492	-£29,480,178
15%	70%	-£34,839,606	-£28,729,893	-£32,693,920	-£34,839,606	-£28,729,893	-£32,693,920
20%	70%	-£38,768,577	-£30,622,293	-£35,907,663	-£38,768,577	-£30,622,293	-£35,907,663
25%	70%	-£42,697,548	-£32,514,693	-£39,121,407	-£42,697,548	-£32,514,693	-£39,121,407
30%	70%	-£46,626,520	-£34,407,093	-£42,335,150	-£46,626,520	-£34,407,093	-£42,335,150
35%	70%	-£50,555,491	-£36,299,494	-£45,548,892	-£50,555,491	-£36,299,494	-£45,548,892
40%	70%	-£54,484,463	-£38,191,894	-£48,762,635	-£54,484,463	-£38,191,894	-£48,762,635
45%	70%	-£58,413,434	-£40,084,294	-£51,976,378	-£58,413,434	-£40,084,294	-£51,976,378
50%	70%	-£62,342,406	-£41,976,694	-£55,190,122	-£62,342,406	-£41,976,694	-£55,190,122
100%	70%	-£101,632,119	-£60,900,697	-£87,327,551	-£101,632,119	-£60,900,697	-£87,327,551
10%	80%	-£31,232,845	-£26,577,825	-£29,598,037	-£31,232,845	-£26,577,825	-£29,598,037
15%	80%	-£35,322,922	-£28,340,392	-£32,870,710	-£35,322,922	-£28,340,392	-£32,870,710
20%	80%	-£39,412,998	-£30,102,959	-£36,143,383	-£39,412,998	-£30,102,959	-£36,143,383
40%	80%	-£55,773,304	-£37,153,227	-£49,234,074	-£55,773,304	-£37,153,227	-£49,234,074
45%	80%	-£59,863,382	-£38,915,793	-£52,506,746	-£59,863,382	-£38,915,793	-£52,506,746
50%	80%	-£63,953,458	-£40,678,360	-£55,779,419	-£63,953,458	-£40,678,360	-£55,779,419
10%	60%	-£30,588,424	-£27,097,159	-£29,362,318	-£30,588,424	-£27,097,159	-£29,362,318
15%	60%	-£34,356,290	-£29,119,393	-£32,517,131	-£34,356,290	-£29,119,393	-£32,517,131
20%	60%	-£38,124,156	-£31,141,627	-£35,671,945	-£38,124,156	-£31,141,627	-£35,671,945
25%	60%	-£41,892,022	-£33,163,860	-£38,826,757	-£41,892,022	-£33,163,860	-£38,826,757
30%	60%	-£45,659,888	-£35,186,094	-£41,981,571	-£45,659,888	-£35,186,094	-£41,981,571
35%	60%	-£49,427,754	-£37,208,328	-£45,136,384	-£49,427,754	-£37,208,328	-£45,136,384
40%	60%	-£53,195,620	-£39,230,562	-£48,291,197	-£53,195,620	-£39,230,562	-£48,291,197
50%	60%	-£60,731,353	-£43,275,029	-£54,600,823	-£60,731,353	-£43,275,029	-£54,600,823

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£26,098,787	-£26,098,787	-£26,098,787	-£26,098,787	-£26,098,787	-£26,098,787
10%	70%	-£23,215,556	-£29,349,511	-£31,747,660	-£33,215,556	-£29,349,511	-£31,747,660
15%	70%	-£36,773,935	-£30,974,869	-£34,572,090	-£36,773,935	-£30,974,869	-£34,572,090
20%	70%	-£40,332,315	-£32,600,225	-£37,396,522	-£40,332,315	-£32,600,225	-£37,396,522
25%	70%	-£43,890,695	-£34,225,582	-£40,220,954	-£43,890,695	-£34,225,582	-£40,220,954
30%	70%	-£47,449,074	-£35,850,940	-£43,045,385	-£47,449,074	-£35,850,940	-£43,045,385
35%	70%	-£51,007,454	-£37,476,297	-£45,869,817	-£51,007,454	-£37,476,297	-£45,869,817
40%	70%	-£54,565,833	-£39,101,654	-£48,694,248	-£54,565,833	-£39,101,654	-£48,694,248
45%	70%	-£58,124,213	-£40,727,012	-£51,518,680	-£58,124,213	-£40,727,012	-£51,518,680
50%	70%	-£61,682,592	-£42,352,369	-£54,343,111	-£61,682,592	-£42,352,369	-£54,343,111
100%	70%	-£97,266,389	-£58,605,942	-£82,587,426	-£97,266,389	-£58,605,942	-£82,587,426
10%	80%	-£33,498,544	-£29,080,207	-£31,820,948	-£33,498,544	-£29,080,207	-£31,820,948
15%	80%	-£37,198,418	-£30,570,913	-£34,682,024	-£37,198,418	-£30,570,913	-£34,682,024
20%	80%	-£40,898,291	-£32,061,618	-£37,543,100	-£40,898,291	-£32,061,618	-£37,543,100
25%	80%	-£44,598,165	-£33,552,323	-£40,404,176	-£44,598,165	-£33,552,323	-£40,404,176
30%	80%	-£48,298,039	-£35,043,028	-£43,265,252	-£48,298,039	-£35,043,028	-£43,265,252
35%	80%	-£51,997,913	-£36,533,734	-£46,126,328	-£51,997,913	-£36,533,734	-£46,126,328
40%	80%	-£55,697,787	-£38,024,439	-£48,987,403	-£55,697,787	-£38,024,439	-£48,987,403
45%	80%	-£59,397,660	-£39,515,145	-£51,848,480	-£59,397,660	-£39,515,145	-£51,848,480
50%	80%	-£63,097,534	-£41,005,850	-£54,709,555	-£63,097,534	-£41,005,850	-£54,709,555
10%	60%	-£32,932,568	-£29,618,815	-£31,674,370	-£32,932,568	-£29,618,815	-£31,674,370
15%	60%	-£36,549,453	-£31,378,823	-£34,462,158	-£36,549,453	-£31,378,823	-£34,462,158
20%	60%	-£39,766,339	-£33,138,830	-£37,249,945	-£39,766,339	-£33,138,830	-£37,249,945
25%	60%	-£43,183,224	-£34,898,842	-£40,037,732	-£43,183,224	-£34,898,842	-£40,037,732
30%	60%	-£46,600,109	-£36,658,851	-£42,825,519	-£46,600,109	-£36,658,851	-£42,825,519
35%	60%	-£50,016,994	-£38,418,861	-£45,613,306	-£50,016,994	-£38,418,861	-£45,613,306
40%	60%	-£53,433,880	-£40,178,870	-£48,401,093	-£53,433,880	-£40,178,870	-£48,401,093
45%	60%	-£56,850,765	-£41,938,879	-£51,188,880	-£56,850,765	-£41,938,879	-£51,188,880
50%	60%	-£60,267,651	-£43,698,888	-£53,976,668	-£60,267,651	-£43,698,888	-£53,976,668

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756	-£435,092,756
10%	70%	-£442,209,515	-£438,343,471	-£440,741,619	-£442,209,515	-£438,343,471	-£440,741,619
15%	70%	-£445,767,894	-£439,968,828	-£443,566,050	-£445,767,894	-£439,968,828	-£443,566,050
20%	70%	-£449,326,274	-£441,594,184	-£446,390,482	-£449,326,274	-£441,594,184	-£446,390,482
25%	70%	-£452,884,654	-£443,219,542	-£449,214,914	-£452,884,654	-£443,219,542	-£449,214,914
30%	70%	-£456,443,033	-£444,844,899	-£452,039,345	-£456,443,033	-£444,844,899	-£452,039,345
35%	70%	-£460,001,413	-£446,470,256	-£454,863,777	-£460,001,413	-£446,470,256	-£454,863,777
40%	70%	-£463,559,792	-£448,095,614	-£457,688,207	-£463,559,792	-£448,095,614	-£457,688,207
45%	70%	-£467,118,172	-£449,720,971	-£460,512,638	-£467,118,172	-£449,720,971	-£460,512,638
50%	70%	-£470,676,552	-£451,346,328	-£463,337,070	-£470,676,552	-£451,346,328	-£463,337,070
100%	70%	-£506,260,348	-£467,599,901	-£491,581,386	-£506,260,348	-£467,599,901	-£491,581,386
10%	80%	-£442,492,503	-£438,074,166	-£440,814,907	-£442,492,503	-£438,074,166	-£440,814,907
15%	80%	-£446,192,377	-£439,584,872	-£443,675,984	-£446,192,377	-£439,584,872	-£443,675,984
20%	80%	-£449,892,251	-£441,095,577	-£446,537,059	-£449,892,251	-£441,095,577	-£446,537,059
25%	80%	-£453,592,125	-£442,605,280	-£449,398,134	-£453,592,125	-£442,605,280	-£449,398,134
30%	80%	-£457,292,000	-£444,114,981	-£452,259,209	-£457,292,000	-£444,114,981	-£452,259,209
35%	80%	-£460,991,875	-£445,624,682	-£455,120,284	-£460,991,875	-£445,624,682	-£455,120,284
40%	80%	-£464,691,750	-£447,134,383	-£457,981,359	-£464,691,750	-£447,134,383	-£457,981,359
45%	80%	-£468,391,625	-£448,644,084	-£460,842,434	-£468,391,625	-£448,644,084	-£460,842,434
50%	80%	-£472,091,500	-£450,153,785	-£463,703,510	-£472,091,500	-£450,153,785	-£463,703,510
10%	60%	-£441,926,527	-£438,612,774	-£440,668,330	-£441,926,527	-£438,612,774	-£440,668,330
15%	60%	-£445,343,412	-£440,372,783	-£443,456,117	-£445,343,412	-£440,372,783	-£443,456,117
20%	60%	-£448,760,298	-£442,132,793	-£446,243,904	-£448,760,298	-£442,132,793	-£446,243,904
25%	60%	-£452,177,183	-£443,892,802	-£449,031,691	-£452,177,183	-£443,892,802	-£449,031,691
30%	60%	-£455,594,069	-£445,652,811	-£451,819,478	-£455,594,069	-£445,652,811	-£451,819,478
35%	60%	-£459,010,954	-£447,412,821	-£454,607,265	-£459,010,954	-£447,412,821	-£454,607,265
40%	60%	-£462,427,840	-£449,172,829	-£457,395,052	-£462,427,840	-£449,172,829	-£457,395,052
50%	60%	-£465,844,725	-£450,932,837	-£460,182,839	-£465,844,725	-£450,932,837	-£460,182,839

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706	-£344,369,706
10%	70%	-£351,486,465	-£347,620,420	-£350,019,568	-£351,486,465	-£347,620,420	-£350,019,568
15%	70%	-£355,044,844	-£349,245,778	-£352,842,999	-£355,044,844	-£349,245,778	-£352,842,999
20%	70%	-£358,603,224	-£350,871,134	-£355,667,430	-£358,603,224	-£350,871,134	-£355,667,430
25%	70%	-£362,161,604	-£352,496,491	-£358,491,863	-£362,161,604	-£352,496,491	-£358,491,863
30%	70%	-£365,719,983	-£354,121,849	-£361,316,294	-£365,719,983	-£354,121,849	-£361,316,294
35%	70%	-£369,278,363	-£355,747,206	-£364,140,726	-£369,278,363	-£355,747,206	-£364,140,726
40%	70%	-£372,836,742	-£357,372,563	-£366,965,157	-£372,836,742	-£357,372,563	-£366,965,157
45%	70%	-£376,395,122	-£358,997,921	-£369,789,589	-£376,395,122	-£358,997,921	-£369,789,589
50%	70%	-£379,953,501	-£360,623,278	-£372,614,020	-£379,953,501	-£360,623,278	-£372,614,020
100%	70%	-£415,537,298	-£376,876,851	-£400,858,335	-£415,537,298	-£376,876,851	-£400,858,335
10%	80%	-£351,769,453	-£347,351,116	-£350,091,857	-£351,769,453	-£347,351,116	-£350,091,857
15%	80%	-£355,489,327	-£348,841,822	-£352,962,933	-£355,489,327	-£348,841,822	-£352,962,933
20%	80%	-£359,169,200	-£350,332,527	-£355,814,009	-£359,169,200	-£350,332,527	-£355,814,009
25%	80%	-£362,849,074	-£351,823,221	-£358,665,084	-£362,849,074	-£351,823,221	-£358,665,084
30%	80%	-£366,528,948	-£353,313,915	-£361,516,159	-£366,528,948	-£353,313,915	-£361,516,159
35%	80%	-£370,208,822	-£354,804,609	-£364,367,234	-£370,208,822	-£354,804,609	-£364,367,234
40%	80%	-£373,888,696	-£356,295,303	-£367,218,309	-£373,888,696	-£356,295,303	-£367,218,309
45%	80%	-£377,568,570	-£357,786,000	-£370,069,384	-£377,568,570	-£357,786,000	-£370,069,384
50%	80%	-£381,248,444	-£359,276,694	-£372,920,459	-£381,248,444	-£359,276,694	-£372,920,459
10%	60%	-£351,203,477	-£347,889,724	-£351,203,477	-£351,203,477	-£347,889,724	-£351,203,477
15%	60%	-£354,620,362	-£349,649,732	-£354,620,362	-£354,620,362	-£349,649,732	-£354,620,362
20%	60%	-£358,037,247	-£351,409,740	-£358,037,247	-£358,037,247	-£351,409,740	-£358,037,247
25%	60%	-£361,454,132	-£353,169,751	-£361,454,132	-£361,454,132	-£353,169,751	-£361,454,132
30%	60%	-£364,871,017	-£354,929,760	-£364,871,017	-£364,871,017	-£354,929,760	-£364,871,017
35%	60%	-£368,287,902	-£356,689,770	-£368,287,902	-£368,287,902	-£356,689,770	-£368,287,902
40%	60%	-£371,704,787	-£358,449,779	-£371,704,787	-£371,704,787	-£358,449,779	-£371,704,787
50%	60%	-£375,121,672	-£360,209,788	-£375,121,672	-£375,121,672	-£360,209,788	-£375,121,672

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917	-£171,617,917
10%	70%	-£178,734,677	-£174,868,632	-£177,266,780	-£178,734,677	-£174,868,632	-£177,266,780
15%	70%	-£182,293,056	-£176,493,989	-£180,021,211	-£182,293,056	-£176,493,989	-£180,021,211
20%	70%	-£185,851,436	-£178,119,346	-£182,775,643	-£185,851,436	-£178,119,346	-£182,775,643
25%	70%	-£189,409,816	-£179,744,703	-£185,530,075	-£189,409,816	-£179,744,703	-£185,530,075
30%	70%	-£192,968,195	-£181,370,061	-£188,284,506	-£192,968,195	-£181,370,061	-£188,284,506
35%	70%	-£196,526,575	-£182,995,418	-£191,038,938	-£196,526,575	-£182,995,418	-£191,038,938
40%	70%	-£200,084,954	-£184				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533	-£77,127,533
10%	70%	-£84,244,292	-£80,378,248	-£82,776,398	-£84,244,292	-£80,378,248	-£82,776,398
15%	70%	-£87,802,672	-£82,003,605	-£85,500,827	-£87,802,672	-£82,003,605	-£85,500,827
20%	70%	-£91,361,052	-£83,628,962	-£88,425,259	-£91,361,052	-£83,628,962	-£88,425,259
25%	70%	-£94,919,432	-£85,254,319	-£91,249,691	-£94,919,432	-£85,254,319	-£91,249,691
30%	70%	-£98,477,811	-£86,879,676	-£94,074,122	-£98,477,811	-£86,879,676	-£94,074,122
35%	70%	-£102,036,191	-£88,505,034	-£96,899,554	-£102,036,191	-£88,505,034	-£96,899,554
40%	70%	-£105,594,570	-£90,130,391	-£99,723,985	-£105,594,570	-£90,130,391	-£99,723,985
45%	70%	-£109,152,950	-£91,755,749	-£102,547,417	-£109,152,950	-£91,755,749	-£102,547,417
50%	70%	-£112,711,329	-£93,381,106	-£105,371,848	-£112,711,329	-£93,381,106	-£105,371,848
100%	70%	-£148,295,126	-£109,634,678	-£133,616,163	-£148,295,126	-£109,634,678	-£133,616,163
10%	80%	-£84,527,281	-£90,108,944	-£82,849,685	-£84,527,281	-£90,108,944	-£82,849,685
15%	80%	-£88,227,155	-£91,599,650	-£85,710,361	-£88,227,155	-£91,599,650	-£85,710,361
20%	80%	-£91,927,028	-£93,090,354	-£88,571,037	-£91,927,028	-£93,090,354	-£88,571,037
40%	80%	-£106,726,524	-£99,053,176	-£100,016,140	-£106,726,524	-£99,053,176	-£100,016,140
45%	80%	-£110,426,397	-£90,543,881	-£102,877,217	-£110,426,397	-£90,543,881	-£102,877,217
50%	80%	-£114,126,271	-£92,034,587	-£105,738,292	-£114,126,271	-£92,034,587	-£105,738,292
10%	60%	-£93,961,304	-£90,847,551	-£92,703,107	-£93,961,304	-£90,847,551	-£92,703,107
15%	60%	-£97,378,189	-£92,407,560	-£95,490,894	-£97,378,189	-£92,407,560	-£95,490,894
20%	60%	-£90,795,075	-£84,167,570	-£88,278,682	-£90,795,075	-£84,167,570	-£88,278,682
25%	60%	-£94,211,960	-£85,927,579	-£91,066,469	-£94,211,960	-£85,927,579	-£91,066,469
30%	60%	-£97,628,846	-£87,687,588	-£93,854,256	-£97,628,846	-£87,687,588	-£93,854,256
35%	60%	-£101,045,731	-£89,447,598	-£96,642,042	-£101,045,731	-£89,447,598	-£96,642,042
40%	60%	-£104,462,617	-£91,207,607	-£99,429,830	-£104,462,617	-£91,207,607	-£99,429,830
50%	60%	-£111,296,366	-£94,727,626	-£105,005,404	-£111,296,366	-£94,727,626	-£105,005,404

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589	-£55,456,589
10%	70%	-£62,573,348	-£58,707,303	-£61,105,452	-£62,573,348	-£58,707,303	-£61,105,452
15%	70%	-£66,131,727	-£60,332,661	-£63,829,882	-£66,131,727	-£60,332,661	-£63,829,882
20%	70%	-£69,690,107	-£61,958,017	-£66,554,314	-£69,690,107	-£61,958,017	-£66,554,314
25%	70%	-£73,248,487	-£63,583,374	-£69,279,746	-£73,248,487	-£63,583,374	-£69,279,746
30%	70%	-£76,806,866	-£65,208,732	-£72,004,177	-£76,806,866	-£65,208,732	-£72,004,177
35%	70%	-£80,365,246	-£66,834,089	-£74,727,609	-£80,365,246	-£66,834,089	-£74,727,609
40%	70%	-£83,923,625	-£68,459,446	-£77,451,041	-£83,923,625	-£68,459,446	-£77,451,041
45%	70%	-£87,482,005	-£70,084,804	-£80,175,472	-£87,482,005	-£70,084,804	-£80,175,472
50%	70%	-£91,040,384	-£71,710,161	-£82,900,903	-£91,040,384	-£71,710,161	-£82,900,903
100%	70%	-£126,624,181	-£87,963,734	-£111,945,218	-£126,624,181	-£87,963,734	-£111,945,218
10%	80%	-£62,856,336	-£58,437,999	-£61,178,740	-£62,856,336	-£58,437,999	-£61,178,740
15%	80%	-£66,556,210	-£59,928,705	-£64,039,816	-£66,556,210	-£59,928,705	-£64,039,816
20%	80%	-£70,256,083	-£61,419,410	-£66,900,892	-£70,256,083	-£61,419,410	-£66,900,892
40%	80%	-£85,055,579	-£67,382,231	-£78,345,195	-£85,055,579	-£67,382,231	-£78,345,195
45%	80%	-£88,755,452	-£68,872,937	-£81,206,272	-£88,755,452	-£68,872,937	-£81,206,272
50%	80%	-£92,455,326	-£70,363,642	-£84,067,347	-£92,455,326	-£70,363,642	-£84,067,347
10%	60%	-£62,290,360	-£58,976,607	-£61,032,162	-£62,290,360	-£58,976,607	-£61,032,162
15%	60%	-£65,707,245	-£60,736,615	-£63,819,950	-£65,707,245	-£60,736,615	-£63,819,950
20%	60%	-£69,124,131	-£62,496,625	-£66,607,737	-£69,124,131	-£62,496,625	-£66,607,737
25%	60%	-£72,541,016	-£64,256,634	-£69,395,524	-£72,541,016	-£64,256,634	-£69,395,524
30%	60%	-£75,957,901	-£66,016,643	-£72,183,311	-£75,957,901	-£66,016,643	-£72,183,311
35%	60%	-£79,374,786	-£67,776,653	-£74,971,098	-£79,374,786	-£67,776,653	-£74,971,098
40%	60%	-£82,791,672	-£69,536,662	-£77,759,885	-£82,791,672	-£69,536,662	-£77,759,885
50%	60%	-£89,626,443	-£73,056,680	-£83,334,460	-£89,626,443	-£73,056,680	-£83,334,460

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683	-£45,890,683
10%	70%	-£53,007,442	-£49,141,398	-£51,539,546	-£53,007,442	-£49,141,398	-£51,539,546
15%	70%	-£56,565,821	-£50,766,755	-£54,363,977	-£56,565,821	-£50,766,755	-£54,363,977
20%	70%	-£60,124,200	-£52,392,112	-£57,188,409	-£60,124,200	-£52,392,112	-£57,188,409
25%	70%	-£63,682,580	-£54,017,469	-£60,012,841	-£63,682,580	-£54,017,469	-£60,012,841
30%	70%	-£67,240,961	-£55,642,826	-£62,837,272	-£67,240,961	-£55,642,826	-£62,837,272
35%	70%	-£70,799,341	-£57,268,184	-£65,661,704	-£70,799,341	-£57,268,184	-£65,661,704
40%	70%	-£74,357,721	-£58,893,541	-£68,486,135	-£74,357,721	-£58,893,541	-£68,486,135
45%	70%	-£77,916,101	-£60,518,898	-£71,310,567	-£77,916,101	-£60,518,898	-£71,310,567
50%	70%	-£81,474,479	-£62,144,256	-£74,135,000	-£81,474,479	-£62,144,256	-£74,135,000
100%	70%	-£117,058,275	-£78,397,828	-£102,379,313	-£117,058,275	-£78,397,828	-£102,379,313
10%	80%	-£53,290,431	-£48,872,094	-£51,612,834	-£53,290,431	-£48,872,094	-£51,612,834
15%	80%	-£56,990,305	-£50,362,800	-£54,473,911	-£56,990,305	-£50,362,800	-£54,473,911
20%	80%	-£60,690,179	-£51,853,504	-£57,334,987	-£60,690,179	-£51,853,504	-£57,334,987
40%	80%	-£75,489,673	-£57,816,325	-£68,779,290	-£75,489,673	-£57,816,325	-£68,779,290
45%	80%	-£79,189,547	-£59,307,031	-£71,640,366	-£79,189,547	-£59,307,031	-£71,640,366
50%	80%	-£82,889,421	-£60,797,737	-£74,501,442	-£82,889,421	-£60,797,737	-£74,501,442
10%	60%	-£52,724,454	-£49,410,701	-£51,466,257	-£52,724,454	-£49,410,701	-£51,466,257
15%	60%	-£56,141,339	-£51,170,710	-£54,254,044	-£56,141,339	-£51,170,710	-£54,254,044
20%	60%	-£59,558,224	-£52,930,720	-£57,041,831	-£59,558,224	-£52,930,720	-£57,041,831
25%	60%	-£62,975,110	-£54,690,729	-£59,829,619	-£62,975,110	-£54,690,729	-£59,829,619
30%	60%	-£66,391,996	-£56,450,738	-£62,617,406	-£66,391,996	-£56,450,738	-£62,617,406
35%	60%	-£69,808,881	-£58,210,748	-£65,405,192	-£69,808,881	-£58,210,748	-£65,405,192
40%	60%	-£73,225,767	-£59,970,757	-£68,192,980	-£73,225,767	-£59,970,757	-£68,192,980
50%	60%	-£80,059,538	-£63,490,775	-£73,768,654	-£80,059,538	-£63,490,775	-£73,768,654

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178	-£78,495,178
10%	70%	-£85,611,937	-£81,745,802	-£84,144,041	-£85,611,937	-£81,745,802	-£84,144,041
15%	70%	-£89,170,316	-£83,371,250	-£86,968,471	-£89,170,316	-£83,371,250	-£86,968,471
20%	70%	-£92,728,696	-£84,996,698	-£89,792,903	-£92,728,696	-£84,996,698	-£89,792,903
25%	70%	-£96,287,075	-£86,621,963	-£92,617,335	-£96,287,075	-£86,621,963	-£92,617,335
30%	70%	-£99,845,455	-£88,247,321	-£95,441,766	-£99,845,455	-£88,247,321	-£95,441,766
35%	70%	-£103,403,835	-£89,872,678	-£98,266,198	-£103,403,835	-£89,872,678	-£98,266,198
40%	70%	-£106,962,214	-£91,498,035	-£101,090,629	-£106,962,214	-£91,498,035	-£101,090,629
45%	70%	-£110,520,594	-£93,123,393	-£103,915,061	-£110,520,594	-£93,123,393	-£103,915,061
50%	70%	-£114,078,973	-£94,748,750	-£106,739,492	-£114,078,973	-£94,748,750	-£106,739,492
100%	70%	-£149,662,770	-£111,002,323	-£134,983,807	-£149,662,770	-£111,002,323	-£134,983,807
10%	80%	-£85,894,925	-£81,476,588	-£84,217,329	-£85,894,925	-£81,476,588	-£84,217,329
15%	80%	-£89,594,799	-£82,967,294	-£87,078,405	-£89,594,799	-£82,967,294	-£87,078,405
20%	80%	-£93,294,672	-£84,457,999	-£89,939,481	-£93,294,672	-£84,457,999	-£89,939,481
40%	80%	-£108,094,168	-£90,420,820	-£101,983,794	-£108,094,168	-£90,420,820	-£101,983,794
45%	80%	-£111,794,041	-£91,911,526	-£104,244,961	-£111,794,041	-£91,911,526	-£104,244,961
50%	80%	-£115,493,915	-£93,402,231	-£107,105,936	-£115,493,915	-£93,402,231	-£107,105,936
10%	60%	-£85,328,949	-£82,015,196	-£84,070,751	-£85,328,949	-£82,015,196	-£84,070,751
15%	60%	-£88,745,834	-£83,775,204	-£86,858,539	-£88,745,834	-£83,775,204	-£86,858,539
20%	60%	-£92,162,719	-£85,535,214	-£89,646,326	-£92,162,719	-£85,535,214	-£89,646,326
25%	60%	-£95,579,605	-£87,295,223	-£92,434,113	-£95,579,605	-£87,295,223	-£92,434,113
30%	60%	-£98,996,490	-£89,055,232	-£95,221,900	-£98,996,490	-£89,055,232	-£95,221,900
35%	60%	-£102,413,375	-£90,815,242	-£			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515	-£36,171,515
10%	70%	-£43,298,274	-£39,422,229	-£41,820,377	-£43,298,274	-£39,422,229	-£41,820,377
15%	70%	-£46,846,653	-£41,047,587	-£44,644,838	-£46,846,653	-£41,047,587	-£44,644,838
20%	70%	-£50,405,033	-£42,672,943	-£47,469,240	-£50,405,033	-£42,672,943	-£47,469,240
25%	70%	-£53,963,413	-£44,298,300	-£50,293,672	-£53,963,413	-£44,298,300	-£50,293,672
30%	70%	-£57,521,792	-£45,923,658	-£53,118,103	-£57,521,792	-£45,923,658	-£53,118,103
35%	70%	-£61,080,172	-£47,549,015	-£55,942,535	-£61,080,172	-£47,549,015	-£55,942,535
40%	70%	-£64,638,551	-£49,174,372	-£58,766,966	-£64,638,551	-£49,174,372	-£58,766,966
45%	70%	-£68,196,931	-£50,799,730	-£61,591,398	-£68,196,931	-£50,799,730	-£61,591,398
50%	70%	-£71,755,310	-£52,425,087	-£64,415,829	-£71,755,310	-£52,425,087	-£64,415,829
100%	70%	-£107,339,107	-£68,678,660	-£92,660,144	-£107,339,107	-£68,678,660	-£92,660,144
10%	80%	-£43,571,262	-£39,152,925	-£41,893,666	-£43,571,262	-£39,152,925	-£41,893,666
15%	80%	-£47,271,136	-£40,643,631	-£44,754,742	-£47,271,136	-£40,643,631	-£44,754,742
20%	80%	-£50,971,009	-£42,134,336	-£47,615,818	-£50,971,009	-£42,134,336	-£47,615,818
40%	80%	-£65,770,505	-£48,097,157	-£59,060,121	-£65,770,505	-£48,097,157	-£59,060,121
45%	80%	-£69,470,378	-£49,587,862	-£61,921,198	-£69,470,378	-£49,587,862	-£61,921,198
50%	80%	-£73,170,252	-£51,078,568	-£64,782,273	-£73,170,252	-£51,078,568	-£64,782,273
10%	60%	-£43,005,286	-£39,691,532	-£41,747,088	-£43,005,286	-£39,691,532	-£41,747,088
15%	60%	-£46,422,170	-£41,451,541	-£44,534,875	-£46,422,170	-£41,451,541	-£44,534,875
20%	60%	-£49,839,056	-£43,211,551	-£47,322,863	-£49,839,056	-£43,211,551	-£47,322,863
25%	60%	-£53,255,941	-£44,971,560	-£50,110,450	-£53,255,941	-£44,971,560	-£50,110,450
30%	60%	-£56,672,827	-£46,731,569	-£52,898,237	-£56,672,827	-£46,731,569	-£52,898,237
35%	60%	-£60,089,712	-£48,491,579	-£55,686,024	-£60,089,712	-£48,491,579	-£55,686,024
40%	60%	-£63,506,598	-£50,251,588	-£58,473,811	-£63,506,598	-£50,251,588	-£58,473,811
50%	60%	-£70,949,369	-£53,771,606	-£64,049,396	-£70,949,369	-£53,771,606	-£64,049,396

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold	SR and SO at GLA Income threshold	AR and SO at GLA Income threshold	SR & AR and SO at GLA Income threshold
0%	70%	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199	-£33,260,199
10%	70%	-£40,376,958	-£36,510,913	-£38,909,061	-£40,376,958	-£36,510,913	-£38,909,061
15%	70%	-£43,935,337	-£38,136,271	-£41,733,492	-£43,935,337	-£38,136,271	-£41,733,492
20%	70%	-£47,493,717	-£39,761,627	-£44,557,924	-£47,493,717	-£39,761,627	-£44,557,924
25%	70%	-£51,052,097	-£41,386,984	-£47,382,356	-£51,052,097	-£41,386,984	-£47,382,356
30%	70%	-£54,610,476	-£43,012,342	-£50,206,787	-£54,610,476	-£43,012,342	-£50,206,787
35%	70%	-£58,168,856	-£44,637,699	-£53,031,219	-£58,168,856	-£44,637,699	-£53,031,219
40%	70%	-£61,727,235	-£46,263,056	-£55,855,650	-£61,727,235	-£46,263,056	-£55,855,650
45%	70%	-£65,285,615	-£47,888,414	-£58,680,082	-£65,285,615	-£47,888,414	-£58,680,082
50%	70%	-£68,843,994	-£49,513,771	-£61,504,513	-£68,843,994	-£49,513,771	-£61,504,513
100%	70%	-£104,427,791	-£65,767,344	-£89,748,828	-£104,427,791	-£65,767,344	-£89,748,828
10%	80%	-£40,659,946	-£36,241,609	-£38,982,350	-£40,659,946	-£36,241,609	-£38,982,350
15%	80%	-£44,359,820	-£37,732,315	-£41,843,426	-£44,359,820	-£37,732,315	-£41,843,426
20%	80%	-£48,059,693	-£39,223,020	-£44,704,502	-£48,059,693	-£39,223,020	-£44,704,502
40%	80%	-£62,859,189	-£45,185,841	-£56,148,805	-£62,859,189	-£45,185,841	-£56,148,805
45%	80%	-£66,559,062	-£46,676,546	-£58,999,882	-£66,559,062	-£46,676,546	-£58,999,882
50%	80%	-£70,258,936	-£48,167,252	-£61,870,957	-£70,258,936	-£48,167,252	-£61,870,957
10%	60%	-£40,093,969	-£36,780,216	-£38,835,772	-£40,093,969	-£36,780,216	-£38,835,772
15%	60%	-£43,510,854	-£38,540,225	-£41,623,559	-£43,510,854	-£38,540,225	-£41,623,559
20%	60%	-£46,927,740	-£40,300,235	-£44,411,347	-£46,927,740	-£40,300,235	-£44,411,347
25%	60%	-£50,344,625	-£42,060,244	-£47,199,134	-£50,344,625	-£42,060,244	-£47,199,134
30%	60%	-£53,761,511	-£43,820,253	-£49,986,921	-£53,761,511	-£43,820,253	-£49,986,921
35%	60%	-£57,178,396	-£45,580,263	-£52,774,708	-£57,178,396	-£45,580,263	-£52,774,708
40%	60%	-£60,595,282	-£47,340,272	-£55,562,495	-£60,595,282	-£47,340,272	-£55,562,495
50%	60%	-£67,429,053	-£50,860,290	-£61,138,069	-£67,429,053	-£50,860,290	-£61,138,069

## Appendix 8 - Appraisal results of Council thresholds on intermediate housing growth position

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	1
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,428,532	£5,428,532	£5,428,532	£5,428,532	£5,428,532	£5,428,532
10%	70%	£4,782,209	£4,838,774	£4,786,845	£4,789,199	£4,845,765	£4,803,834
15%	70%	£4,459,407	£4,543,895	£4,481,001	£4,489,533	£4,554,381	£4,491,486
20%	70%	£4,135,886	£4,249,016	£4,165,158	£4,149,866	£4,262,997	£4,179,138
25%	70%	£3,812,724	£3,954,138	£3,849,313	£3,830,199	£3,971,613	£3,866,789
30%	70%	£3,489,563	£3,659,259	£3,538,470	£3,510,533	£3,680,230	£3,594,441
35%	70%	£3,166,401	£3,364,380	£3,217,626	£3,190,667	£3,388,846	£3,242,092
40%	70%	£2,843,240	£3,069,501	£2,901,783	£2,871,200	£3,097,463	£2,929,743
45%	70%	£2,520,078	£2,774,623	£2,585,939	£2,551,533	£2,806,079	£2,617,385
50%	70%	£2,196,916	£2,479,744	£2,270,096	£2,231,867	£2,514,695	£2,305,047
100%	70%	£1,051,622	£4,76,714	£-902,869	£-980,577	£-405,669	£-831,824
10%	80%	£4,780,917	£4,845,563	£4,787,844	£4,785,577	£4,850,223	£4,802,304
15%	80%	£4,457,109	£4,554,079	£4,482,199	£4,464,099	£4,561,069	£4,489,190
20%	80%	£4,133,302	£4,262,594	£4,166,755	£4,142,622	£4,271,914	£4,176,075
25%	80%	£3,809,494	£3,971,110	£3,851,311	£3,821,145	£3,982,761	£3,862,961
30%	80%	£3,485,686	£3,679,626	£3,535,867	£3,499,667	£3,693,607	£3,549,847
35%	80%	£3,161,880	£3,388,141	£3,220,423	£3,178,189	£3,404,452	£3,236,733
40%	80%	£2,838,072	£3,096,657	£2,904,978	£2,856,712	£3,115,298	£2,923,619
45%	80%	£2,514,264	£2,805,173	£2,589,534	£2,535,235	£2,826,143	£2,610,505
50%	80%	£2,190,456	£2,513,688	£2,274,091	£2,213,757	£2,536,990	£2,297,391
10%	60%	£4,783,500	£4,831,985	£4,796,046	£4,792,821	£4,841,305	£4,805,366
15%	60%	£4,460,985	£4,533,712	£4,479,803	£4,474,965	£4,547,692	£4,493,763
20%	60%	£4,138,470	£4,236,439	£4,163,559	£4,157,110	£4,254,080	£4,182,230
25%	60%	£3,815,953	£3,937,165	£3,847,316	£3,839,255	£3,960,467	£3,890,617
30%	60%	£3,493,438	£3,638,892	£3,531,073	£3,521,399	£3,666,854	£3,559,034
35%	60%	£3,170,923	£3,340,619	£3,214,830	£3,203,543	£3,373,241	£3,247,451
40%	60%	£2,848,407	£3,042,346	£2,898,587	£2,885,688	£3,079,627	£2,935,868
45%	60%	£2,525,891	£2,744,073	£2,582,344	£2,567,833	£2,786,014	£2,624,286
50%	60%	£2,203,376	£2,445,799	£2,266,101	£2,248,977	£2,462,401	£2,312,702

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£124,284	£124,284	£124,284	£124,284	£124,284	£124,284
10%	70%	£-522,039	£-465,473	£-507,403	£-515,048	£-458,483	£-500,413
15%	70%	£-845,201	£-780,352	£-823,246	£-834,715	£-749,866	£-812,761
20%	70%	£-1,168,362	£-1,055,241	£-1,139,096	£-1,139,096	£-1,041,261	£-1,125,110
25%	70%	£-1,491,524	£-1,350,110	£-1,454,934	£-1,474,048	£-1,332,634	£-1,437,459
30%	70%	£-1,814,686	£-1,644,989	£-1,770,778	£-1,793,714	£-1,624,018	£-1,749,807
35%	70%	£-2,137,847	£-1,939,867	£-2,086,621	£-2,113,381	£-1,915,401	£-2,062,155
40%	70%	£-2,461,008	£-2,234,746	£-2,402,465	£-2,433,047	£-2,206,785	£-2,374,594
45%	70%	£-2,784,170	£-2,529,625	£-2,725,319	£-2,718,398	£-2,498,168	£-2,656,952
50%	70%	£-3,107,332	£-2,824,504	£-3,034,152	£-3,072,381	£-2,789,553	£-2,999,200
100%	70%	£-6,355,889	£-5,790,962	£-6,207,117	£-6,284,224	£-5,709,916	£-6,136,072
10%	80%	£-523,330	£-458,685	£-506,604	£-518,670	£-454,025	£-501,944
15%	80%	£-847,138	£-750,169	£-822,048	£-840,148	£-743,178	£-815,058
20%	80%	£-1,170,946	£-1,047,693	£-1,137,493	£-1,161,826	£-1,032,333	£-1,128,172
25%	80%	£-1,494,716	£-1,307,591	£-1,399,299	£-1,427,636	£-1,288,949	£-1,360,639
30%	80%	£-1,818,486	£-1,499,075	£-1,714,714	£-1,769,013	£-1,478,104	£-1,693,743
35%	80%	£-2,142,256	£-1,790,559	£-2,030,157	£-2,080,491	£-1,767,258	£-2,006,657
40%	80%	£-2,466,026	£-2,085,043	£-2,350,202	£-2,401,826	£-2,054,461	£-2,327,511
45%	80%	£-2,789,796	£-2,379,527	£-2,670,247	£-2,722,360	£-2,322,635	£-2,648,365
50%	80%	£-3,113,566	£-2,674,011	£-2,980,292	£-3,032,474	£-2,570,809	£-2,959,219
10%	60%	£-820,747	£-722,262	£-808,202	£-811,426	£-742,942	£-828,882
15%	60%	£-1,144,557	£-970,538	£-1,124,444	£-1,148,282	£-956,555	£-1,104,464
20%	60%	£-1,468,367	£-1,268,899	£-1,449,688	£-1,473,636	£-1,254,967	£-1,429,346
25%	60%	£-1,792,177	£-1,567,082	£-1,756,932	£-1,781,893	£-1,543,781	£-1,718,530
30%	60%	£-2,116,007	£-1,865,265	£-2,071,174	£-2,106,848	£-1,832,394	£-2,059,214
35%	60%	£-2,439,837	£-2,163,448	£-2,395,418	£-2,431,522	£-2,100,707	£-2,350,706
40%	60%	£-2,763,667	£-2,461,631	£-2,719,601	£-2,755,656	£-2,228,620	£-2,683,379
50%	60%	£-3,087,497	£-2,759,814	£-3,043,746	£-3,089,799	£-2,516,446	£-3,006,046

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,300,872	£1,300,872	£1,300,872	£1,300,872	£1,300,872	£1,300,872
10%	70%	£684,549	£711,115	£699,185	£661,540	£718,105	£676,175
15%	70%	£311,387	£416,236	£383,342	£341,973	£428,322	£383,327
20%	70%	£-29,226	£121,357	£37,496	£22,207	£138,348	£51,479
25%	70%	£-314,936	£-173,521	£-278,346	£-297,460	£-156,046	£-260,870
30%	70%	£-638,097	£-468,400	£-594,189	£-617,126	£-447,429	£-573,219
35%	70%	£-961,258	£-783,279	£-910,033	£-936,792	£-738,813	£-885,567
40%	70%	£-1,284,419	£-1,098,158	£-1,225,876	£-1,256,459	£-1,030,198	£-1,197,916
45%	70%	£-1,607,580	£-1,353,037	£-1,541,728	£-1,572,311	£-1,311,680	£-1,500,680
50%	70%	£-1,930,741	£-1,647,915	£-1,857,563	£-1,898,192	£-1,612,964	£-1,822,612
100%	70%	£-5,179,281	£-4,604,374	£-5,030,528	£-5,108,238	£-4,533,328	£-4,959,494
10%	80%	£653,258	£717,904	£669,985	£677,918	£722,564	£674,645
15%	80%	£329,450	£426,419	£354,540	£336,440	£433,410	£361,531
20%	80%	£-3,843	£134,395	£39,096	£14,983	£144,265	£39,815
25%	80%	£-657,609	£-463,002	£-622,681	£-647,947	£-403,581	£-570,041
30%	80%	£-980,770	£-727,487	£-945,125	£-970,424	£-603,516	£-817,154
35%	80%	£-1,303,931	£-971,971	£-1,263,569	£-1,313,902	£-803,670	£-1,130,268
40%	80%	£-1,627,102	£-1,246,460	£-1,588,724	£-1,638,973	£-1,036,804	£-1,461,382
45%	80%	£-1,950,273	£-1,471,949	£-1,913,877	£-1,944,226	£-1,260,939	£-1,782,506
50%	80%	£-2,273,444	£-1,697,438	£-2,233,930	£-2,264,279	£-1,486,074	£-2,103,630
10%	60%	£655,841	£704,326	£668,386	£665,162	£713,646	£677,706
15%	60%	£333,326	£406,953	£352,144	£347,396	£420,033	£366,124
20%	60%	£10,810	£107,780	£16,850	£9,451	£128,421	£57,541
25%	60%	£-311,706	£-190,494	£-280,343	£-288,405	£-167,192	£-257,042
30%	60%	£-634,221	£-488,767	£-596,586	£-606,260	£-460,805	£-568,625
35%	60%	£-957,336	£-787,040	£-912,829	£-924,116	£-754,419	£-880,208
40%	60%	£-1,280,501	£-1,085,313	£-1,229,072	£-1,241,971	£-1,048,032	£-1,191,791
50%	60%	£-1,603,672	£-1,389,860	£-1,611,558	£-1,623,822	£-1,395,298	£-1,614,957

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,541,292	£3,541,292	£3,541,292	£3,541,292	£3,541,292	£3,541,292
10%	70%	£2,894,999	£2,951,535	£2,909,605	£2,901,960	£2,958,525	£2,915,595
15%	70%	£2,571,897	£2,628,656	£2,593,762	£2,582,293	£2,667,142	£2,604,247
20%	70%	£2,248,846	£2,361,777	£2,277,919	£2,262,627	£2,375,757	£2,291,899
25%	70%	£1,925,484	£2,066,899	£1,962,074	£1,942,960	£2,084,374	£1,979,550
30%	70%	£1,602,323	£1,772,020	£1,646,231	£1,623,294	£1,792,991	£1,667,201
35%	70%	£1,279,161	£1,477,141	£1,330,357	£1,303,628	£1,501,607	£1,354,853
40%	70%	£956,001	£1,182,262	£1,014,544	£983,981	£1,210,224	£1,042,204
45%	70%	£632,839	£887,383	£698,700	£668,294	£815,840	£730,155
50%	70%	£309,677	£592,505	£382,857	£344,628	£427,456	£417,808
100%	70%	£-938,861	£-363,954	£-790,108	£-867,816	£-282,908	£-719,064
10%	80%	£2,893,678	£2,958,324	£2,910,405	£2,898,338	£2,962,984	£2,915,065
15%	80%	£2,569,870	£2,666,839	£2,594,960	£2,576,860	£2,673,830	£2,601,951
20%	80%	£2,246,063	£2,375,385	£2,279,516	£2,262,328	£2,381,676	£2,288,386
25%	80%	£1,922,256	£2,059,418	£1,971,739	£1,947,739	£2,089,024	£1,976,379
30%	80%	£1,600,199	£1,751,653	£1,643,834	£1,624,160	£1,779,615	£1,671,795
35%	80%	£1,283,684	£1,453,380	£1,327,591	£1,316		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,766,739	£4,766,739	£4,766,739	£4,766,739	£4,766,739	£4,766,739
10%	70%	£4,120,416	£4,176,982	£4,135,053	£4,127,407	£4,183,972	£4,142,042
15%	70%	£3,797,254	£3,882,103	£3,819,209	£3,807,740	£3,892,599	£3,829,694
20%	70%	£3,474,093	£3,587,224	£3,503,365	£3,488,074	£3,601,204	£3,517,346
25%	70%	£3,150,931	£3,292,345	£3,187,521	£3,168,407	£3,309,821	£3,204,996
30%	70%	£2,827,770	£2,997,467	£2,871,678	£2,848,741	£3,018,437	£2,892,648
35%	70%	£2,504,609	£2,702,588	£2,555,834	£2,529,078	£2,727,094	£2,580,300
40%	70%	£2,181,447	£2,407,709	£2,239,991	£2,209,408	£2,435,671	£2,287,951
45%	70%	£1,858,285	£2,112,830	£1,924,147	£1,889,741	£2,144,287	£1,955,603
50%	70%	£1,535,123	£1,817,952	£1,608,304	£1,570,074	£1,852,903	£1,643,255
100%	70%	£1,713,414	£1,138,507	£1,584,667	£1,642,389	£1,067,461	£1,493,617
10%	80%	£4,119,125	£4,183,771	£4,135,851	£4,123,785	£4,188,431	£4,140,512
15%	80%	£3,795,317	£3,892,286	£3,820,407	£3,802,307	£3,899,277	£3,827,398
20%	80%	£3,471,509	£3,600,802	£3,504,963	£3,480,830	£3,610,122	£3,514,283
40%	80%	£2,176,280	£2,434,865	£2,243,186	£2,194,920	£2,453,506	£2,261,826
45%	80%	£1,852,472	£2,143,380	£1,927,742	£1,873,443	£2,164,351	£1,948,712
50%	80%	£1,528,664	£1,851,896	£1,612,298	£1,551,964	£1,875,197	£1,635,599
10%	60%	£4,121,708	£4,170,193	£4,134,293	£4,119,929	£4,179,513	£4,143,573
15%	60%	£3,795,193	£3,871,520	£3,818,011	£3,813,173	£3,885,900	£3,831,991
20%	60%	£3,476,677	£3,573,646	£3,501,767	£3,495,318	£3,592,288	£3,520,407
25%	60%	£3,154,161	£3,275,373	£3,185,524	£3,177,462	£3,298,675	£3,208,825
30%	60%	£2,831,646	£2,977,100	£2,869,281	£2,859,607	£3,005,061	£2,897,242
35%	60%	£2,509,131	£2,678,827	£2,553,038	£2,541,751	£2,711,448	£2,585,659
40%	60%	£2,186,614	£2,389,554	£2,236,795	£2,223,898	£2,417,635	£2,274,076
50%	60%	£1,541,584	£1,784,007	£1,634,309	£1,588,184	£1,830,609	£1,650,910

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,047,790	£5,047,790	£5,047,790	£5,047,790	£5,047,790	£5,047,790
10%	70%	£4,401,467	£4,458,033	£4,416,103	£4,408,458	£4,465,023	£4,423,093
15%	70%	£4,078,305	£4,163,154	£4,100,290	£4,088,791	£4,173,640	£4,110,745
20%	70%	£3,755,144	£3,868,275	£3,784,416	£3,769,124	£3,882,255	£3,798,396
25%	70%	£3,431,982	£3,573,396	£3,468,572	£3,449,458	£3,590,872	£3,486,047
30%	70%	£3,108,821	£3,278,517	£3,152,728	£3,129,792	£3,298,488	£3,173,699
35%	70%	£2,785,659	£2,983,639	£2,836,895	£2,810,125	£3,008,105	£2,861,351
40%	70%	£2,462,497	£2,688,760	£2,519,041	£2,490,459	£2,716,121	£2,540,000
45%	70%	£2,139,336	£2,393,881	£2,205,198	£2,170,792	£2,425,338	£2,236,654
50%	70%	£1,816,174	£2,099,002	£1,889,354	£1,851,125	£2,133,953	£1,924,305
100%	70%	£1,432,363	£857,456	£1,283,617	£1,361,318	£798,410	£1,212,666
10%	80%	£4,400,176	£4,464,821	£4,416,902	£4,404,836	£4,469,481	£4,421,562
15%	80%	£4,076,368	£4,173,337	£4,101,455	£4,083,857	£4,168,508	£4,108,446
20%	80%	£3,752,560	£3,881,853	£3,786,013	£3,761,880	£3,891,173	£3,795,334
40%	80%	£2,457,330	£2,715,915	£2,524,237	£2,475,971	£2,734,557	£2,542,877
45%	80%	£2,133,523	£2,424,431	£2,208,792	£2,154,493	£2,445,402	£2,229,763
50%	80%	£1,809,715	£2,132,947	£1,893,349	£1,833,015	£2,156,248	£1,916,649
10%	60%	£4,402,758	£4,451,244	£4,415,304	£4,412,080	£4,460,264	£4,424,624
15%	60%	£4,080,243	£4,152,970	£4,099,051	£4,094,223	£4,166,951	£4,113,042
20%	60%	£3,757,728	£3,854,697	£3,782,818	£3,776,368	£3,873,338	£3,801,458
25%	60%	£3,435,212	£3,556,424	£3,466,574	£3,458,513	£3,579,725	£3,489,876
30%	60%	£3,112,696	£3,258,151	£3,150,332	£3,140,658	£3,286,112	£3,178,292
35%	60%	£2,791,181	£2,893,778	£2,834,088	£2,822,802	£2,992,499	£2,866,710
40%	60%	£2,467,665	£2,569,004	£2,517,846	£2,504,947	£2,638,886	£2,555,136
50%	60%	£1,822,634	£2,065,058	£1,885,360	£1,868,235	£2,011,660	£1,931,961

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,171,850	£5,171,850	£5,171,850	£5,171,850	£5,171,850	£5,171,850
10%	70%	£4,525,527	£4,582,093	£4,540,163	£4,532,518	£4,589,083	£4,547,153
15%	70%	£4,202,365	£4,287,214	£4,224,326	£4,212,851	£4,297,700	£4,234,895
20%	70%	£3,879,204	£3,992,335	£3,908,476	£3,893,185	£4,006,315	£3,922,457
25%	70%	£3,556,042	£3,697,456	£3,592,632	£3,573,518	£3,714,932	£3,610,108
30%	70%	£3,232,881	£3,402,578	£3,276,789	£3,253,852	£3,423,549	£3,297,759
35%	70%	£2,909,719	£3,107,699	£2,960,945	£2,934,186	£3,132,165	£2,985,411
40%	70%	£2,586,558	£2,812,820	£2,645,102	£2,614,519	£2,840,792	£2,673,062
45%	70%	£2,263,397	£2,517,941	£2,329,255	£2,294,852	£2,549,398	£2,360,714
50%	70%	£1,940,235	£2,223,063	£2,013,415	£1,975,186	£2,258,014	£2,048,366
100%	70%	£1,308,303	£733,396	£1,159,550	£1,237,258	£662,350	£1,088,506
10%	80%	£4,524,236	£4,588,882	£4,540,963	£4,528,896	£4,593,542	£4,545,623
15%	80%	£4,200,428	£4,297,397	£4,225,518	£4,207,418	£4,304,388	£4,232,509
20%	80%	£3,876,620	£3,985,913	£3,895,074	£3,881,913	£4,015,323	£3,943,404
40%	80%	£2,581,391	£2,839,576	£2,648,297	£2,600,031	£2,858,617	£2,696,937
45%	80%	£2,257,583	£2,548,491	£2,332,853	£2,278,554	£2,569,462	£2,353,824
50%	80%	£1,933,775	£2,257,007	£2,017,409	£1,957,076	£2,280,308	£2,040,710
10%	60%	£4,526,819	£4,575,304	£4,539,364	£4,536,140	£4,584,624	£4,548,684
15%	60%	£4,204,304	£4,277,031	£4,223,122	£4,218,284	£4,291,011	£4,237,102
20%	60%	£3,881,789	£3,978,757	£3,908,878	£3,900,429	£3,987,399	£3,925,619
25%	60%	£3,559,272	£3,680,484	£3,590,635	£3,582,573	£3,703,786	£3,613,936
30%	60%	£3,236,757	£3,382,211	£3,274,392	£3,264,718	£3,410,172	£3,302,353
35%	60%	£2,914,242	£3,083,938	£2,958,149	£2,946,862	£3,116,555	£2,990,770
40%	60%	£2,591,725	£2,785,665	£2,641,906	£2,629,007	£2,822,946	£2,679,187
50%	60%	£1,559,272	£3,680,484	£3,580,635	£3,582,573	£3,703,786	£3,613,936

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,749,002	£4,749,002	£4,749,002	£4,749,002	£4,749,002	£4,749,002
10%	70%	£4,102,679	£4,159,245	£4,117,315	£4,109,670	£4,166,235	£4,124,305
15%	70%	£3,779,517	£3,864,386	£3,801,472	£3,790,003	£3,874,852	£3,811,957
20%	70%	£3,456,356	£3,569,487	£3,485,826	£3,470,337	£3,585,467	£3,499,609
25%	70%	£3,133,194	£3,274,608	£3,169,784	£3,150,670	£3,292,094	£3,187,259
30%	70%	£2,810,033	£2,979,730	£2,853,941	£2,831,004	£3,000,700	£2,874,911
35%	70%	£2,486,871	£2,684,851	£2,538,097	£2,511,338	£2,709,317	£2,562,563
40%	70%	£2,163,710	£2,389,972	£2,222,254	£2,191,671	£2,417,934	£2,290,214
45%	70%	£1,840,548	£2,095,093	£1,908,410	£1,872,004	£2,126,550	£1,937,866
50%	70%	£1,517,386	£1,800,215	£1,590,567	£1,552,337	£1,835,166	£1,625,518
100%	70%	£1,731,151	£1,150,244	£1,582,398	£1,660,106	£1,085,188	£1,511,354
10%	80%	£4,101,388	£4,166,034	£4,118,114	£4,106,048	£4,170,698	£4,122,775
15%	80%	£3,777,590	£3,874,549	£3,802,670	£3,784,570	£3,881,540	£3,809,661
20%	80%	£3,453,772	£3,593,065	£3,487,226	£3,463,093	£3,592,385	£3,498,546
40%	80%	£2,158,543	£2,417,128	£2,225,449	£2,177,183	£2,435,769	£2,244,089
45%	80%	£1,834,735	£2,125,643	£1,910,005	£1,855,706	£2,146,614	£1,930,975
50%	80%	£1,510,927	£1,834,159	£1,594,561	£1,534,228	£1,857,460	£1,617,862
10%	60%	£4,103,971	£4,152,456	£4,116,516	£4,113,292	£4,161,776	£4,125,836
15%	60%	£3,781,456	£3,854,183	£3,800,274	£3,795,436	£3,866,163	£3,814,254
20%	60%	£3,459,940	£3,555,909	£3,484,030	£3,477,881	£3,574,581	£3,502,670
25%	60%	£3,136,424	£3,257,636	£3,167,797	£3,159,725	£3,260,938	£3,191,088
30%	60%	£2,813,909	£2,959,363	£2,851,544	£2,841,870	£2,987,324	£2,879,505
35%	60%	£2,491,394	£2,661,090	£2,535,301	£2,524,014	£2,693,711	£2,567,922
40%	60%	£2,168,877	£2,362,817	£2,219,058	£2,206,159	£2,400,098	£2,256,338
50%	60%	£1,523,947	£1,766,270	£1,586,572	£1,570,447	£1,812,872	£1,633,173

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,297,898	£5,297,898	£5,297,898	£5,297,898	£5,297,898	£5,297,898
10%	70%	£4,651,575	£4,708,141	£4,696,211	£4,658,566	£4,715,131	£4,673,201
15%	70%	£4,328,413	£4,413,262	£4,350,968	£4,338,899	£4,423,748	£4,260,853
20%	70%	£4,005,252	£4,118,383	£4,034,525	£4,019,233	£4,132,363	£4,048,505
25%	70%	£3,682,090	£3,823,505	£3,716,680	£3,699,566	£3,840,980	£3,736,156
30%	70%	£3,358,929	£3,528,626	£3,402,837	£3,379,900	£3,549,597	£3,423,807
35%	70%	£3,035,767	£3,233,747	£3,086,993	£3,060,234	£3,258,213	£3,111,459
40%	70%	£2,712,606	£2,938,868	£2,771,150	£2,740,567	£2,966,830	£2,799,110
45%	70%	£2,389,445	£2,643,989	£2,455,306	£2,420,900	£2,675,446	£2,486,762
50%	70%	£2,066,283	£2,349,111	£2,139,463	£2,101,234	£2,384,062	£2,174,414
100%	70%	£1,162,255	£607,348	£1,033,502	£1,111,210	£536,302	£962,458
10%	80%	£4,650,284	£4,714,930	£4,667,011	£4,654,944	£4,719,590	£4,671,671
15%	80%	£4,326,476	£4,423,445	£4,351,595	£4,333,466	£4,430,436	£4,359,557
20%	80%	£4,002,668	£4,131,961	£4,036,122	£4,011,989	£4,141,281	£4,045,442
40%	80%	£2,707,439	£2,956,024	£2,774,945	£2,726,079	£2,984,665	£2,792,985
45%	80%	£2,383,631	£2,674,539	£2,458,901	£2,404,602	£2,695,510	£2,479,872
50%	80%	£2,059,823	£2,383,055	£2,143,457	£2,083,124	£2,406,356	£2,166,758
10%	60%	£4,652,967	£4,701,352	£4,665,412	£4,662,188	£4,710,672	£4,674,732
15%	60%	£4,330,352	£4,403,079	£4,349,170	£4,344,332	£4,417,059	£4,363,150
25%	60%	£4,007,536	£4,104,805	£4,032,926	£4,026,477	£4,123,447	£4,051,567
30%	60%	£3,685,320	£3,806,532	£3,716,683	£3,708,621	£3,829,834	£3,739,984
35%	60%	£3,362,805	£3,508,259	£3,400,440	£3,390,766	£3,536,221	£3,428,401
40%	60%	£3,040,290	£3,209,986	£3,084,197	£3,072,910	£3,242,607	£3,116,818
45%	60%	£2,717,773	£2,911,713	£2,767,954	£2,755,055	£2,948,994	£2,805,235
50%	60%	£2,072,745	£2,315,166	£2,135,466	£2,119,344	£2,361,768	£2,162,069

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,335,655	£5,335,655	£5,335,655	£5,335,655	£5,335,655	£5,335,655
10%	70%	£4,689,332	£4,745,898	£4,703,968	£4,696,323	£4,752,888	£4,710,958
15%	70%	£4,365,170	£4,451,019	£4,388,125	£4,376,656	£4,461,505	£4,399,610
20%	70%	£4,041,009	£4,156,140	£4,072,281	£4,056,990	£4,170,120	£4,086,262
25%	70%	£3,716,847	£3,861,261	£3,756,437	£3,737,323	£3,878,737	£3,773,912
30%	70%	£3,392,686	£3,566,383	£3,440,593	£3,417,657	£3,587,353	£3,461,564
35%	70%	£3,073,524	£3,271,504	£3,124,750	£3,097,990	£3,295,970	£3,149,216
40%	70%	£2,750,363	£2,976,625	£2,808,907	£2,778,324	£2,904,587	£2,836,867
45%	70%	£2,427,201	£2,681,746	£2,483,063	£2,458,657	£2,713,203	£2,624,519
50%	70%	£2,104,039	£2,386,868	£2,177,220	£2,138,990	£2,421,819	£2,212,171
100%	70%	£1,144,498	£569,591	£995,745	£1,073,453	£498,545	£824,701
10%	80%	£4,688,041	£4,752,687	£4,704,767	£4,692,701	£4,757,347	£4,709,428
15%	80%	£4,364,233	£4,461,202	£4,389,323	£4,371,223	£4,468,193	£4,396,314
20%	80%	£4,040,425	£4,169,716	£4,073,875	£4,049,746	£4,179,038	£4,083,159
40%	80%	£2,745,196	£3,003,781	£2,812,102	£2,763,836	£3,022,422	£2,830,742
45%	80%	£2,421,388	£2,712,296	£2,486,658	£2,442,359	£2,733,267	£2,617,628
50%	80%	£2,097,580	£2,420,812	£2,181,214	£2,120,880	£2,444,113	£2,204,515
10%	60%	£4,690,624	£4,739,109	£4,703,169	£4,699,945	£4,748,429	£4,712,489
15%	60%	£4,369,108	£4,440,336	£4,386,927	£4,382,089	£4,454,816	£4,400,397
20%	60%	£4,045,593	£4,142,562	£4,070,683	£4,064,234	£4,161,204	£4,089,323
25%	60%	£3,723,077	£3,844,289	£3,754,440	£3,746,378	£3,867,591	£3,777,741
30%	60%	£3,400,562	£3,546,016	£3,438,197	£3,428,523	£3,573,977	£3,466,158
35%	60%	£3,078,046	£3,247,743	£3,121,954	£3,110,667	£3,280,364	£3,154,575
40%	60%	£2,755,530	£2,949,470	£2,805,711	£2,792,812	£2,986,751	£2,842,992
50%	60%	£2,110,500	£2,352,923	£2,173,325	£2,157,100	£2,399,525	£2,219,826

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1	
No Units	11
Site Area	0.06 Ha

CIL Zone	1
Value Area	Med

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,916,779	£3,916,779	£3,916,779	£3,916,779	£3,916,779	£3,916,779
10%	70%	£3,419,673	£3,478,197	£3,436,188	£3,426,545	£3,485,068	£3,443,060
15%	70%	£3,171,121	£3,258,906	£3,195,893	£3,181,428	£3,269,213	£3,206,201
20%	70%	£2,922,568	£3,039,615	£2,955,598	£2,936,311	£3,053,357	£2,969,341
25%	70%	£2,674,015	£2,820,323	£2,715,303	£2,691,195	£2,837,503	£2,732,482
30%	70%	£2,425,463	£2,601,032	£2,475,007	£2,446,078	£2,621,647	£2,495,623
35%	70%	£2,176,910	£2,381,741	£2,234,712	£2,200,961	£2,405,792	£2,258,763
40%	70%	£1,928,358	£2,162,450	£1,994,417	£1,965,844	£2,189,937	£2,021,904
45%	70%	£1,679,805	£1,943,159	£1,754,122	£1,710,728	£1,974,082	£1,785,045
50%	70%	£1,431,252	£1,723,868	£1,513,826	£1,465,611	£1,758,226	£1,548,186
100%	70%	-£1,071,517	-£476,714	-£303,667	-£1,001,676	-£406,873	-£853,826
0%	80%	£3,418,102	£3,484,986	£3,436,976	£3,422,683	£3,489,566	£3,441,556
15%	80%	£3,168,764	£3,269,089	£3,197,075	£3,175,635	£3,275,950	£3,203,946
20%	80%	£2,919,425	£3,053,192	£2,957,173	£2,928,588	£3,062,354	£2,966,335
25%	80%	£2,670,087	£2,837,296	£2,717,272	£2,681,540	£2,848,748	£2,728,724
30%	80%	£2,420,748	£2,621,399	£2,477,371	£2,434,492	£2,635,142	£2,491,113
35%	80%	£2,171,410	£2,405,502	£2,237,469	£2,187,444	£2,421,536	£2,253,503
40%	80%	£1,922,071	£2,189,606	£1,987,568	£1,940,396	£2,207,930	£2,015,892
45%	80%	£1,672,733	£1,973,709	£1,757,667	£1,693,348	£1,994,324	£1,778,281
50%	80%	£1,423,394	£1,757,812	£1,517,765	£1,446,301	£1,780,718	£1,540,671
10%	60%	£3,421,245	£3,471,408	£3,435,401	£3,430,407	£3,480,569	£3,444,562
15%	60%	£3,173,478	£3,248,722	£3,194,711	£3,187,221	£3,262,465	£3,208,455
20%	60%	£2,925,711	£3,033,037	£2,944,031	£2,944,035	£3,044,351	£2,972,347
25%	60%	£2,677,944	£2,803,351	£2,713,333	£2,700,850	£2,826,256	£2,736,329
30%	60%	£2,430,177	£2,580,666	£2,472,645	£2,457,664	£2,608,152	£2,500,311
35%	60%	£2,182,411	£2,357,980	£2,231,955	£2,214,479	£2,390,048	£2,264,024
40%	60%	£1,934,644	£2,135,295	£1,991,266	£1,971,293	£2,171,943	£2,027,915
45%	60%	£1,686,877	£1,912,609	£1,740,577	£1,728,107	£1,953,838	£1,791,807
50%	60%	£1,439,110	£1,689,924	£1,508,888	£1,484,922	£1,735,735	£1,555,700

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,387,469	-£1,387,469	-£1,387,469	-£1,387,469	-£1,387,469	-£1,387,469
10%	70%	-£1,884,574	-£1,826,051	-£1,868,060	-£1,877,702	-£1,819,180	-£1,881,188
15%	70%	-£2,133,126	-£2,045,342	-£2,108,355	-£2,122,819	-£2,055,935	-£2,098,047
20%	70%	-£2,381,680	-£2,294,633	-£2,349,649	-£2,367,326	-£2,299,807	-£2,334,807
25%	70%	-£2,630,232	-£2,483,524	-£2,588,945	-£2,613,053	-£2,466,745	-£2,571,766
30%	70%	-£2,878,784	-£2,703,215	-£2,829,240	-£2,858,170	-£2,682,601	-£2,808,625
35%	70%	-£3,127,336	-£2,922,506	-£3,069,536	-£3,103,267	-£2,898,455	-£3,045,485
40%	70%	-£3,375,888	-£3,141,797	-£3,309,830	-£3,348,404	-£3,114,311	-£3,292,344
45%	70%	-£3,624,440	-£3,361,088	-£3,550,126	-£3,589,519	-£3,330,166	-£3,519,203
50%	70%	-£3,872,992	-£3,580,379	-£3,790,421	-£3,838,636	-£3,546,021	-£3,756,062
100%	70%	-£6,376,765	-£5,780,962	-£6,207,915	-£6,305,923	-£5,711,120	-£6,138,073
10%	80%	-£1,886,145	-£1,819,262	-£1,867,271	-£1,881,564	-£1,814,682	-£1,862,691
15%	80%	-£2,135,484	-£2,035,159	-£2,107,173	-£2,128,612	-£2,028,288	-£2,100,302
20%	80%	-£2,384,822	-£2,251,055	-£2,347,074	-£2,376,699	-£2,241,868	-£2,319,913
25%	80%	-£2,634,160	-£2,481,946	-£2,605,621	-£2,635,246	-£2,466,745	-£2,538,365
30%	80%	-£2,883,498	-£2,702,837	-£2,844,076	-£2,873,701	-£2,682,601	-£2,845,225
35%	80%	-£3,132,836	-£2,922,728	-£3,072,292	-£3,089,769	-£2,914,200	-£3,040,224
40%	80%	-£3,382,174	-£3,142,619	-£3,312,981	-£3,332,955	-£3,132,304	-£3,276,332
45%	80%	-£3,631,512	-£3,362,510	-£3,583,670	-£3,603,629	-£3,391,803	-£3,526,966
50%	80%	-£3,880,850	-£3,582,401	-£3,814,359	-£3,834,603	-£3,590,302	-£3,777,577
10%	60%	-£1,883,003	-£1,832,840	-£1,868,847	-£1,873,840	-£1,823,678	-£1,859,685
15%	60%	-£2,132,341	-£2,052,525	-£2,104,536	-£2,117,028	-£2,041,783	-£2,095,793
20%	60%	-£2,381,680	-£2,278,211	-£2,350,225	-£2,369,212	-£2,289,897	-£2,331,901
25%	60%	-£2,631,018	-£2,500,896	-£2,590,914	-£2,603,397	-£2,477,991	-£2,568,008
30%	60%	-£2,880,356	-£2,723,582	-£2,831,603	-£2,846,583	-£2,696,095	-£2,804,117
35%	60%	-£3,129,694	-£2,946,267	-£3,072,292	-£3,089,769	-£2,914,200	-£3,040,224
40%	60%	-£3,379,032	-£3,169,953	-£3,312,981	-£3,332,955	-£3,132,304	-£3,276,332
50%	60%	-£3,628,370	-£3,414,324	-£3,583,670	-£3,603,629	-£3,391,803	-£3,526,966

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£210,880	-£210,880	-£210,880	-£210,880	-£210,880	-£210,880
10%	70%	-£707,986	-£649,482	-£691,471	-£701,114	-£642,592	-£694,599
15%	70%	-£957,092	-£898,754	-£881,707	-£896,201	-£838,446	-£891,454
20%	70%	-£1,206,091	-£1,088,045	-£1,172,061	-£1,191,348	-£1,074,902	-£1,158,318
25%	70%	-£1,455,644	-£1,307,336	-£1,412,357	-£1,436,465	-£1,290,167	-£1,395,177
30%	70%	-£1,704,196	-£1,526,627	-£1,652,652	-£1,681,581	-£1,506,012	-£1,632,037
35%	70%	-£1,952,748	-£1,745,918	-£1,892,947	-£1,926,698	-£1,721,867	-£1,868,897
40%	70%	-£2,199,300	-£1,965,209	-£2,133,242	-£2,171,815	-£1,937,723	-£2,052,756
45%	70%	-£2,446,852	-£2,184,500	-£2,373,537	-£2,416,931	-£2,152,416	-£2,302,615
50%	70%	-£2,694,404	-£2,403,791	-£2,613,833	-£2,662,048	-£2,369,433	-£2,579,474
100%	70%	-£5,199,176	-£4,604,374	-£4,501,326	-£4,529,335	-£4,334,532	-£4,961,485
10%	80%	-£703,557	-£642,674	-£630,683	-£640,976	-£603,093	-£646,103
15%	80%	-£952,663	-£891,570	-£879,584	-£892,024	-£851,699	-£897,713
20%	80%	-£1,201,769	-£1,081,467	-£1,069,524	-£1,089,072	-£1,065,305	-£1,101,324
25%	80%	-£1,450,875	-£1,280,063	-£1,250,053	-£1,274,161	-£1,157,919	-£1,211,767
30%	80%	-£1,700,328	-£1,500,354	-£1,460,348	-£1,489,456	-£1,366,677	-£1,421,625
35%	80%	-£1,949,380	-£1,720,645	-£1,680,641	-£1,713,564	-£1,581,388	-£1,671,483
40%	80%	-£2,198,432	-£1,940,936	-£1,891,135	-£1,928,682	-£1,796,100	-£1,881,341
45%	80%	-£2,447,484	-£2,161,227	-£2,112,134	-£2,154,730	-£1,949,811	-£2,101,625
50%	80%	-£2,696,536	-£2,381,518	-£2,332,141	-£2,379,827	-£2,169,502	-£2,321,509
10%	60%	-£706,415	-£656,251	-£642,258	-£647,252	-£647,090	-£683,097
15%	60%	-£955,521	-£875,937	-£859,948	-£870,438	-£855,194	-£899,204
20%	60%	-£1,204,627	-£1,101,622	-£1,074,637	-£1,093,624	-£1,069,299	-£1,105,313
25%	60%	-£1,453,733	-£1,324,308	-£1,314,326	-£1,326,809	-£1,301,403	-£1,391,420
30%	60%	-£1,699,839	-£1,546,993	-£1,535,015	-£1,559,995	-£1,519,507	-£1,627,528
35%	60%	-£1,948,945	-£1,769,679	-£1,757,704	-£1,781,161	-£1,737,611	-£1,863,636
40%	60%	-£2,198,051	-£1,992,365	-£1,980,393	-£2,006,367	-£1,955,716	-£2,099,744
50%	60%	-£2,447,157	-£2,215,051	-£2,197,771	-£2,224,737	-£2,191,824	-£2,371,860

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,029,540	£2,029,540	£2,029,540	£2,029,540	£2,029,540	£2,029,540
10%	70%	£1,532,434	£1,590,958	£1,548,949	£1,539,306	£1,597,828	£1,555,821
15%	70%	£1,283,882	£1,371,666	£1,308,653	£1,294,165	£1,381,974	£1,319,862
20%	70%	£1,035,329	£1,152,375	£1,065,359	£1,049,072	£1,166,118	£1,082,102
25%	70%	£786,776	£933,084	£828,063	£803,955	£950,263	£845,243
30%	70%	£538,224	£713,793	£587,768	£568,838	£734,408	£608,383
35%	70%	£289,671	£494,502	£347,473	£313,722	£516,553	£371,523
40%	70%	£31,110	£275,211	£107,176	£107,176	£302,697	£134,964
45%	70%	-£207,434	£55,920	-£133,117	-£176,511	£86,843	-£102,195
50%	70%	-£455,987	-£163,371	-£373,413	-£421,628	-£129,013	-£339,054
100%	70%	-£2,958,756	-£2,363,954	-£2,790,906	-£2,888,915	-£2,294,112	-£2,721,065
10%	80%	£1,530,863	£1,597,746	£1,549,737	£1,535,444	£1,602,327	£1,554,317
15%	80%	£1,281,524	£1,381,850	£1,309,836	£1,288,396	£1,388,721	£1,316,706
20%	80%	£1,032,186	£1,163,953	£1,069,934	£1,054,346	£1,175,115	£1,079,986
25%	80%	£782,832	£930,367	£810,329	£783,329	£930,690	£812,653
30%	80%	£533,478	£711,676	£582,882	£563,391	£731,013	£603,328
35%	80%	£284,025	£492,985	£343,490	£319,740	£512,148	£374,403
40%	80%	£31,562	£275,211	£107,176	£107,176	£302,697	£134,964
45%	80%	-£2					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,254,987	£3,254,987	£3,254,987	£3,254,987	£3,254,987	£3,254,987
10%	70%	£2,757,881	£2,816,404	£2,774,386	£2,784,753	£2,823,275	£2,781,268
15%	70%	£2,509,329	£2,597,113	£2,534,100	£2,519,636	£2,607,421	£2,544,408
20%	70%	£2,260,775	£2,377,822	£2,293,806	£2,274,519	£2,391,565	£2,307,548
25%	70%	£2,012,223	£2,158,531	£2,053,510	£2,029,402	£2,175,710	£2,070,689
30%	70%	£1,763,671	£1,939,240	£1,813,215	£1,784,285	£1,959,855	£1,833,830
35%	70%	£1,515,118	£1,719,949	£1,572,919	£1,538,169	£1,744,000	£1,596,970
40%	70%	£1,266,565	£1,500,658	£1,332,625	£1,294,052	£1,529,144	£1,380,111
45%	70%	£1,018,013	£1,281,367	£1,092,330	£1,048,936	£1,312,290	£1,123,252
50%	70%	£769,460	£1,062,076	£852,034	£803,819	£1,096,434	£886,393
100%	70%	£1,733,310	£1,138,507	£1,505,460	£1,483,468	£1,068,885	£1,485,618
10%	80%	£2,756,310	£2,823,193	£2,775,184	£2,760,891	£2,827,774	£2,778,764
15%	80%	£2,508,371	£2,607,297	£2,535,283	£2,513,843	£2,614,168	£2,542,153
20%	80%	£2,257,633	£2,391,400	£2,295,381	£2,286,795	£2,400,561	£2,304,543
25%	80%	£2,007,279	£2,172,813	£1,957,776	£1,933,776	£2,126,604	£2,034,100
30%	80%	£1,756,917	£1,954,226	£1,717,400	£1,688,400	£1,896,647	£1,804,682
35%	80%	£1,506,555	£1,735,639	£1,468,023	£1,438,403	£1,666,690	£1,574,717
40%	80%	£1,256,193	£1,517,052	£1,218,646	£1,188,786	£1,436,733	£1,344,754
45%	80%	£1,005,831	£1,298,465	£969,269	£939,669	£1,204,776	£1,112,796
50%	80%	£755,469	£1,079,878	£716,292	£686,662	£974,819	£882,838
10%	60%	£2,759,452	£2,809,616	£2,773,608	£2,768,815	£2,818,777	£2,782,770
15%	60%	£2,511,685	£2,586,930	£2,535,919	£2,525,428	£2,607,673	£2,546,863
20%	60%	£2,263,919	£2,364,244	£2,292,230	£2,282,243	£2,382,588	£2,310,554
25%	60%	£2,016,152	£2,141,559	£2,051,541	£2,039,058	£2,164,464	£2,074,447
30%	60%	£1,768,385	£1,918,873	£1,810,852	£1,795,872	£1,946,360	£1,838,339
35%	60%	£1,520,619	£1,696,188	£1,570,163	£1,552,686	£1,728,255	£1,602,231
40%	60%	£1,272,852	£1,473,502	£1,329,474	£1,309,500	£1,510,151	£1,386,123
50%	60%	£777,317	£1,028,131	£848,096	£823,130	£1,073,943	£893,907

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,536,037	£3,536,037	£3,536,037	£3,536,037	£3,536,037	£3,536,037
10%	70%	£3,038,832	£3,097,455	£3,055,446	£3,045,804	£3,104,326	£3,062,318
15%	70%	£2,790,379	£2,878,164	£2,815,151	£2,800,687	£2,888,471	£2,825,459
20%	70%	£2,541,826	£2,658,873	£2,574,857	£2,555,570	£2,672,616	£2,588,599
25%	70%	£2,293,274	£2,439,582	£2,334,561	£2,310,453	£2,456,761	£2,351,740
30%	70%	£2,044,722	£2,220,291	£2,094,266	£2,065,336	£2,240,905	£2,114,881
35%	70%	£1,795,168	£2,001,000	£1,853,970	£1,820,219	£2,025,051	£1,878,021
40%	70%	£1,546,615	£1,781,709	£1,605,675	£1,575,109	£1,750,195	£1,641,162
45%	70%	£1,298,062	£1,562,418	£1,373,380	£1,329,987	£1,583,340	£1,404,303
50%	70%	£1,050,510	£1,343,126	£1,133,085	£1,084,870	£1,377,485	£1,167,444
100%	70%	£1,452,259	£1,452,259	£1,284,400	£1,382,417	£1,068,885	£1,214,567
10%	80%	£3,037,360	£3,104,244	£3,056,235	£3,041,942	£3,108,224	£3,060,615
15%	80%	£2,789,222	£2,863,347	£2,816,333	£2,804,806	£2,895,318	£2,832,306
20%	80%	£2,538,684	£2,672,451	£2,576,432	£2,547,846	£2,681,612	£2,585,593
25%	80%	£2,288,140	£2,453,160	£2,326,285	£2,297,700	£2,451,367	£2,355,574
30%	80%	£2,037,596	£2,233,869	£2,175,930	£2,147,344	£2,301,906	£2,209,955
35%	80%	£1,787,052	£2,014,578	£1,954,465	£1,920,714	£2,106,949	£2,014,928
40%	80%	£1,536,508	£1,795,287	£1,723,300	£1,689,549	£1,891,992	£1,800,041
45%	80%	£1,285,964	£1,575,996	£1,504,013	£1,470,262	£1,677,035	£1,585,084
50%	80%	£785,420	£1,356,705	£1,284,722	£1,250,971	£1,510,151	£1,418,123
10%	60%	£3,040,203	£3,090,666	£3,054,659	£3,049,666	£3,099,928	£3,063,821
15%	60%	£2,792,736	£2,867,981	£2,813,970	£2,806,485	£2,881,723	£2,827,713
20%	60%	£2,544,970	£2,645,295	£2,573,281	£2,563,294	£2,663,619	£2,591,605
25%	60%	£2,297,203	£2,422,610	£2,332,592	£2,320,109	£2,445,515	£2,355,498
30%	60%	£2,049,436	£2,199,924	£2,091,903	£2,076,923	£2,227,411	£2,119,389
35%	60%	£1,801,669	£1,977,239	£1,851,213	£1,833,737	£2,009,306	£1,883,282
40%	60%	£1,553,902	£1,754,553	£1,705,526	£1,690,951	£1,791,202	£1,647,174
50%	60%	£1,058,368	£1,309,182	£1,129,147	£1,104,180	£1,354,993	£1,174,958

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,660,098	£3,660,098	£3,660,098	£3,660,098	£3,660,098	£3,660,098
10%	70%	£3,162,992	£3,221,516	£3,179,507	£3,169,864	£3,229,386	£3,186,379
15%	70%	£2,914,440	£3,002,224	£2,930,211	£2,924,747	£3,012,532	£2,949,520
20%	70%	£2,665,887	£2,782,933	£2,698,917	£2,679,630	£2,796,676	£2,712,660
25%	70%	£2,417,334	£2,563,642	£2,458,621	£2,434,513	£2,580,821	£2,475,800
30%	70%	£2,168,782	£2,344,351	£2,218,326	£2,189,396	£2,364,966	£2,238,941
35%	70%	£1,920,229	£2,125,060	£1,978,031	£1,944,280	£2,149,111	£2,002,081
40%	70%	£1,671,676	£1,905,769	£1,737,736	£1,699,163	£1,933,255	£1,785,222
45%	70%	£1,423,124	£1,686,478	£1,497,441	£1,454,047	£1,717,401	£1,529,354
50%	70%	£1,174,571	£1,467,187	£1,257,145	£1,208,930	£1,501,545	£1,291,504
100%	70%	£1,328,198	£1,328,198	£1,160,349	£1,258,357	£1,068,885	£1,090,507
10%	80%	£3,161,421	£3,228,304	£3,180,295	£3,166,002	£3,232,885	£3,184,875
15%	80%	£2,912,082	£3,012,408	£2,940,394	£2,918,954	£3,019,279	£2,947,264
20%	80%	£2,662,744	£2,793,511	£2,706,493	£2,687,806	£2,789,654	£2,715,642
25%	80%	£2,413,191	£2,574,220	£2,454,905	£2,431,797	£2,551,801	£2,446,889
30%	80%	£2,163,638	£2,354,929	£2,205,609	£2,182,501	£2,301,906	£2,197,979
35%	80%	£1,914,085	£2,135,640	£1,955,273	£1,932,165	£2,106,949	£2,003,022
40%	80%	£1,664,532	£1,916,351	£1,795,966	£1,772,858	£1,921,992	£1,818,065
45%	80%	£1,414,979	£1,697,062	£1,637,711	£1,614,603	£1,737,042	£1,634,115
50%	80%	£915,426	£1,477,771	£1,418,460	£1,395,352	£1,510,151	£1,416,123
10%	60%	£3,164,563	£3,214,727	£3,178,720	£3,173,726	£3,223,888	£3,187,881
15%	60%	£2,916,796	£2,992,041	£2,938,030	£2,930,540	£3,005,794	£2,951,774
20%	60%	£2,669,030	£2,763,356	£2,697,341	£2,687,354	£2,787,679	£2,715,665
25%	60%	£2,421,263	£2,546,670	£2,456,652	£2,444,169	£2,569,575	£2,479,558
30%	60%	£2,173,496	£2,327,985	£2,215,963	£2,200,983	£2,351,471	£2,243,450
35%	60%	£1,925,730	£2,109,299	£1,875,274	£1,857,797	£2,133,367	£2,007,342
40%	60%	£1,677,963	£1,878,613	£1,734,585	£1,714,611	£1,915,262	£1,771,234
50%	60%	£1,182,428	£1,423,242	£1,253,207	£1,228,241	£1,479,054	£1,299,018

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,237,250	£3,237,250	£3,237,250	£3,237,250	£3,237,250	£3,237,250
10%	70%	£2,740,144	£2,798,667	£2,756,659	£2,747,016	£2,805,538	£2,763,531
15%	70%	£2,491,592	£2,579,376	£2,516,363	£2,501,899	£2,590,694	£2,526,691
20%	70%	£2,243,039	£2,360,085	£2,276,069	£2,256,782	£2,373,828	£2,289,811
25%	70%	£1,994,486	£2,140,794	£2,035,773	£2,011,665	£2,157,973	£2,052,352
30%	70%	£1,745,934	£1,921,503	£1,795,478	£1,766,548	£1,942,118	£1,816,093
35%	70%	£1,497,381	£1,702,212	£1,555,182	£1,521,432	£1,726,263	£1,579,233
40%	70%	£1,248,828	£1,482,921	£1,314,888	£1,276,315	£1,510,407	£1,342,374
45%	70%	£1,000,276	£1,263,630	£1,074,593	£1,031,199	£1,294,653	£1,108,515
50%	70%	£751,723	£1,044,339	£834,297	£786,082	£1,078,697	£886,656
100%	70%	£1,751,047	£1,156,244	£1,583,197	£1,681,205	£1,068,402	£1,513,355
10%	80%	£2,738,573	£2,805,456	£2,757,447	£2,743,154	£2,810,037	£2,762,027
15%	80%	£2,489,234	£2,589,560	£2,517,546	£2,496,106	£2,596,431	£2,524,416
20%	80%	£2,239,896	£2,373,663	£2,277,644	£2,249,059	£2,392,624	£2,286,806
25%	80%	£1,990,549	£2,154,372	£2,028,397	£1,999,509	£2,158,400	£2,052,983
30%	80%	£1,741,102	£1,935,081	£1,814,156	£1,778,135	£1,928,623	£1,820,602
35%	80%	£1,491,655	£1,715,790	£1,654,229	£1,625,164	£1,779,666	£1,672,645
40%	80%	£1,242,208	£1,496,500	£1,435,278	£1,406,213	£1,557,709	£1,450,688
45%	80%	£992,761	£1,277,209	£1,216,047	£1,187,076	£1,368,752	£1,260,761
50%	80%	£743,308	£1,057,918	£982,596	£953,525	£1,119,794	£982,811
10%	60%	£2,741,					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,786,146	£3,786,146	£3,786,146	£3,786,146	£3,786,146	£3,786,146
10%	70%	£3,289,040	£3,347,864	£3,305,555	£3,295,912	£3,354,434	£3,312,427
15%	70%	£3,040,488	£3,128,272	£3,065,255	£3,050,795	£3,138,580	£3,075,566
20%	70%	£2,791,935	£2,908,981	£2,824,965	£2,805,678	£2,922,724	£2,838,708
25%	70%	£2,543,382	£2,689,690	£2,584,669	£2,560,561	£2,706,869	£2,601,849
30%	70%	£2,294,830	£2,470,399	£2,344,374	£2,315,444	£2,491,014	£2,364,989
35%	70%	£2,046,277	£2,251,108	£2,104,079	£2,070,528	£2,275,159	£2,128,129
40%	70%	£1,797,724	£2,031,817	£1,863,784	£1,825,211	£2,059,303	£1,891,270
45%	70%	£1,549,172	£1,812,526	£1,623,489	£1,580,095	£1,843,449	£1,654,411
50%	70%	£1,300,619	£1,593,235	£1,383,193	£1,334,978	£1,627,593	£1,417,552
100%	70%	£1,202,150	£607,348	£1,034,301	£1,132,309	£537,506	£364,459
10%	80%	£3,287,469	£3,354,352	£3,306,343	£3,292,050	£3,358,933	£3,310,923
15%	80%	£3,038,130	£3,139,456	£3,086,442	£3,045,902	£3,145,327	£3,073,312
20%	80%	£2,788,792	£2,922,559	£2,826,540	£2,797,954	£2,931,721	£2,838,702
40%	80%	£1,791,438	£2,058,973	£1,866,935	£1,809,763	£2,077,296	£1,886,259
45%	80%	£1,542,100	£1,843,076	£1,627,034	£1,562,715	£1,863,690	£1,647,648
50%	80%	£1,292,761	£1,627,179	£1,387,132	£1,315,667	£1,650,084	£1,410,037
10%	60%	£3,240,611	£3,340,775	£3,304,768	£3,299,774	£3,349,336	£3,313,929
15%	60%	£3,042,844	£3,118,089	£3,064,076	£3,056,585	£3,131,832	£3,077,622
20%	60%	£2,795,078	£2,895,404	£2,823,359	£2,813,402	£2,913,727	£2,841,713
25%	60%	£2,547,311	£2,672,718	£2,582,700	£2,570,217	£2,695,623	£2,605,606
30%	60%	£2,299,544	£2,450,033	£2,342,011	£2,327,031	£2,477,519	£2,369,489
35%	60%	£2,051,778	£2,227,347	£2,101,322	£2,083,845	£2,259,415	£2,133,390
40%	60%	£1,804,011	£2,004,661	£1,880,633	£1,840,859	£2,041,310	£1,897,292
50%	60%	£1,308,476	£1,559,290	£1,379,255	£1,354,289	£1,605,102	£1,429,066

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,823,903	£3,823,903	£3,823,903	£3,823,903	£3,823,903	£3,823,903
10%	70%	£3,326,797	£3,385,320	£3,343,312	£3,333,669	£3,392,191	£3,350,194
15%	70%	£3,078,245	£3,160,029	£3,103,016	£3,088,552	£3,176,337	£3,113,324
20%	70%	£2,829,691	£2,946,738	£2,862,722	£2,843,435	£2,950,481	£2,876,464
25%	70%	£2,581,139	£2,727,447	£2,622,426	£2,598,318	£2,744,626	£2,639,605
30%	70%	£2,332,587	£2,508,156	£2,382,131	£2,353,201	£2,528,771	£2,402,746
35%	70%	£2,084,034	£2,288,865	£2,141,835	£2,108,085	£2,312,916	£2,165,886
40%	70%	£1,835,481	£2,069,574	£1,901,541	£1,862,968	£2,097,060	£1,929,027
45%	70%	£1,586,929	£1,850,283	£1,661,246	£1,617,852	£1,881,206	£1,692,168
50%	70%	£1,338,376	£1,630,992	£1,420,950	£1,372,735	£1,685,350	£1,456,309
100%	70%	£1,164,394	£569,591	£996,544	£1,094,552	£499,749	£326,702
10%	80%	£3,325,226	£3,392,109	£3,344,100	£3,329,807	£3,396,690	£3,348,680
15%	80%	£3,075,887	£3,176,213	£3,104,199	£3,082,759	£3,183,083	£3,111,069
20%	80%	£2,826,549	£2,960,316	£2,864,297	£2,835,711	£2,989,477	£2,873,459
40%	80%	£1,829,195	£2,096,729	£1,904,692	£1,847,520	£2,115,053	£1,923,016
45%	80%	£1,579,857	£1,880,833	£1,664,790	£1,600,472	£1,901,447	£1,685,405
50%	80%	£1,330,518	£1,664,936	£1,424,889	£1,353,424	£1,687,841	£1,447,794
10%	60%	£3,328,368	£3,378,532	£3,342,524	£3,337,531	£3,387,693	£3,351,686
15%	60%	£3,080,601	£3,155,866	£3,101,835	£3,094,345	£3,189,589	£3,115,579
20%	60%	£2,832,835	£2,933,160	£2,861,146	£2,851,150	£2,951,484	£2,879,470
25%	60%	£2,585,068	£2,710,475	£2,620,457	£2,607,974	£2,733,380	£2,643,363
30%	60%	£2,337,301	£2,487,789	£2,379,768	£2,364,788	£2,515,276	£2,407,255
35%	60%	£2,089,535	£2,265,104	£2,139,079	£2,121,602	£2,297,171	£2,171,147
40%	60%	£1,841,768	£2,042,418	£1,896,390	£1,878,416	£2,079,067	£1,935,039
50%	60%	£1,346,233	£1,597,047	£1,417,012	£1,392,046	£1,642,859	£1,462,823

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1	
-----------------	--

No Units	11
Site Area	0.06 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	25.90%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,405,025	£2,405,025	£2,405,025	£2,405,025	£2,405,025	£2,405,025
10%	70%	£2,055,359	£2,117,351	£2,075,344	£2,062,202	£2,124,194	£2,082,185
15%	70%	£1,880,527	£1,973,515	£1,910,502	£1,890,790	£1,983,779	£1,920,766
20%	70%	£1,705,694	£1,829,679	£1,745,662	£1,719,378	£1,843,362	£1,759,346
25%	70%	£1,530,861	£1,685,842	£1,580,821	£1,547,966	£1,702,947	£1,597,926
30%	70%	£1,356,028	£1,542,005	£1,415,981	£1,376,555	£1,562,531	£1,436,507
35%	70%	£1,181,195	£1,398,168	£1,251,139	£1,205,143	£1,422,116	£1,276,086
40%	70%	£1,006,363	£1,254,331	£1,086,298	£1,033,731	£1,281,700	£1,113,667
45%	70%	£831,530	£1,110,495	£921,458	£862,319	£1,141,284	£952,247
50%	70%	£656,697	£966,658	£756,617	£690,908	£1,000,868	£790,828
100%	70%	£1,109,485	£479,424	£906,376	£1,039,944	£409,884	£836,837
10%	80%	£2,053,381	£2,124,230	£2,075,220	£2,051,942	£2,128,791	£2,080,782
15%	80%	£1,877,560	£1,983,831	£1,811,817	£1,884,401	£1,990,674	£1,918,660
20%	80%	£1,701,737	£1,843,434	£1,747,415	£1,710,860	£1,852,557	£1,766,538
25%	80%	£1,525,916	£1,703,036	£1,583,012	£1,537,319	£1,714,439	£1,594,416
30%	80%	£1,350,093	£1,562,638	£1,418,610	£1,363,778	£1,576,322	£1,432,294
35%	80%	£1,174,272	£1,422,240	£1,254,207	£1,190,237	£1,438,205	£1,270,172
40%	80%	£998,449	£1,281,843	£1,089,804	£1,016,695	£1,300,089	£1,108,050
45%	80%	£822,628	£1,141,445	£925,402	£843,154	£1,161,971	£945,928
50%	80%	£646,805	£1,001,046	£760,999	£669,612	£1,023,854	£783,807
10%	60%	£2,057,337	£2,110,474	£2,074,467	£2,056,461	£2,119,597	£2,083,590
15%	60%	£1,883,494	£1,963,199	£1,909,188	£1,897,179	£1,976,883	£1,922,872
20%	60%	£1,709,651	£1,815,023	£1,743,909	£1,727,896	£1,834,163	£1,770,154
25%	60%	£1,535,807	£1,668,648	£1,578,630	£1,558,613	£1,691,454	£1,601,437
30%	60%	£1,361,963	£1,521,371	£1,413,350	£1,389,331	£1,548,740	£1,440,719
35%	60%	£1,188,119	£1,374,096	£1,248,071	£1,220,049	£1,406,026	£1,280,001
40%	60%	£1,014,276	£1,226,820	£1,082,792	£1,050,767	£1,263,311	£1,119,283
45%	60%	£840,432	£1,079,545	£917,513	£881,485	£1,120,598	£958,566
50%	60%	£666,588	£932,269	£752,234	£712,203	£977,884	£797,849

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,899,222	£2,899,222	£2,899,222	£2,899,222	£2,899,222	£2,899,222
10%	70%	£3,248,888	£3,186,896	£3,228,904	£3,242,046	£3,180,054	£3,222,062
15%	70%	£3,423,721	£3,330,733	£3,393,745	£3,413,458	£3,320,469	£3,383,482
20%	70%	£3,598,553	£3,474,569	£3,558,585	£3,584,989	£3,480,895	£3,544,902
25%	70%	£3,773,387	£3,618,406	£3,723,427	£3,758,281	£3,601,300	£3,706,321
30%	70%	£3,948,219	£3,762,243	£3,888,267	£3,927,693	£3,741,716	£3,867,741
35%	70%	£4,123,052	£3,906,080	£4,053,108	£4,099,105	£3,882,132	£4,029,161
40%	70%	£4,297,885	£4,049,917	£4,217,949	£4,270,516	£4,022,548	£4,180,581
45%	70%	£4,472,717	£4,193,754	£4,432,790	£4,484,923	£4,162,963	£4,352,000
50%	70%	£4,647,551	£4,337,591	£4,547,631	£4,613,340	£4,303,379	£4,513,420
100%	70%	£6,413,733	£5,783,671	£6,210,824	£6,344,192	£5,714,131	£6,141,084
10%	80%	£3,250,868	£3,180,018	£3,228,027	£3,246,305	£3,175,457	£3,223,466
15%	80%	£3,426,689	£3,320,416	£3,392,430	£3,419,846	£3,313,574	£3,385,589
20%	80%	£3,602,510	£3,460,813	£3,556,832	£3,593,388	£3,451,691	£3,547,710
25%	80%	£3,778,331	£3,601,210	£3,742,234	£3,778,790	£3,601,300	£3,734,902
30%	80%	£3,954,152	£3,741,607	£3,917,636	£3,953,246	£3,741,716	£3,909,113
35%	80%	£4,129,973	£3,882,004	£4,083,038	£4,118,651	£3,882,132	£4,074,524
40%	80%	£4,305,794	£4,022,401	£4,248,440	£4,283,956	£4,022,548	£4,239,035
45%	80%	£4,481,615	£4,162,803	£4,378,845	£4,414,361	£4,162,963	£4,429,446
50%	80%	£4,657,436	£4,303,201	£4,543,246	£4,634,635	£4,280,394	£4,520,441
10%	60%	£3,246,910	£3,193,773	£3,229,780	£3,237,787	£3,184,651	£3,220,659
15%	60%	£3,420,754	£3,341,049	£3,395,060	£3,407,069	£3,327,365	£3,381,375
20%	60%	£3,594,597	£3,488,324	£3,550,338	£3,561,345	£3,470,079	£3,542,093
25%	60%	£3,768,440	£3,635,600	£3,725,618	£3,745,634	£3,612,793	£3,702,811
30%	60%	£3,942,283	£3,782,876	£3,890,897	£3,914,916	£3,755,508	£3,863,529
35%	60%	£4,116,126	£3,930,152	£4,056,176	£4,084,198	£3,898,222	£4,024,246
40%	60%	£4,289,972	£4,077,427	£4,221,456	£4,253,481	£4,040,936	£4,184,964
50%	60%	£4,463,818	£4,224,702	£4,376,731	£4,404,005	£4,283,650	£4,345,682

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,722,634	£1,722,634	£1,722,634	£1,722,634	£1,722,634	£1,722,634
10%	70%	£2,072,300	£2,010,308	£2,052,315	£2,065,457	£2,003,465	£2,045,474
15%	70%	£2,247,132	£2,154,145	£2,211,167	£2,228,099	£2,143,881	£2,206,894
20%	70%	£2,421,964	£2,297,981	£2,381,997	£2,408,281	£2,284,267	£2,368,313
25%	70%	£2,596,796	£2,441,817	£2,546,838	£2,579,693	£2,424,712	£2,529,733
30%	70%	£2,771,628	£2,585,654	£2,711,679	£2,751,105	£2,565,128	£2,691,153
35%	70%	£2,946,460	£2,729,491	£2,876,520	£2,922,516	£2,705,543	£2,852,573
40%	70%	£3,121,292	£2,873,328	£3,041,361	£3,093,928	£2,845,960	£3,013,992
45%	70%	£3,296,124	£3,017,164	£3,206,201	£3,265,340	£2,986,375	£3,175,414
50%	70%	£3,470,956	£3,161,001	£3,371,043	£3,436,752	£3,126,791	£3,336,832
100%	70%	£5,237,144	£4,607,843	£5,034,036	£5,167,603	£4,537,543	£4,964,466
10%	80%	£2,074,278	£2,003,430	£2,051,439	£2,069,717	£1,998,868	£2,046,878
15%	80%	£2,250,099	£2,143,838	£2,215,842	£2,243,258	£2,136,855	£2,209,000
20%	80%	£2,425,920	£2,288,246	£2,390,244	£2,418,660	£2,271,121	£2,343,419
25%	80%	£2,601,741	£2,432,654	£2,567,647	£2,601,074	£2,424,712	£2,529,733
30%	80%	£2,777,562	£2,577,061	£2,742,050	£2,776,486	£2,565,128	£2,691,153
35%	80%	£2,953,383	£2,721,469	£2,886,453	£2,927,912	£2,705,543	£2,852,573
40%	80%	£3,129,204	£2,865,876	£3,030,856	£3,083,340	£2,845,960	£3,013,992
45%	80%	£3,305,025	£3,010,283	£3,275,259	£3,327,764	£2,986,375	£3,175,414
50%	80%	£3,480,846	£3,154,691	£3,419,662	£3,472,178	£3,126,791	£3,336,832
100%	80%	£5,247,034	£4,638,031	£5,034,036	£5,167,603	£4,537,543	£4,964,466
10%	60%	£2,070,322	£2,017,185	£2,053,192	£2,061,198	£2,008,062	£2,044,699
15%	60%	£2,246,143	£2,161,592	£2,212,600	£2,230,499	£2,150,777	£2,204,787
20%	60%	£2,421,964	£2,306,000	£2,381,997	£2,408,281	£2,284,267	£2,368,313
25%	60%	£2,597,785	£2,450,407	£2,546,838	£2,579,693	£2,424,712	£2,529,733
30%	60%	£2,773,606	£2,594,814	£2,728,240	£2,761,656	£2,565,128	£2,691,153
35%	60%	£2,949,427	£2,739,221	£2,893,643	£2,927,069	£2,705,543	£2,852,573
40%	60%	£3,125,248	£2,883,628	£3,038,046	£3,080,472	£2,845,960	£3,013,992
45%	60%	£3,301,069	£3,028,035	£3,282,449	£3,324,898	£2,986,375	£3,175,414
50%	60%	£3,476,890	£3,172,442	£3,426,852	£3,469,316	£3,126,791	£3,336,832
100%	60%	£5,243,078	£4,604,031	£5,034,036	£5,167,603	£4,537,543	£4,964,466
10%	80%	£2,070,322	£2,017,185	£2,053,192	£2,061,198	£2,008,062	£2,044,699
15%	80%	£2,246,143	£2,161,592	£2,212,600	£2,230,499	£2,150,777	£2,204,787
20%	80%	£2,421,964	£2,306,000	£2,381,997	£2,408,281	£2,284,267	£2,368,313
25%	80%	£2,597,785	£2,450,407	£2,546,838	£2,579,693	£2,424,712	£2,529,733
30%	80%	£2,773,606	£2,594,814	£2,728,240	£2,761,656	£2,565,128	£2,691,153
35%	80%	£2,949,427	£2,739,221	£2,893,643	£2,927,069	£2,705,543	£2,852,573
40%	80%	£3,125,248	£2,883,628	£3,038,046	£3,080,472	£2,845,960	£3,013,992
45%	80%	£3,301,069	£3,028,035	£3,282,449	£3,324,898	£2,986,375	£3,175,414
50%	80%	£3,476,890	£3,172,442	£3,426,852	£3,469,316	£3,126,791	£3,336,832

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£517,786	£517,786	£517,786	£517,786	£517,786	£517,786
10%	70%	£168,120	£220,112	£188,105	£174,963	£236,955	£194,946
15%	70%	£8,712	£26,275	£23,283	£3,581	£36,539	£23,326
20%	70%	£181,545	£57,561	£143,577	£167,861	£43,877	£127,893
25%	70%	£356,378	£201,397	£306,418	£339,273	£184,292	£289,313
30							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,743,233	£1,743,233	£1,743,233	£1,743,233	£1,743,233	£1,743,233
10%	70%	£1,293,567	£1,455,659	£1,413,351	£543,351	£1,400,409	£1,402,393
15%	70%	£1,218,735	£1,311,722	£1,248,710	£1,228,998	£1,321,986	£1,258,973
20%	70%	£1,043,902	£1,167,886	£1,083,870	£1,057,586	£1,181,570	£1,097,554
25%	70%	£868,069	£1,024,049	£919,029	£886,174	£1,041,155	£936,134
30%	70%	£694,236	£880,213	£754,188	£714,762	£900,739	£774,715
35%	70%	£519,403	£736,376	£589,347	£543,351	£780,324	£613,294
40%	70%	£344,570	£592,539	£424,506	£371,935	£619,907	£451,874
45%	70%	£169,738	£448,703	£259,666	£200,527	£479,492	£290,455
50%	70%	£-5,096	£304,866	£94,824	£29,115	£339,076	£129,035
100%	70%	£-1,771,277	£-1,141,216	£-1,568,169	£-1,701,737	£-1,071,676	£-1,486,629
10%	80%	£1,381,589	£1,462,437	£1,414,428	£1,386,150	£1,466,999	£1,416,989
15%	80%	£1,215,767	£1,322,039	£1,250,025	£1,223,609	£1,328,881	£1,256,967
20%	80%	£1,039,945	£1,181,642	£1,085,623	£1,049,067	£1,190,764	£1,094,745
40%	80%	£336,657	£620,051	£428,012	£354,903	£638,296	£446,258
45%	80%	£160,835	£479,652	£263,610	£181,362	£500,179	£284,136
50%	80%	£-14,987	£339,254	£99,207	£7,820	£362,061	£122,014
10%	80%	£1,395,945	£1,448,652	£1,412,675	£1,404,669	£1,457,804	£1,421,797
15%	80%	£1,221,702	£1,301,436	£1,247,395	£1,235,386	£1,315,080	£1,261,080
20%	80%	£1,047,858	£1,154,131	£1,082,117	£1,066,103	£1,172,376	£1,100,362
25%	80%	£874,015	£1,006,855	£916,837	£886,821	£1,029,662	£939,645
30%	80%	£700,170	£859,579	£751,558	£727,539	£886,947	£778,926
35%	80%	£526,327	£712,303	£586,279	£558,257	£744,233	£616,209
40%	80%	£352,484	£565,028	£421,020	£388,975	£601,519	£457,491
50%	80%	£4,796	£270,477	£80,442	£50,410	£316,082	£136,056

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,024,284	£2,024,284	£2,024,284	£2,024,284	£2,024,284	£2,024,284
10%	70%	£1,674,616	£1,736,610	£1,694,602	£1,681,460	£1,743,453	£1,701,444
15%	70%	£1,499,785	£1,592,773	£1,529,761	£1,510,048	£1,603,037	£1,540,024
20%	70%	£1,324,953	£1,448,937	£1,364,921	£1,338,637	£1,462,621	£1,378,604
25%	70%	£1,150,119	£1,305,100	£1,200,079	£1,167,225	£1,322,206	£1,217,185
30%	70%	£975,287	£1,161,263	£1,035,239	£995,813	£1,181,789	£1,055,765
35%	70%	£800,453	£1,017,426	£870,388	£824,407	£1,041,374	£894,345
40%	70%	£625,621	£873,589	£705,597	£652,990	£890,958	£732,926
45%	70%	£450,789	£729,754	£540,716	£481,578	£760,543	£571,506
50%	70%	£275,955	£585,917	£375,875	£310,166	£620,127	£410,086
100%	70%	£-1,490,227	£-860,165	£-1,287,118	£-1,420,688	£-790,625	£-1,217,678
10%	80%	£1,672,640	£1,743,488	£1,695,479	£1,677,201	£1,748,049	£1,700,040
15%	80%	£1,498,818	£1,603,900	£1,531,026	£1,503,660	£1,609,932	£1,537,918
20%	80%	£1,320,986	£1,462,693	£1,366,674	£1,330,118	£1,471,815	£1,375,796
40%	80%	£617,708	£901,101	£709,063	£635,954	£919,346	£727,309
45%	80%	£441,886	£760,703	£544,661	£482,412	£781,229	£565,167
50%	80%	£266,064	£620,305	£380,258	£288,871	£643,112	£403,065
10%	80%	£1,676,996	£1,729,733	£1,693,728	£1,685,719	£1,738,659	£1,702,948
15%	80%	£1,502,752	£1,582,457	£1,528,446	£1,516,437	£1,596,141	£1,542,131
20%	80%	£1,328,909	£1,435,182	£1,363,168	£1,347,154	£1,453,427	£1,381,413
25%	80%	£1,155,066	£1,287,906	£1,197,888	£1,177,872	£1,310,712	£1,220,695
30%	80%	£981,221	£1,140,630	£1,032,608	£1,008,590	£1,167,998	£1,059,977
35%	80%	£807,378	£993,354	£887,330	£839,308	£1,025,284	£899,260
40%	80%	£633,534	£848,079	£702,050	£670,025	£882,370	£738,541
50%	80%	£285,846	£551,528	£371,492	£331,461	£597,142	£417,107

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,148,344	£2,148,344	£2,148,344	£2,148,344	£2,148,344	£2,148,344
10%	70%	£1,798,678	£1,860,670	£1,818,662	£1,805,520	£1,867,513	£1,825,504
15%	70%	£1,623,846	£1,716,833	£1,663,821	£1,634,109	£1,727,097	£1,684,984
20%	70%	£1,449,013	£1,572,997	£1,488,981	£1,462,697	£1,586,681	£1,502,665
25%	70%	£1,274,180	£1,429,161	£1,324,140	£1,291,285	£1,446,266	£1,341,245
30%	70%	£1,099,347	£1,285,324	£1,159,299	£1,119,873	£1,305,850	£1,179,826
35%	70%	£924,514	£1,141,487	£994,458	£948,462	£1,165,435	£1,018,405
40%	70%	£749,681	£997,650	£829,617	£777,050	£1,025,018	£896,395
45%	70%	£574,849	£853,814	£664,777	£605,636	£894,603	£765,566
50%	70%	£400,015	£709,977	£499,935	£434,226	£744,187	£534,146
100%	70%	£-1,366,168	£-736,105	£-1,163,058	£-1,296,625	£-666,565	£-1,083,618
10%	80%	£1,796,700	£1,867,548	£1,819,539	£1,801,261	£1,872,110	£1,824,100
15%	80%	£1,620,878	£1,727,150	£1,655,136	£1,627,720	£1,733,993	£1,681,978
20%	80%	£1,445,046	£1,582,753	£1,484,754	£1,454,179	£1,569,521	£1,499,505
40%	80%	£741,768	£1,025,162	£833,123	£760,014	£1,043,407	£851,369
45%	80%	£565,946	£884,763	£668,721	£586,473	£905,290	£689,247
50%	80%	£390,124	£744,365	£504,318	£412,931	£767,172	£527,125
10%	80%	£1,800,656	£1,853,793	£1,817,786	£1,809,780	£1,862,916	£1,826,908
15%	80%	£1,626,813	£1,706,518	£1,652,596	£1,640,498	£1,720,201	£1,686,191
20%	80%	£1,452,969	£1,539,242	£1,487,228	£1,471,214	£1,577,487	£1,523,472
25%	80%	£1,279,126	£1,411,966	£1,321,948	£1,301,932	£1,434,773	£1,344,756
30%	80%	£1,105,282	£1,264,690	£1,156,669	£1,132,650	£1,292,059	£1,184,037
35%	80%	£931,438	£1,117,414	£991,390	£963,368	£1,149,344	£1,023,320
40%	80%	£757,595	£970,139	£826,111	£794,086	£1,006,630	£862,602
50%	80%	£499,807	£828,988	£495,553	£455,921	£721,203	£541,167

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,725,496	£1,725,496	£1,725,496	£1,725,496	£1,725,496	£1,725,496
10%	70%	£1,375,830	£1,437,822	£1,395,814	£1,382,672	£1,444,665	£1,402,656
15%	70%	£1,200,998	£1,283,985	£1,230,973	£1,211,261	£1,304,249	£1,241,236
20%	70%	£1,026,165	£1,150,149	£1,066,139	£1,039,849	£1,163,933	£1,079,617
25%	70%	£851,332	£1,006,312	£901,292	£868,437	£1,023,418	£918,397
30%	70%	£676,499	£862,476	£736,451	£697,025	£883,002	£758,978
35%	70%	£501,666	£718,639	£571,610	£525,614	£742,587	£595,557
40%	70%	£326,833	£574,802	£406,769	£354,202	£602,170	£434,137
45%	70%	£152,001	£430,966	£241,929	£182,795	£461,755	£272,718
50%	70%	£-22,833	£287,129	£77,087	£11,378	£321,339	£111,298
100%	70%	£-1,789,014	£-1,158,953	£-1,585,906	£-1,719,474	£-1,089,413	£-1,516,366
10%	80%	£1,373,852	£1,444,700	£1,396,691	£1,378,413	£1,449,262	£1,401,252
15%	80%	£1,198,030	£1,304,302	£1,232,288	£1,204,872	£1,311,144	£1,239,130
20%	80%	£1,022,208	£1,163,905	£1,067,898	£1,031,330	£1,173,027	£1,077,908
40%	80%	£318,820	£602,314	£410,275	£337,165	£620,659	£428,621
45%	80%	£143,098	£461,915	£245,873	£183,625	£482,442	£266,399
50%	80%	£-32,724	£321,517	£81,470	£-9,917	£344,324	£104,277
10%	80%	£1,377,808	£1,430,945	£1,394,938	£1,386,932	£1,440,067	£1,404,060
15%	80%	£1,030,121	£1,106,394	£1,064,380	£1,046,366	£1,297,353	£1,243,343
20%	80%	£856,276	£989,118	£896,100	£879,084	£1,011,925	£921,908
30%	80%	£682,433	£841,842	£733,821	£709,802	£869,210	£761,189
35%	80%	£508,590	£694,566	£568,542	£540,520	£726,496	£600,472
40%	80%	£334,747	£547,291	£403,263	£371,238	£583,782	£439,754
50%	80%	£-12,841	£262,740	£72,708	£32,873	£238,355	£118,319

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,274,392	£2,274,392	£2,274,392	£2,274,392	£2,274,392	£2,274,392
10%	70%	£1,824,726	£1,986,716	£1,944,711	£1,931,568	£1,993,961	£1,851,352
15%	70%	£1,749,894	£1,942,681	£1,779,869	£1,760,157	£1,853,145	£1,790,132
20%	70%	£1,575,061	£1,699,045	£1,615,029	£1,588,745	£1,712,729	£1,628,713
25%	70%	£1,400,228	£1,555,209	£1,450,188	£1,417,333	£1,572,314	£1,467,293
30%	70%	£1,225,395	£1,411,372	£1,285,347	£1,245,921	£1,431,898	£1,305,874
35%	70%	£1,050,562	£1,267,535	£1,120,506	£1,074,510	£1,291,483	£1,144,453
40%	70%	£875,729	£1,123,698	£955,665	£903,098	£1,151,066	£983,033
45%	70%	£700,897	£979,862	£790,825	£731,686	£1,010,651	£821,614
50%	70%	£526,063	£836,025	£625,983	£560,274	£870,235	£660,194
100%	70%	£-1,240,118	£-610,057	£-1,037,010	£-1,170,577	£-540,517	£-967,470
10%	80%	£1,922,748	£1,993,596	£1,945,587	£1,927,309	£1,998,158	£1,950,148
15%	80%	£1,746,927	£1,853,198	£1,781,184	£1,753,768	£1,860,041	£1,788,026
20%	80%	£1,571,104	£1,712,801	£1,616,782	£1,580,227	£1,721,923	£1,625,905
40%	80%	£867,816	£1,151,210	£959,171	£886,062	£1,169,455	£977,417
45%	80%	£681,984	£1,010,811	£794,769	£712,521	£1,031,338	£815,295
50%	80%	£516,172	£870,413	£630,366	£538,979	£893,220	£653,173
10%	60%	£1,526,704	£1,979,841	£1,942,834	£1,935,828	£1,988,964	£1,952,956
15%	60%	£1,352,861	£1,832,566	£1,778,554	£1,766,546	£1,846,249	£1,792,239
20%	60%	£1,179,017	£1,685,290	£1,613,276	£1,597,262	£1,703,535	£1,631,521
25%	60%	£1,005,174	£1,538,015	£1,447,996	£1,427,980	£1,560,821	£1,470,804
30%	60%	£1,231,330	£1,390,738	£1,282,717	£1,258,698	£1,418,107	£1,310,085
35%	60%	£1,057,486	£1,243,463	£1,117,438	£1,089,416	£1,275,392	£1,149,368
40%	60%	£883,643	£1,096,187	£952,159	£920,134	£1,132,678	£988,650
50%	60%	£535,865	£901,636	£821,601	£581,965	£847,251	£667,215

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,312,149	£2,312,149	£2,312,149	£2,312,149	£2,312,149	£2,312,149
10%	70%	£1,962,483	£2,024,475	£1,982,467	£1,969,325	£2,031,318	£1,989,309
15%	70%	£1,787,651	£1,880,638	£1,817,626	£1,797,914	£1,890,902	£1,827,889
20%	70%	£1,612,818	£1,736,802	£1,652,788	£1,626,502	£1,750,486	£1,666,470
25%	70%	£1,437,985	£1,592,965	£1,487,945	£1,455,090	£1,610,071	£1,505,050
30%	70%	£1,263,152	£1,449,129	£1,323,104	£1,283,678	£1,469,655	£1,343,631
35%	70%	£1,088,319	£1,305,292	£1,158,263	£1,112,267	£1,329,240	£1,182,210
40%	70%	£913,486	£1,161,455	£993,422	£940,855	£1,188,823	£1,020,790
45%	70%	£738,654	£1,017,619	£828,582	£769,443	£1,048,408	£859,371
50%	70%	£563,820	£873,782	£663,740	£598,031	£907,992	£697,951
100%	70%	£-1,202,361	£-572,300	£-999,253	£-1,132,621	£-502,760	£-929,713
10%	80%	£1,960,505	£2,031,353	£1,983,344	£1,965,066	£2,035,915	£1,987,905
15%	80%	£1,784,683	£1,890,955	£1,818,941	£1,791,525	£1,897,797	£1,825,783
20%	80%	£1,608,861	£1,750,558	£1,654,530	£1,617,983	£1,759,880	£1,683,861
40%	80%	£905,573	£1,188,967	£996,928	£923,819	£1,207,212	£1,015,174
45%	80%	£729,751	£1,048,568	£832,526	£750,278	£1,069,094	£883,052
50%	80%	£553,929	£908,170	£668,123	£576,736	£930,977	£690,930
10%	60%	£1,964,461	£2,017,598	£1,981,591	£1,973,585	£2,026,720	£1,990,713
15%	60%	£1,790,618	£1,970,322	£1,818,311	£1,804,302	£1,984,006	£1,829,996
20%	60%	£1,616,774	£1,723,047	£1,651,033	£1,635,019	£1,741,295	£1,669,278
25%	60%	£1,442,931	£1,575,771	£1,485,753	£1,465,737	£1,598,578	£1,508,961
30%	60%	£1,269,086	£1,428,495	£1,320,474	£1,296,455	£1,455,863	£1,347,842
35%	60%	£1,095,243	£1,281,219	£1,155,195	£1,127,173	£1,313,149	£1,187,125
40%	60%	£921,400	£1,133,944	£989,916	£957,891	£1,170,435	£1,026,407
50%	60%	£573,712	£929,393	£859,359	£619,326	£885,007	£704,972

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,278,960	£4,278,960	£4,278,960	£4,278,960	£4,278,960	£4,278,960
10%	70%	£3,746,032	£3,804,277	£3,762,270	£3,752,340	£3,810,587	£3,768,578
15%	70%	£3,479,567	£3,566,937	£3,503,924	£3,489,030	£3,576,400	£3,513,388
20%	70%	£3,213,103	£3,329,596	£3,245,579	£3,225,721	£3,342,214	£3,258,197
25%	70%	£2,946,638	£3,092,255	£2,987,235	£2,962,411	£3,108,027	£3,003,006
30%	70%	£2,680,175	£2,854,914	£2,728,889	£2,699,101	£2,873,841	£2,747,816
35%	70%	£2,413,710	£2,617,573	£2,470,545	£2,435,792	£2,639,654	£2,492,826
40%	70%	£2,147,246	£2,380,232	£2,212,199	£2,172,482	£2,405,469	£2,237,436
45%	70%	£1,880,781	£2,142,892	£1,953,854	£1,909,172	£2,171,282	£1,982,245
50%	70%	£1,614,318	£1,905,550	£1,695,510	£1,645,862	£1,937,095	£1,727,054
100%	70%	£1,067,503	£475,510	£-902,463	£-1,003,362	£-411,389	£-838,242
10%	80%	£3,744,459	£3,811,027	£3,763,018	£3,740,665	£3,815,233	£3,767,224
15%	80%	£3,477,209	£3,577,061	£3,505,047	£3,483,519	£3,583,370	£3,511,356
20%	80%	£3,209,959	£3,343,095	£3,247,076	£3,218,371	£3,351,507	£3,255,488
25%	80%	£2,942,710	£3,109,128	£2,989,105	£2,953,225	£3,119,643	£2,999,620
30%	80%	£2,675,460	£2,875,162	£2,731,134	£2,688,078	£2,887,780	£2,743,752
35%	80%	£2,408,210	£2,641,197	£2,473,164	£2,422,330	£2,655,917	£2,487,884
40%	80%	£2,140,960	£2,407,230	£2,215,192	£2,157,784	£2,424,054	£2,232,016
45%	80%	£1,873,710	£2,173,264	£1,957,222	£1,892,636	£2,192,190	£1,976,148
50%	80%	£1,606,459	£1,939,297	£1,689,250	£1,627,490	£1,960,327	£1,720,280
10%	60%	£3,747,603	£3,797,528	£3,761,521	£3,756,015	£3,805,940	£3,769,933
15%	60%	£3,481,924	£3,556,813	£3,502,803	£3,494,542	£3,569,431	£3,515,420
20%	60%	£3,216,246	£3,321,847	£3,243,089	£3,233,069	£3,332,907	£3,286,907
25%	60%	£2,950,567	£3,075,381	£2,985,364	£2,971,570	£3,096,411	£3,006,394
30%	60%	£2,684,889	£2,834,666	£2,726,644	£2,710,125	£2,859,902	£2,751,881
35%	60%	£2,419,210	£2,593,951	£2,467,926	£2,448,653	£2,623,392	£2,497,367
40%	60%	£2,153,532	£2,353,235	£2,209,207	£2,187,180	£2,386,883	£2,242,854
45%	60%	£1,887,854	£2,112,519	£1,950,487	£1,925,707	£2,150,373	£1,988,342
50%	60%	£1,622,175	£1,871,804	£1,681,768	£1,664,235	£1,913,863	£1,733,828

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-1,025,288	£-1,025,288	£-1,025,288	£-1,025,288	£-1,025,288	£-1,025,288
10%	70%	£-1,558,218	£-1,489,970	£-1,541,978	£-1,551,908	£-1,493,661	£-1,535,669
15%	70%	£-1,824,681	£-1,737,310	£-1,800,323	£-1,815,219	£-1,727,847	£-1,799,859
20%	70%	£-2,091,144	£-1,974,652	£-2,068,689	£-2,078,627	£-1,982,034	£-2,046,059
25%	70%	£-2,357,609	£-2,211,993	£-2,317,013	£-2,341,837	£-2,196,220	£-2,301,241
30%	70%	£-2,624,073	£-2,449,333	£-2,575,358	£-2,605,147	£-2,430,407	£-2,556,431
35%	70%	£-2,890,538	£-2,686,674	£-2,833,703	£-2,868,456	£-2,664,593	£-2,811,622
40%	70%	£-3,157,003	£-2,924,015	£-3,092,048	£-3,131,766	£-2,898,779	£-3,066,812
45%	70%	£-3,423,468	£-3,161,356	£-3,350,393	£-3,385,076	£-3,132,965	£-3,322,003
50%	70%	£-3,689,933	£-3,398,697	£-3,638,738	£-3,658,366	£-3,367,152	£-3,577,194
100%	70%	£-6,371,751	£-5,779,758	£-6,206,710	£-6,307,629	£-5,715,636	£-6,142,589
10%	80%	£-1,559,788	£-1,493,220	£-1,541,229	£-1,555,582	£-1,498,014	£-1,537,024
15%	80%	£-1,827,038	£-1,727,187	£-1,799,201	£-1,820,729	£-1,720,877	£-1,792,892
20%	80%	£-2,094,288	£-1,961,153	£-2,057,171	£-2,085,876	£-1,952,741	£-2,048,769
25%	80%	£-2,361,538	£-2,195,119	£-2,324,105	£-2,353,669	£-2,189,194	£-2,302,232
30%	80%	£-2,628,788	£-2,429,085	£-2,587,071	£-2,616,635	£-2,424,169	£-2,571,705
35%	80%	£-2,896,038	£-2,663,051	£-2,849,036	£-2,878,599	£-2,658,144	£-2,827,178
40%	80%	£-3,163,288	£-2,897,017	£-3,121,001	£-3,150,564	£-2,902,119	£-3,072,151
45%	80%	£-3,430,538	£-3,130,983	£-3,387,026	£-3,416,611	£-3,112,057	£-3,328,100
50%	80%	£-3,697,788	£-3,364,950	£-3,650,997	£-3,676,758	£-3,343,921	£-3,583,968
10%	60%	£-1,556,645	£-1,506,719	£-1,542,726	£-1,548,233	£-1,498,307	£-1,534,314
15%	60%	£-1,822,323	£-1,747,435	£-1,801,445	£-1,808,705	£-1,734,817	£-1,788,827
20%	60%	£-2,088,002	£-1,988,150	£-2,060,165	£-2,071,176	£-1,971,357	£-2,043,341
25%	60%	£-2,353,680	£-2,228,866	£-2,318,893	£-2,332,651	£-2,207,836	£-2,297,854
30%	60%	£-2,619,359	£-2,469,582	£-2,577,603	£-2,594,122	£-2,444,345	£-2,552,366
35%	60%	£-2,885,038	£-2,710,297	£-2,836,322	£-2,855,595	£-2,680,855	£-2,806,880
40%	60%	£-3,150,717	£-2,951,012	£-3,095,041	£-3,117,067	£-2,917,385	£-3,061,393
50%	60%	£-3,416,396	£-3,191,727	£-3,353,760	£-3,380,584	£-3,173,909	£-3,326,906

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£151,301	£151,301	£151,301	£151,301	£151,301	£151,301
10%	70%	£-381,628	£-323,382	£-365,389	£-375,319	£-317,072	£-359,081
15%	70%	£-648,092	£-560,722	£-623,735	£-633,629	£-551,259	£-614,271
20%	70%	£-914,556	£-798,063	£-882,080	£-901,938	£-785,445	£-869,462
25%	70%	£-1,181,021	£-1,035,404	£-1,140,424	£-1,165,248	£-1,019,632	£-1,124,653
30%	70%	£-1,447,485	£-1,272,745	£-1,398,770	£-1,428,558	£-1,253,819	£-1,379,843
35%	70%	£-1,713,949	£-1,510,086	£-1,657,115	£-1,691,887	£-1,489,005	£-1,635,034
40%	70%	£-1,980,413	£-1,747,427	£-1,915,460	£-1,955,177	£-1,722,191	£-1,900,224
45%	70%	£-2,246,878	£-1,984,768	£-2,173,805	£-2,213,467	£-1,956,377	£-2,145,414
50%	70%	£-2,513,343	£-2,222,109	£-2,432,149	£-2,481,797	£-2,190,564	£-2,400,605
100%	70%	£-5,195,162	£-4,603,169	£-5,030,122	£-5,131,041	£-4,539,048	£-4,966,001
10%	80%	£-383,200	£-316,632	£-364,641	£-378,994	£-312,426	£-360,435
15%	80%	£-650,450	£-550,599	£-622,613	£-644,140	£-544,289	£-616,303
20%	80%	£-917,700	£-794,854	£-880,963	£-903,288	£-776,102	£-871,471
25%	80%	£-1,184,950	£-1,020,429	£-1,112,467	£-1,139,875	£-1,003,606	£-1,085,643
30%	80%	£-1,452,200	£-1,257,770	£-1,410,813	£-1,443,221	£-1,238,847	£-1,390,834
35%	80%	£-1,719,450	£-1,495,111	£-1,710,158	£-1,747,566	£-1,479,988	£-1,693,021
40%	80%	£-1,986,700	£-1,732,452	£-1,917,505	£-1,959,913	£-1,717,129	£-1,865,208
45%	80%	£-2,253,950	£-1,969,793	£-2,174,856	£-2,222,321	£-1,954,469	£-2,151,511
50%	80%	£-2,521,200	£-2,186,362	£-2,428,409	£-2,500,169	£-2,167,332	£-2,407,379
10%	60%	£-380,056	£-330,131	£-366,138	£-371,644	£-321,719	£-357,726
15%	60%	£-645,735	£-570,846	£-624,857	£-633,117	£-558,229	£-612,239
20%	60%	£-911,414	£-811,562	£-830,576	£-849,550	£-794,738	£-830,753
25%	60%	£-1,177,093	£-1,052,278	£-1,142,235	£-1,156,062	£-1,031,248	£-1,121,265
30%	60%	£-1,442,772	£-1,282,964	£-1,401,015	£-1,417,534	£-1,267,757	£-1,375,778
35%	60%	£-1,708,451	£-1,513,708	£-1,659,734	£-1,679,007	£-1,504,267	£-1,530,292
40%	60%	£-1,974,130	£-1,744,424	£-1,918,452	£-1,940,479	£-1,740,777	£-1,884,805
50%	60%	£-2,239,809	£-1,975,139	£-2,197,171	£-2,232,424	£-1,961,486	£-2,145,318

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,391,721	£2,391,721	£2,391,721	£2,391,721	£2,391,721	£2,391,721
10%	70%	£1,958,792	£1,917,038	£1,875,031	£1,865,101	£1,923,348	£1,881,339
15%	70%	£1,525,326	£1,479,898	£1,437,891	£1,416,686	£1,485,321	£1,426,146
20%	70%	£1,325,864	£1,442,357	£1,358,340	£1,338,482	£1,454,975	£1,370,958
25%	70%	£1,059,399	£1,205,015	£1,099,996	£1,075,172	£1,220,788	£1,115,767
30%	70%	£782,935	£967,675	£841,650	£811,862	£986,601	£860,577
35%	70%	£526,471	£730,334	£583,305	£548,553	£752,415	£656,386
40%	70%	£260,107	£492,993	£324,960	£286,243	£516,229	£350,196
45%	70%	£-8,459	£255,615	£-13,676	£-13,676	£21,943	£-59,076
50%	70%	£-272,921	£18,311	£-191,729	£-241,377	£49,856	£-160,185
100%	70%	£-2,954,742	£-2,362,748	£-2,789,702	£-2,890,621	£-2,298,628	£-2,725,581
10%	80%	£1,857,220	£1,923,788	£1,875,779	£1,861,426	£1,927,994	£1,879,885
15%	80%	£1,589,970	£1,689,821	£1,617,807	£1,595,290	£1,696,131	£1,624,117
20%	80%	£1,322,720	£1,458,856	£1,359,837	£1,331,152	£1,466,268	£1,388,245
25%	80%	£1,055,470	£1,237,891	£1,092,953	£1,070,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,617,168	£3,617,168	£3,617,168	£3,617,168	£3,617,168	£3,617,168
10%	70%	£3,084,239	£3,142,485	£3,109,477	£3,090,548	£3,148,795	£3,106,786
15%	70%	£2,817,775	£2,905,145	£2,842,132	£2,827,238	£2,914,608	£2,851,596
20%	70%	£2,851,311	£2,667,804	£2,583,787	£2,563,929	£2,680,421	£2,596,405
25%	70%	£2,284,846	£2,430,462	£2,325,443	£2,300,619	£2,446,235	£2,341,214
30%	70%	£2,018,382	£2,193,122	£2,067,097	£2,037,309	£2,212,048	£2,086,024
35%	70%	£1,751,918	£1,955,781	£1,806,752	£1,774,000	£1,977,862	£1,830,833
40%	70%	£1,485,454	£1,718,440	£1,550,407	£1,510,690	£1,743,676	£1,575,843
45%	70%	£1,218,989	£1,481,099	£1,292,062	£1,247,380	£1,509,490	£1,320,452
50%	70%	£952,525	£1,243,758	£1,033,717	£984,070	£1,275,303	£1,065,262
100%	70%	£1,729,296	£1,137,302	£1,584,255	£1,865,174	£1,073,181	£1,500,134
10%	80%	£3,082,667	£3,149,235	£3,101,226	£3,086,873	£3,153,441	£3,105,432
15%	80%	£2,815,417	£2,915,268	£2,843,254	£2,821,726	£2,921,576	£2,849,564
20%	80%	£2,548,167	£2,681,303	£2,585,294	£2,556,579	£2,689,714	£2,593,696
40%	80%	£1,479,168	£1,745,437	£1,563,400	£1,495,991	£1,762,261	£1,570,224
45%	80%	£1,211,918	£1,511,472	£1,295,429	£1,230,844	£1,530,398	£1,314,356
50%	80%	£944,667	£1,277,505	£1,037,458	£965,698	£1,298,535	£1,058,488
10%	80%	£3,085,811	£3,135,736	£3,089,729	£3,084,222	£3,144,148	£3,108,741
15%	80%	£2,820,132	£2,895,020	£2,841,010	£2,832,750	£2,907,638	£2,853,628
20%	60%	£2,554,453	£2,654,305	£2,582,291	£2,571,277	£2,671,128	£2,599,114
25%	60%	£2,288,775	£2,413,589	£2,323,572	£2,309,805	£2,434,619	£2,344,602
30%	60%	£2,023,096	£2,172,873	£2,064,852	£2,048,333	£2,198,110	£2,090,089
35%	60%	£1,757,418	£1,932,159	£1,805,133	£1,786,860	£1,961,600	£1,835,575
40%	60%	£1,491,740	£1,691,443	£1,547,415	£1,525,388	£1,725,090	£1,581,065
50%	60%	£960,383	£1,210,011	£1,029,976	£1,002,442	£1,252,071	£1,072,035

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,898,218	£3,898,218	£3,898,218	£3,898,218	£3,898,218	£3,898,218
10%	70%	£3,365,290	£3,423,536	£3,381,528	£3,371,598	£3,428,845	£3,387,837
15%	70%	£3,098,825	£3,186,196	£3,123,183	£3,108,288	£3,195,659	£3,132,647
20%	70%	£2,832,362	£2,948,854	£2,864,838	£2,844,979	£2,961,472	£2,877,456
25%	70%	£2,565,897	£2,711,513	£2,606,493	£2,581,669	£2,727,286	£2,622,265
30%	70%	£2,299,433	£2,474,173	£2,348,148	£2,318,359	£2,493,099	£2,367,075
35%	70%	£2,032,968	£2,236,832	£2,089,803	£2,059,050	£2,258,913	£2,111,868
40%	70%	£1,766,504	£1,999,490	£1,821,457	£1,791,740	£2,024,727	£1,855,628
45%	70%	£1,500,040	£1,762,150	£1,573,113	£1,528,430	£1,790,540	£1,601,503
50%	70%	£1,233,576	£1,524,809	£1,314,768	£1,265,120	£1,556,354	£1,346,312
100%	70%	£1,448,245	£856,252	£1,283,205	£1,384,123	£792,130	£1,219,083
10%	80%	£3,363,718	£3,430,286	£3,382,276	£3,367,924	£3,434,492	£3,386,482
15%	80%	£3,098,485	£3,186,139	£3,124,905	£3,102,777	£3,202,626	£3,136,615
20%	80%	£2,829,218	£2,962,353	£2,866,334	£2,837,630	£2,970,765	£2,874,746
40%	80%	£1,760,218	£2,026,488	£1,834,451	£1,777,042	£2,043,312	£1,851,274
45%	80%	£1,492,969	£1,792,522	£1,576,480	£1,511,895	£1,811,449	£1,595,406
50%	80%	£1,225,718	£1,558,556	£1,318,509	£1,246,748	£1,579,585	£1,339,538
10%	80%	£3,366,861	£3,416,787	£3,380,780	£3,375,273	£3,425,199	£3,389,192
15%	80%	£3,101,183	£3,176,071	£3,122,061	£3,113,801	£3,188,689	£3,134,678
20%	60%	£2,835,504	£2,935,355	£2,863,341	£2,852,328	£2,952,179	£2,880,165
25%	60%	£2,569,826	£2,694,640	£2,604,623	£2,590,855	£2,715,669	£2,625,652
30%	60%	£2,304,147	£2,453,924	£2,345,903	£2,329,384	£2,479,161	£2,371,139
35%	60%	£2,038,468	£2,213,209	£2,087,184	£2,067,911	£2,242,651	£2,116,626
40%	60%	£1,772,791	£1,931,443	£1,828,465	£1,808,438	£2,006,141	£1,862,113
50%	60%	£1,241,434	£1,491,062	£1,311,027	£1,283,493	£1,533,121	£1,353,086

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,022,279	£4,022,279	£4,022,279	£4,022,279	£4,022,279	£4,022,279
10%	70%	£3,489,350	£3,547,596	£3,505,588	£3,495,659	£3,553,906	£3,511,897
15%	70%	£3,222,885	£3,310,256	£3,247,243	£3,232,349	£3,318,719	£3,256,707
20%	70%	£2,956,422	£3,072,915	£2,988,898	£2,969,040	£3,085,533	£3,001,516
25%	70%	£2,689,957	£2,835,573	£2,730,554	£2,705,730	£2,851,346	£2,746,325
30%	70%	£2,423,493	£2,598,233	£2,472,208	£2,442,420	£2,617,159	£2,491,135
35%	70%	£2,157,029	£2,360,892	£2,213,863	£2,179,111	£2,382,973	£2,235,944
40%	70%	£1,890,565	£2,123,551	£1,955,518	£1,915,801	£2,148,787	£1,980,754
45%	70%	£1,624,100	£1,886,210	£1,697,173	£1,652,491	£1,914,601	£1,725,564
50%	70%	£1,357,637	£1,648,869	£1,438,829	£1,389,181	£1,680,414	£1,470,373
100%	70%	£1,324,194	£732,191	£1,159,144	£1,260,063	£668,070	£1,095,023
10%	80%	£3,487,778	£3,554,346	£3,508,337	£3,491,984	£3,558,552	£3,510,543
15%	80%	£3,220,528	£3,320,379	£3,248,365	£3,226,838	£3,326,689	£3,254,675
20%	80%	£2,953,278	£3,059,134	£2,981,356	£2,960,395	£3,048,845	£2,976,831
40%	80%	£1,884,279	£2,150,549	£1,958,511	£1,901,103	£2,167,372	£1,975,335
45%	80%	£1,617,029	£1,916,583	£1,700,540	£1,635,955	£1,935,509	£1,719,467
50%	80%	£1,349,778	£1,682,616	£1,442,569	£1,370,809	£1,703,646	£1,463,599
10%	80%	£3,490,922	£3,540,847	£3,504,840	£3,499,333	£3,549,259	£3,513,252
15%	80%	£3,225,243	£3,300,132	£3,246,121	£3,237,981	£3,312,749	£3,258,739
20%	80%	£2,959,584	£3,059,416	£2,987,402	£2,976,388	£3,076,240	£3,059,225
25%	60%	£2,693,986	£2,818,700	£2,728,683	£2,714,916	£2,838,730	£2,749,713
30%	60%	£2,428,207	£2,577,984	£2,469,963	£2,453,444	£2,603,221	£2,495,200
35%	60%	£2,162,529	£2,337,270	£2,211,244	£2,191,971	£2,366,711	£2,240,686
40%	60%	£1,896,851	£2,096,554	£1,952,526	£1,930,499	£2,130,201	£1,986,173
50%	60%	£1,365,494	£1,615,122	£1,435,087	£1,407,554	£1,657,182	£1,477,147

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,599,431	£3,599,431	£3,599,431	£3,599,431	£3,599,431	£3,599,431
10%	70%	£3,066,502	£3,124,748	£3,082,740	£3,072,811	£3,131,058	£3,089,049
15%	70%	£2,800,038	£2,887,408	£2,824,285	£2,809,591	£2,896,971	£2,833,865
20%	70%	£2,533,574	£2,650,067	£2,558,050	£2,546,192	£2,662,884	£2,578,665
25%	70%	£2,267,109	£2,412,725	£2,307,706	£2,282,882	£2,428,498	£2,323,477
30%	70%	£2,000,645	£2,175,385	£2,049,360	£2,019,572	£2,194,311	£2,068,287
35%	70%	£1,734,181	£1,938,044	£1,791,015	£1,756,263	£1,960,125	£1,813,096
40%	70%	£1,467,717	£1,700,703	£1,532,670	£1,492,953	£1,725,939	£1,557,906
45%	70%	£1,201,252	£1,463,362	£1,274,225	£1,229,643	£1,491,753	£1,302,715
50%	70%	£934,788	£1,226,021	£1,015,380	£966,333	£1,257,566	£1,047,525
100%	70%	£1,747,033	£1,155,038	£1,581,892	£1,682,911	£1,090,918	£1,517,871
10%	80%	£3,064,930	£3,131,498	£3,083,489	£3,069,136	£3,135,704	£3,087,695
15%	80%	£2,797,690	£2,897,531	£2,825,517	£2,803,989	£2,903,841	£2,831,827
20%	80%	£2,530,430	£2,663,366	£2,567,547	£2,539,842	£2,671,977	£2,575,859
40%	80%	£1,461,431	£1,727,700	£1,535,863	£1,475,254	£1,744,524	£1,522,700
45%	80%	£1,194,181	£1,493,735	£1,277,692	£1,213,107	£1,512,661	£1,296,619
50%	80%	£926,930	£1,259,768	£1,019,721	£947,961	£1,280,798	£1,040,751
10%	80%	£3,068,074	£3,117,999	£3,081,992	£3,076,485	£3,126,411	£3,090,404
15%	80%	£2,802,395	£2,877,283	£2,823,273	£2,815,013	£2,889,901	£2,835,891
20%	80%	£2,536,716	£2,639,668	£2,564,654	£2,553,540	£2,653,391	£2,581,377
25%	60%	£2,271,036	£2,395,852	£2,305,835	£2,292,068	£2,416,882	£2,326,865
30%	60%	£2,005,359	£2,155,136	£2,047,115	£2,030,596	£2,180,373	£2,072,352
35%	60%	£1,739,681	£1,914,422	£1,788,396	£1,769,123	£1,943,863	£1,817,838
40%	60%	£1,474,003	£1,673,706	£1,529,678	£1,507,651	£1,707,353	£1,563,325
50%	60%	£942,846	£1,192,274	£1,012,239	£984,705	£1,234,334	£1,054,298

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,148,327	£4,148,327	£4,148,327	£4,148,327	£4,148,327	£4,148,327
10%	70%	£3,815,386	£3,873,844	£3,831,637	£3,821,737	£3,879,954	£3,837,945
15%	70%	£3,348,934	£3,436,304	£3,373,291	£3,358,397	£3,445,767	£3,382,755
20%	70%	£3,082,470	£3,198,963	£3,114,946	£3,095,088	£3,211,581	£3,127,564
25%	70%	£2,816,005	£2,961,621	£2,856,602	£2,831,778	£2,977,394	£2,872,373
30%	70%	£2,549,541	£2,724,281	£2,598,256	£2,568,468	£2,743,207	£2,617,183
35%	70%	£2,283,077	£2,486,940	£2,339,911	£2,305,159	£2,509,021	£2,361,992
40%	70%	£2,016,613	£2,249,599	£2,081,566	£2,041,849	£2,274,835	£2,106,802
45%	70%	£1,750,148	£2,012,258	£1,823,221	£1,778,539	£2,040,649	£1,851,612
50%	70%	£1,483,685	£1,774,917	£1,564,877	£1,515,229	£1,806,462	£1,596,421
100%	70%	£1,198,136	£1,606,143	£1,033,096	£1,134,015	£542,022	£968,975
10%	80%	£3,813,826	£3,680,394	£3,632,385	£3,618,032	£3,684,600	£3,636,591
15%	80%	£3,346,576	£3,446,427	£3,374,413	£3,352,996	£3,452,737	£3,380,723
20%	80%	£3,079,326	£3,212,462	£3,118,443	£3,087,738	£3,229,874	£3,124,855
40%	80%	£2,010,327	£2,276,597	£2,084,559	£2,027,151	£2,293,420	£2,101,983
45%	80%	£1,743,077	£2,042,631	£1,826,588	£1,762,003	£2,061,557	£1,845,515
50%	80%	£1,475,826	£1,808,664	£1,568,617	£1,496,857	£1,829,694	£1,589,647
10%	60%	£3,816,970	£3,686,895	£3,630,888	£3,625,382	£3,675,307	£3,639,300
15%	60%	£3,351,291	£3,426,180	£3,372,169	£3,363,959	£3,438,797	£3,384,767
20%	60%	£3,085,613	£3,185,464	£3,113,450	£3,102,436	£3,202,288	£3,130,273
25%	60%	£2,819,934	£2,944,748	£2,854,731	£2,840,964	£2,955,778	£2,875,761
30%	60%	£2,554,255	£2,704,032	£2,596,011	£2,579,492	£2,729,269	£2,621,248
35%	60%	£2,288,577	£2,463,318	£2,337,292	£2,318,019	£2,492,759	£2,366,734
40%	60%	£2,022,899	£2,222,602	£2,078,574	£2,058,547	£2,256,249	£2,112,221
50%	60%	£1,481,942	£1,741,170	£1,561,135	£1,533,602	£1,783,230	£1,603,195

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,186,084	£4,186,084	£4,186,084	£4,186,084	£4,186,084	£4,186,084
10%	70%	£3,653,155	£3,711,401	£3,669,293	£3,659,464	£3,717,711	£3,675,702
15%	70%	£3,388,690	£3,474,861	£3,411,049	£3,398,154	£3,483,524	£3,420,512
20%	70%	£3,120,227	£3,236,720	£3,152,703	£3,132,845	£3,249,337	£3,185,321
25%	70%	£2,853,762	£2,999,378	£2,894,359	£2,869,535	£3,015,151	£2,910,130
30%	70%	£2,587,298	£2,762,038	£2,636,013	£2,606,225	£2,780,964	£2,654,840
35%	70%	£2,320,834	£2,524,697	£2,377,668	£2,342,916	£2,546,778	£2,399,749
40%	70%	£2,054,370	£2,287,356	£2,119,323	£2,079,696	£2,312,592	£2,144,559
45%	70%	£1,787,905	£2,050,015	£1,860,978	£1,816,296	£2,078,406	£1,889,368
50%	70%	£1,521,441	£1,812,674	£1,602,633	£1,552,586	£1,844,219	£1,634,176
100%	70%	£1,160,380	£568,386	£395,339	£1,096,258	£504,265	£931,218
10%	80%	£3,651,583	£3,718,151	£3,670,142	£3,655,789	£3,722,357	£3,674,348
15%	80%	£3,384,333	£3,484,184	£3,412,170	£3,390,642	£3,490,494	£3,418,480
20%	80%	£3,117,083	£3,250,219	£3,154,200	£3,125,495	£3,258,630	£3,162,612
40%	80%	£2,048,084	£2,314,353	£2,122,316	£2,064,507	£2,331,177	£2,139,140
45%	80%	£1,780,834	£2,080,388	£1,864,345	£1,799,760	£2,099,314	£1,883,272
50%	80%	£1,513,583	£1,846,421	£1,608,374	£1,534,614	£1,867,451	£1,627,404
10%	60%	£3,654,727	£3,704,652	£3,668,645	£3,663,138	£3,713,064	£3,677,057
15%	60%	£3,389,046	£3,463,936	£3,409,826	£3,401,686	£3,476,554	£3,422,544
20%	60%	£3,123,369	£3,223,221	£3,151,226	£3,140,193	£3,240,044	£3,188,030
25%	60%	£2,857,691	£2,982,505	£2,892,488	£2,878,721	£3,003,535	£2,913,518
30%	60%	£2,592,012	£2,741,789	£2,633,768	£2,617,249	£2,767,026	£2,659,005
35%	60%	£2,326,334	£2,501,075	£2,375,049	£2,355,776	£2,530,516	£2,404,491
40%	60%	£2,060,656	£2,260,359	£2,116,331	£2,094,304	£2,294,006	£2,149,978
50%	60%	£1,529,399	£1,779,927	£1,598,892	£1,571,358	£1,820,987	£1,640,951

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone 2  
Value Area Med

No Units 11  
Site Area 0.06 Ha

Sales value inflation 25.80%  
Build cost inflation 26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,674,964	£2,674,964	£2,674,964	£2,674,964	£2,674,964	£2,674,964
10%	70%	£2,208,571	£2,270,563	£2,228,554	£2,215,176	£2,277,168	£2,235,160
15%	70%	£2,025,374	£2,118,362	£2,055,350	£2,035,282	£2,128,270	£2,065,258
20%	70%	£1,842,178	£1,966,162	£1,882,146	£1,855,388	£1,979,373	£1,895,356
25%	70%	£1,658,982	£1,813,961	£1,708,942	£1,675,484	£1,830,475	£1,725,454
30%	70%	£1,475,785	£1,661,761	£1,535,737	£1,495,600	£1,681,577	£1,555,552
35%	70%	£1,292,589	£1,509,562	£1,382,532	£1,315,706	£1,532,679	£1,385,650
40%	70%	£1,109,393	£1,357,361	£1,189,328	£1,135,813	£1,383,781	£1,215,748
45%	70%	£926,195	£1,205,161	£1,016,123	£955,919	£1,234,884	£1,045,847
50%	70%	£742,999	£1,052,960	£842,919	£776,025	£1,085,986	£875,945
100%	70%	£1,106,776	£476,714	£-903,667	£-1,039,644	£-409,583	£-836,536
10%	80%	£2,206,803	£2,277,352	£2,229,342	£2,210,907	£2,281,755	£2,233,746
15%	80%	£2,022,273	£2,128,546	£2,056,532	£2,028,879	£2,135,151	£2,063,137
20%	80%	£1,838,044	£1,979,740	£1,883,721	£1,846,850	£1,988,547	£1,892,528
25%	80%	£1,653,814	£1,830,934	£1,710,910	£1,664,822	£1,841,943	£1,721,920
30%	80%	£1,469,583	£1,682,128	£1,538,099	£1,482,794	£1,695,338	£1,551,310
35%	80%	£1,285,353	£1,533,323	£1,365,290	£1,300,785	£1,548,735	£1,380,702
40%	80%	£1,101,124	£1,384,517	£1,192,479	£1,118,737	£1,402,130	£1,210,082
45%	80%	£916,894	£1,235,711	£1,019,668	£936,709	£1,255,526	£1,039,484
50%	80%	£732,663	£1,086,904	£846,857	£754,680	£1,108,921	£868,874
10%	60%	£2,210,638	£2,263,774	£2,227,767	£2,219,444	£2,272,581	£2,236,574
15%	60%	£2,028,475	£2,108,179	£2,054,169	£2,041,685	£2,121,390	£2,067,379
20%	60%	£1,846,312	£1,952,584	£1,880,570	£1,863,026	£1,970,184	£1,895,184
25%	60%	£1,664,149	£1,796,989	£1,706,972	£1,686,167	£1,819,007	£1,728,989
30%	60%	£1,481,986	£1,641,394	£1,533,373	£1,508,407	£1,667,816	£1,559,795
35%	60%	£1,299,823	£1,485,800	£1,359,775	£1,330,648	£1,516,624	£1,380,599
40%	60%	£1,117,660	£1,330,205	£1,186,177	£1,152,888	£1,365,433	£1,221,405
45%	60%	£935,497	£1,174,611	£1,012,578	£975,128	£1,214,242	£1,052,209
50%	60%	£753,334	£1,019,016	£838,980	£797,369	£1,063,050	£883,015

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-2,729,284	£-2,729,284	£-2,729,284	£-2,729,284	£-2,729,284	£-2,729,284
10%	70%	£-3,095,677	£-3,033,685	£-3,075,683	£-3,089,072	£-3,027,080	£-3,069,087
15%	70%	£-3,278,874	£-3,185,885	£-3,246,897	£-3,265,986	£-3,175,977	£-3,238,989
20%	70%	£-3,462,070	£-3,338,086	£-3,432,102	£-3,448,899	£-3,324,875	£-3,408,891
25%	70%	£-3,645,266	£-3,490,286	£-3,595,306	£-3,628,753	£-3,473,772	£-3,578,793
30%	70%	£-3,828,463	£-3,642,486	£-3,768,511	£-3,808,647	£-3,622,671	£-3,748,695
35%	70%	£-4,011,659	£-3,794,686	£-3,941,716	£-3,988,541	£-3,771,569	£-3,918,597
40%	70%	£-4,194,856	£-3,946,886	£-4,114,919	£-4,168,435	£-3,920,466	£-4,088,499
45%	70%	£-4,378,052	£-4,099,087	£-4,288,124	£-4,345,329	£-4,069,364	£-4,258,401
50%	70%	£-4,561,248	£-4,251,287	£-4,461,328	£-4,528,223	£-4,218,261	£-4,428,303
100%	70%	£-6,411,023	£-5,780,962	£-6,207,915	£-6,343,891	£-5,713,831	£-6,140,784
10%	80%	£-3,097,744	£-3,026,896	£-3,074,905	£-3,093,341	£-3,022,492	£-3,070,501
15%	80%	£-3,281,974	£-3,175,702	£-3,247,716	£-3,275,399	£-3,169,097	£-3,241,111
20%	80%	£-3,466,204	£-3,324,508	£-3,420,527	£-3,457,397	£-3,315,701	£-3,411,719
25%	80%	£-3,650,434	£-3,511,731	£-3,611,769	£-3,648,118	£-3,502,118	£-3,574,155
30%	80%	£-3,834,664	£-3,698,954	£-3,798,997	£-3,835,267	£-3,747,521	£-3,809,591
35%	80%	£-4,018,894	£-3,892,177	£-3,979,240	£-4,015,361	£-3,956,625	£-3,981,715
40%	80%	£-4,203,124	£-4,085,400	£-4,164,484	£-4,200,455	£-4,145,729	£-4,172,839
45%	80%	£-4,387,354	£-4,278,623	£-4,253,628	£-4,245,549	£-4,246,721	£-4,264,764
50%	80%	£-4,571,584	£-4,471,846	£-4,442,771	£-4,437,643	£-4,446,713	£-4,435,373
10%	60%	£-3,093,609	£-3,040,473	£-3,076,480	£-3,084,803	£-3,031,666	£-3,067,673
15%	60%	£-3,277,772	£-3,186,078	£-3,250,079	£-3,262,562	£-3,182,858	£-3,236,869
20%	60%	£-3,461,936	£-3,381,893	£-3,433,677	£-3,446,362	£-3,334,048	£-3,408,083
25%	60%	£-3,646,100	£-3,577,258	£-3,597,275	£-3,618,081	£-3,485,240	£-3,575,259
30%	60%	£-3,830,264	£-3,772,623	£-3,797,640	£-3,795,840	£-3,636,432	£-3,744,453
35%	60%	£-4,014,428	£-3,967,988	£-3,944,472	£-3,973,600	£-3,787,623	£-3,913,648
40%	60%	£-4,198,592	£-4,163,353	£-4,138,847	£-4,167,729	£-4,038,814	£-4,082,843
50%	60%	£-4,382,756	£-4,358,232	£-4,365,267	£-4,366,878	£-4,241,197	£-4,321,233

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-1,552,695	£-1,552,695	£-1,552,695	£-1,552,695	£-1,552,695	£-1,552,695
10%	70%	£-1,919,088	£-1,857,096	£-1,899,105	£-1,912,484	£-1,850,491	£-1,892,499
15%	70%	£-2,002,295	£-1,939,297	£-1,972,309	£-2,002,378	£-1,895,399	£-1,982,407
20%	70%	£-2,085,481	£-2,161,497	£-2,245,514	£-2,272,271	£-2,148,287	£-2,230,303
25%	70%	£-2,468,678	£-2,313,698	£-2,418,718	£-2,452,165	£-2,297,184	£-2,402,205
30%	70%	£-2,651,875	£-2,465,898	£-2,591,922	£-2,632,059	£-2,446,083	£-2,572,107
35%	70%	£-2,835,071	£-2,618,098	£-2,765,127	£-2,811,953	£-2,594,980	£-2,742,009
40%	70%	£-3,018,268	£-2,770,298	£-2,938,331	£-2,991,846	£-2,745,878	£-2,911,911
45%	70%	£-3,201,464	£-2,922,498	£-3,111,536	£-3,174,360	£-2,892,775	£-3,081,813
50%	70%	£-3,384,660	£-3,074,698	£-3,284,740	£-3,351,535	£-3,041,673	£-3,251,715
100%	70%	£-5,234,435	£-4,604,374	£-5,031,326	£-5,167,303	£-4,537,242	£-4,964,195
10%	80%	£-1,921,156	£-1,850,307	£-1,898,317	£-1,916,752	£-1,845,904	£-1,893,913
15%	80%	£-2,105,356	£-1,999,113	£-2,071,128	£-2,095,780	£-1,992,509	£-2,064,523
20%	80%	£-2,289,556	£-2,147,919	£-2,243,938	£-2,268,896	£-2,139,112	£-2,210,440
25%	80%	£-2,473,756	£-2,296,725	£-2,355,180	£-2,380,922	£-2,225,528	£-2,317,587
30%	80%	£-2,657,956	£-2,445,531	£-2,529,384	£-2,555,126	£-2,474,331	£-2,500,734
35%	80%	£-2,842,156	£-2,594,336	£-2,703,588	£-2,729,330	£-2,623,135	£-2,683,881
40%	80%	£-3,026,356	£-2,743,143	£-2,877,792	£-2,903,534	£-2,771,940	£-2,855,028
45%	80%	£-3,210,556	£-2,891,949	£-3,107,996	£-3,133,776	£-2,920,745	£-3,006,175
50%	80%	£-3,394,756	£-3,040,755	£-3,282,200	£-3,308,018	£-3,069,550	£-3,157,322
10%	60%	£-1,917,021	£-1,863,885	£-1,899,892	£-1,908,215	£-1,855,078	£-1,891,085
15%	60%	£-2,099,184	£-2,019,480	£-2,073,490	£-2,085,974	£-2,006,289	£-2,060,299
20%	60%	£-2,281,348	£-2,176,076	£-2,247,089	£-2,260,573	£-2,157,441	£-2,209,475
25%	60%	£-2,463,512	£-2,324,881	£-2,420,893	£-2,444,377	£-2,336,246	£-2,388,670
30%	60%	£-2,645,676	£-2,473,686	£-2,529,288	£-2,552,772	£-2,459,051	£-2,510,714
35%	60%	£-2,827,840	£-2,622,491	£-2,703,492	£-2,726,976	£-2,617,840	£-2,730,760
40%	60%	£-3,009,999	£-2,771,296	£-2,914,482	£-2,937,966	£-2,762,226	£-2,906,254
50%	60%	£-3,192,158	£-2,920,101	£-3,065,477	£-3,088,950	£-2,911,021	£-3,047,301

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£687,725	£687,725	£687,725	£687,725	£687,725	£687,725
10%	70%	£321,332	£383,324	£341,315	£327,936	£389,929	£347,921
15%	70%	£189,135	£231,123	£211,111	£188,042	£241,921	£218,919
20%	70%	£-85,061	£78,922	£-5,094	£-31,851	£92,133	£8,117
25%	70%	£-228,258	£-73,278	£-178,298	£-211,745	£-56,764	£-161,785
30%	70%	£-411,455	£-225,478	£-351,502	£-391,639	£-205,663	£-331,687
35%	70%	£-594,651	£-377,678	£-524,707	£-571,533	£-354,560	£-501,589
40%	70%	£-777,848	£-529,878	£-697,911	£-751,426	£-503,458	£-671,491
45%	70%	£-961,044	£-682,078	£-871,116	£-931,320	£-652,355	£-841,393
50%	70%	£-1,144,240	£-834,279	£-1,044,320	£-1,111,215	£-801,253	£-1,011,295
100%	70%	£-2,994,015	£-2,383,954	£-2,790,906	£-2,926,883	£-2,298,822	£-2,723,775
10%	80%	£319,264	£300,113	£342,103	£323,668	£394,516	£346,507
15%	80%	£135,034	£241,307	£169,292	£141,640	£247,911	£175,897
20%	80%	£-149,185	£92,901	£-115,116	£-131,116	£40,389	£-25,289
25%	80%	£-378,115	£-502,723	£-694,760	£-768,502	£-485,109	£-677,147
30%	80%	£-607,346	£-651,529	£-			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,913,172	£1,913,172	£1,913,172	£1,913,172	£1,913,172	£1,913,172
10%	70%	£1,646,775	£1,629,771	£1,566,762	£1,563,383	£1,615,376	£1,673,368
15%	70%	£1,363,581	£1,456,570	£1,393,558	£1,373,489	£1,466,478	£1,403,466
20%	70%	£1,180,385	£1,304,370	£1,220,353	£1,193,596	£1,317,580	£1,233,564
25%	70%	£997,189	£1,152,169	£1,047,149	£1,013,702	£1,168,683	£1,063,662
30%	70%	£813,992	£999,969	£873,945	£833,808	£1,019,784	£893,760
35%	70%	£630,796	£847,769	£703,740	£653,914	£870,887	£723,858
40%	70%	£447,599	£695,569	£533,536	£474,021	£721,889	£553,856
45%	70%	£264,403	£543,368	£363,331	£294,126	£573,092	£384,054
50%	70%	£81,207	£391,168	£181,127	£114,232	£424,194	£214,152
100%	70%	£1,788,568	£1,136,507	£1,685,480	£1,701,438	£1,071,375	£1,498,328
10%	80%	£1,544,711	£1,615,960	£1,587,550	£1,549,115	£1,619,963	£1,571,954
15%	80%	£1,360,481	£1,466,754	£1,394,739	£1,367,087	£1,473,359	£1,401,344
20%	80%	£1,176,252	£1,317,547	£1,221,529	£1,185,058	£1,326,755	£1,230,736
40%	80%	£439,332	£722,724	£530,687	£456,945	£740,338	£548,300
45%	80%	£285,101	£573,918	£357,876	£274,817	£593,734	£377,691
50%	80%	£70,871	£425,112	£185,065	£92,888	£447,129	£207,082
10%	80%	£1,548,845	£1,631,362	£1,565,875	£1,557,852	£1,610,789	£1,574,782
15%	80%	£1,366,683	£1,446,387	£1,392,317	£1,373,893	£1,458,598	£1,405,586
20%	60%	£1,184,519	£1,290,792	£1,218,776	£1,202,134	£1,308,406	£1,236,392
25%	60%	£1,002,356	£1,135,197	£1,045,180	£1,024,374	£1,157,215	£1,067,197
30%	60%	£820,194	£979,602	£871,581	£846,615	£1,006,023	£898,002
35%	60%	£638,031	£824,008	£697,983	£668,856	£854,832	£728,807
40%	60%	£455,868	£668,413	£524,385	£491,095	£703,641	£559,612
50%	60%	£91,542	£517,223	£177,188	£135,577	£401,258	£221,223

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,194,222	£2,194,222	£2,194,222	£2,194,222	£2,194,222	£2,194,222
10%	70%	£1,927,825	£1,889,821	£1,847,813	£1,834,434	£1,898,426	£1,854,418
15%	70%	£1,644,632	£1,737,621	£1,674,609	£1,654,540	£1,747,529	£1,684,517
20%	70%	£1,461,436	£1,585,420	£1,501,404	£1,474,647	£1,598,631	£1,514,615
25%	70%	£1,278,240	£1,433,220	£1,328,200	£1,294,753	£1,449,734	£1,344,713
30%	70%	£1,095,043	£1,281,019	£1,154,995	£1,114,859	£1,300,835	£1,174,811
35%	70%	£911,847	£1,128,820	£981,790	£934,964	£1,151,937	£1,024,909
40%	70%	£728,651	£976,619	£808,587	£755,071	£958,040	£835,019
45%	70%	£545,454	£824,419	£635,382	£575,177	£854,142	£665,105
50%	70%	£362,258	£672,219	£462,178	£395,283	£705,245	£495,203
100%	70%	£1,487,517	£857,456	£1,284,409	£1,420,385	£730,325	£1,217,278
10%	80%	£1,325,762	£1,896,610	£1,846,601	£1,830,165	£1,901,014	£1,853,004
15%	80%	£1,141,532	£1,747,604	£1,697,590	£1,648,137	£1,754,409	£1,682,396
20%	80%	£1,457,302	£1,598,998	£1,502,979	£1,466,108	£1,607,805	£1,511,786
40%	80%	£720,382	£1,003,775	£811,737	£737,996	£1,021,388	£829,351
45%	80%	£536,152	£854,969	£638,927	£555,968	£874,785	£668,742
50%	80%	£351,922	£706,163	£466,116	£373,939	£728,180	£488,133
10%	80%	£1,929,897	£1,893,033	£1,847,025	£1,838,703	£1,891,840	£1,855,833
15%	80%	£1,647,724	£1,727,438	£1,673,427	£1,660,944	£1,740,649	£1,686,637
20%	60%	£1,465,570	£1,571,843	£1,499,829	£1,483,184	£1,589,457	£1,517,443
25%	60%	£1,283,407	£1,416,248	£1,326,231	£1,305,425	£1,438,266	£1,348,247
30%	60%	£1,101,244	£1,260,653	£1,152,632	£1,127,666	£1,287,074	£1,179,053
35%	60%	£919,081	£1,105,059	£979,034	£949,906	£1,135,883	£1,049,858
40%	60%	£736,919	£949,464	£805,436	£772,146	£984,891	£840,883
50%	60%	£372,693	£638,274	£458,239	£416,628	£682,309	£502,273

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,318,283	£2,318,283	£2,318,283	£2,318,283	£2,318,283	£2,318,283
10%	70%	£1,951,880	£2,013,882	£1,971,873	£1,958,494	£2,020,487	£1,978,479
15%	70%	£1,768,685	£1,861,681	£1,788,669	£1,770,660	£1,828,652	£1,808,644
20%	70%	£1,585,496	£1,709,481	£1,625,464	£1,598,707	£1,722,691	£1,638,675
25%	70%	£1,402,300	£1,557,280	£1,452,260	£1,418,813	£1,573,794	£1,468,773
30%	70%	£1,219,103	£1,405,080	£1,278,066	£1,238,919	£1,424,896	£1,298,871
35%	70%	£1,035,907	£1,252,880	£1,105,851	£1,059,025	£1,275,998	£1,128,969
40%	70%	£852,710	£1,100,680	£932,647	£879,132	£1,127,100	£959,067
45%	70%	£669,514	£948,479	£759,442	£699,236	£978,203	£789,185
50%	70%	£486,318	£796,279	£586,238	£519,343	£829,305	£619,283
100%	70%	£1,383,457	£733,396	£1,180,349	£1,296,325	£666,264	£1,093,217
10%	80%	£1,949,822	£2,020,671	£1,972,661	£1,954,226	£2,025,074	£1,977,065
15%	80%	£1,765,592	£1,871,865	£1,799,850	£1,772,198	£1,878,469	£1,806,455
20%	80%	£1,581,365	£1,723,059	£1,627,040	£1,607,189	£1,713,647	£1,635,634
40%	80%	£844,443	£1,127,635	£936,798	£862,056	£1,145,449	£953,411
45%	80%	£660,212	£979,029	£762,987	£690,028	£998,845	£782,802
50%	80%	£475,982	£830,223	£590,176	£497,999	£852,240	£612,193
10%	60%	£1,953,957	£2,007,093	£1,971,086	£1,962,763	£2,015,900	£1,979,893
15%	60%	£1,771,794	£1,851,498	£1,797,488	£1,785,004	£1,864,709	£1,810,698
20%	60%	£1,589,639	£1,695,903	£1,623,889	£1,607,245	£1,713,517	£1,641,503
25%	60%	£1,407,467	£1,540,308	£1,450,291	£1,429,485	£1,562,326	£1,472,308
30%	60%	£1,225,305	£1,384,713	£1,276,692	£1,251,726	£1,411,135	£1,303,113
35%	60%	£1,043,142	£1,229,119	£1,103,094	£1,073,967	£1,259,943	£1,133,918
40%	60%	£860,979	£1,073,524	£929,496	£896,206	£1,108,752	£964,724
50%	60%	£486,653	£762,334	£582,299	£540,688	£806,369	£626,334

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,895,435	£1,895,435	£1,895,435	£1,895,435	£1,895,435	£1,895,435
10%	70%	£1,529,042	£1,591,034	£1,549,025	£1,535,646	£1,597,639	£1,555,631
15%	70%	£1,345,844	£1,438,833	£1,375,821	£1,365,752	£1,448,741	£1,386,729
20%	70%	£1,162,648	£1,286,633	£1,202,616	£1,178,859	£1,299,843	£1,215,827
25%	70%	£979,452	£1,134,432	£1,029,412	£995,965	£1,150,946	£1,045,925
30%	70%	£796,256	£982,232	£856,208	£816,071	£1,002,047	£876,023
35%	70%	£613,059	£830,032	£683,003	£636,177	£853,150	£706,121
40%	70%	£429,862	£677,832	£509,799	£456,284	£704,252	£526,219
45%	70%	£246,666	£525,631	£336,594	£276,389	£555,355	£366,317
50%	70%	£63,470	£373,431	£163,390	£96,495	£406,457	£196,415
100%	70%	£1,796,305	£1,156,244	£1,583,197	£1,719,173	£1,088,112	£1,516,065
10%	80%	£1,526,974	£1,597,823	£1,549,813	£1,531,378	£1,602,226	£1,554,217
15%	80%	£1,342,744	£1,449,017	£1,377,002	£1,349,350	£1,455,621	£1,383,607
20%	80%	£1,158,515	£1,300,210	£1,204,192	£1,167,321	£1,308,018	£1,212,999
40%	80%	£421,696	£704,987	£519,959	£439,208	£722,801	£530,867
45%	80%	£237,364	£556,181	£340,139	£257,180	£575,997	£359,954
50%	80%	£53,134	£407,375	£167,328	£75,151	£429,392	£189,345
10%	60%	£1,531,109	£1,584,245	£1,548,238	£1,539,915	£1,593,052	£1,557,045
15%	60%	£1,348,946	£1,428,650	£1,374,640	£1,362,156	£1,441,861	£1,387,849
20%	60%	£1,166,782	£1,273,855	£1,201,041	£1,184,397	£1,290,669	£1,218,655
25%	60%	£984,619	£1,117,460	£1,027,443	£1,006,637	£1,139,478	£1,049,460
30%	60%	£802,457	£961,865	£853,844	£828,878	£988,286	£880,265
35%	60%	£620,294	£806,271	£680,246	£651,119	£837,095	£711,070
40%	60%	£438,131	£650,676	£506,648	£473,358	£685,904	£541,875
50%	60%	£73,805	£339,486	£169,451	£117,840	£383,521	£203,486

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,444,331	£2,444,331	£2,444,331	£2,444,331	£2,444,331	£2,444,331
10%	70%	£2,077,936	£2,139,939	£2,097,921	£2,084,542	£2,146,536	£2,104,527
15%	70%	£1,894,741	£1,987,729	£1,924,717	£1,904,648	£1,997,637	£1,934,625
20%	70%	£1,711,545	£1,835,529	£1,751,512	£1,724,765	£1,848,739	£1,764,723
25%	70%	£1,528,348	£1,683,328	£1,578,308	£1,544,861	£1,699,842	£1,594,821
30%	70%	£1,345,151	£1,531,128	£1,405,104	£1,364,967	£1,550,943	£1,424,919
35%	70%	£1,161,955	£1,379,928	£1,231,899	£1,185,073	£1,402,046	£1,255,017
40%	70%	£978,759	£1,226,728	£1,058,695	£1,005,190	£1,253,149	£1,085,115
45%	70%	£795,562	£1,074,527	£885,490	£825,286	£1,104,251	£915,213
50%	70%	£612,366	£922,327	£712,286	£645,391	£955,353	£745,311
100%	70%	£-1,237,409	£-607,348	£-1,034,301	£-1,170,277	£-540,216	£-967,169
10%	80%	£2,075,870	£2,146,719	£2,096,709	£2,080,274	£2,151,122	£2,103,113
15%	80%	£1,891,640	£1,997,913	£1,925,898	£1,899,246	£2,004,517	£1,932,503
20%	80%	£1,707,411	£1,849,107	£1,753,088	£1,716,217	£1,857,914	£1,791,895
40%	80%	£970,491	£1,253,883	£1,061,846	£988,104	£1,271,497	£1,079,459
45%	80%	£786,260	£1,105,077	£889,035	£806,076	£1,124,893	£908,851
50%	80%	£602,030	£956,271	£716,224	£624,047	£978,288	£738,241
10%	80%	£2,080,005	£2,133,741	£2,097,124	£2,084,911	£2,141,948	£2,105,941
15%	80%	£1,897,842	£1,977,546	£1,923,536	£1,911,052	£1,990,757	£1,936,746
20%	60%	£1,715,678	£1,821,951	£1,749,937	£1,733,293	£1,839,565	£1,767,551
25%	60%	£1,533,516	£1,666,356	£1,576,339	£1,555,533	£1,688,374	£1,598,356
30%	60%	£1,351,353	£1,510,761	£1,402,740	£1,377,774	£1,537,183	£1,429,161
35%	60%	£1,169,190	£1,355,167	£1,229,142	£1,200,015	£1,385,991	£1,259,966
40%	60%	£987,027	£1,199,572	£1,065,544	£1,022,254	£1,234,800	£1,090,772
50%	60%	£802,701	£986,382	£708,547	£666,736	£932,417	£782,382

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,482,088	£2,482,088	£2,482,088	£2,482,088	£2,482,088	£2,482,088
10%	70%	£2,115,695	£2,177,697	£2,135,678	£2,122,299	£2,184,291	£2,142,284
15%	70%	£1,932,497	£2,025,486	£1,962,474	£1,942,405	£2,035,394	£1,972,382
20%	70%	£1,749,301	£1,873,286	£1,789,269	£1,762,512	£1,886,496	£1,802,480
25%	70%	£1,566,105	£1,721,085	£1,616,065	£1,582,618	£1,737,599	£1,632,578
30%	70%	£1,382,908	£1,568,885	£1,442,860	£1,402,724	£1,588,700	£1,462,676
35%	70%	£1,199,712	£1,416,685	£1,269,656	£1,222,830	£1,439,803	£1,292,774
40%	70%	£1,016,515	£1,264,485	£1,096,452	£1,042,937	£1,290,905	£1,122,972
45%	70%	£833,319	£1,112,284	£923,247	£863,042	£1,142,008	£952,970
50%	70%	£650,123	£960,084	£750,043	£683,148	£993,110	£783,068
100%	70%	£-1,199,652	£-569,591	£-996,544	£-1,132,520	£-502,459	£-929,412
10%	80%	£2,113,627	£2,184,476	£2,136,466	£2,118,031	£2,188,879	£2,140,870
15%	80%	£1,929,397	£2,035,669	£1,963,655	£1,936,003	£2,042,274	£1,970,260
20%	80%	£1,745,185	£1,886,863	£1,789,845	£1,753,974	£1,895,671	£1,799,652
40%	80%	£1,008,248	£1,291,640	£1,099,603	£1,025,861	£1,309,254	£1,117,216
45%	80%	£824,017	£1,142,834	£926,792	£843,833	£1,162,650	£946,607
50%	80%	£639,787	£994,028	£753,981	£661,804	£1,016,045	£775,998
10%	60%	£2,117,762	£2,170,898	£2,134,891	£2,126,568	£2,179,705	£2,143,698
15%	60%	£1,935,599	£2,015,303	£1,961,293	£1,948,899	£2,028,514	£1,974,502
20%	60%	£1,753,435	£1,859,708	£1,787,694	£1,771,049	£1,877,352	£1,805,308
25%	60%	£1,571,272	£1,704,113	£1,614,096	£1,593,290	£1,726,131	£1,636,113
30%	60%	£1,389,110	£1,548,518	£1,440,497	£1,415,531	£1,574,939	£1,466,918
35%	60%	£1,206,947	£1,392,924	£1,266,899	£1,237,772	£1,423,748	£1,297,723
40%	60%	£1,024,784	£1,237,329	£1,093,301	£1,060,011	£1,272,557	£1,128,528
50%	60%	£840,458	£926,139	£746,104	£704,493	£970,174	£780,139

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	2
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£370,968	£370,968	£370,968	£370,968	£370,968	£370,968
10%	70%	£664,033	£736,878	£889,520	£670,579	£743,424	£696,066
15%	70%	£560,566	£669,833	£598,797	£570,385	£679,511	£608,616
20%	70%	£457,099	£602,788	£508,073	£470,191	£615,880	£521,165
25%	70%	£353,631	£535,743	£417,350	£369,997	£552,107	£433,715
30%	70%	£250,165	£468,698	£326,627	£269,802	£488,336	£346,265
35%	70%	£146,698	£401,653	£235,903	£169,608	£424,363	£258,815
40%	70%	£43,230	£334,608	£145,180	£69,414	£360,792	£171,364
45%	70%	£-61,221	£267,563	£54,457	£-31,284	£297,019	£83,913
50%	70%	£-166,382	£200,518	£-36,860	£-133,117	£233,248	£-3,595
100%	70%	£-1,217,975	£-477,818	£-958,932	£-1,151,445	£-411,088	£-892,403
10%	80%	£660,446	£743,696	£880,574	£684,809	£748,060	£693,837
15%	80%	£555,385	£680,060	£598,877	£561,731	£686,606	£505,423
20%	80%	£449,924	£616,425	£508,180	£458,651	£625,153	£516,908
25%	80%	£344,662	£552,789	£417,483	£355,572	£563,698	£428,393
30%	80%	£239,401	£489,153	£326,786	£252,493	£502,245	£339,878
35%	80%	£134,140	£425,517	£236,090	£148,414	£440,791	£251,363
40%	80%	£28,879	£361,882	£145,393	£46,335	£379,338	£162,848
45%	80%	£-77,631	£298,246	£54,696	£-27,672	£317,884	£74,334
50%	80%	£-184,614	£234,611	£-36,589	£-162,438	£256,430	£-14,413
10%	60%	£667,621	£730,059	£889,468	£676,348	£738,787	£698,195
15%	60%	£565,948	£669,604	£598,717	£579,040	£672,696	£511,809
20%	60%	£464,274	£603,150	£507,967	£481,730	£606,251	£425,423
25%	60%	£362,601	£518,696	£417,217	£384,421	£540,516	£339,037
30%	60%	£260,928	£448,242	£326,467	£287,112	£474,426	£252,651
35%	60%	£159,254	£377,788	£235,718	£189,803	£408,335	£166,265
40%	60%	£57,582	£307,334	£144,967	£92,493	£342,246	£79,879
45%	60%	£-44,813	£236,879	£54,217	£-44,895	£276,155	£33,493
50%	60%	£-148,148	£166,425	£-37,131	£-103,785	£210,065	£7,106

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-4,433,280	£-4,433,280	£-4,433,280	£-4,433,280	£-4,433,280	£-4,433,280
10%	70%	£-4,640,214	£-4,567,370	£-4,614,727	£-4,633,688	£-4,560,824	£-4,608,181
15%	70%	£-4,743,682	£-4,534,415	£-4,705,451	£-4,733,882	£-4,624,596	£-4,695,631
20%	70%	£-4,847,146	£-4,501,460	£-4,796,174	£-4,834,067	£-4,688,368	£-4,803,093
25%	70%	£-4,950,610	£-4,468,505	£-4,886,897	£-4,934,251	£-4,752,140	£-4,870,532
30%	70%	£-5,054,074	£-4,435,550	£-4,977,621	£-5,034,435	£-4,815,912	£-4,957,983
35%	70%	£-5,157,538	£-4,402,595	£-5,068,344	£-5,134,619	£-4,879,684	£-5,045,433
40%	70%	£-5,261,002	£-4,369,640	£-5,159,068	£-5,234,834	£-4,943,456	£-5,132,884
45%	70%	£-5,364,466	£-4,336,685	£-5,249,791	£-5,335,051	£-5,007,228	£-5,220,335
50%	70%	£-5,467,930	£-4,303,730	£-5,341,107	£-5,435,264	£-5,071,000	£-5,307,786
100%	70%	£-6,522,222	£-5,781,866	£-6,263,179	£-6,455,692	£-5,715,336	£-6,196,650
10%	80%	£-4,643,802	£-4,560,551	£-4,614,674	£-4,639,438	£-4,556,188	£-4,610,310
15%	80%	£-4,749,063	£-4,624,187	£-4,705,371	£-4,742,517	£-4,617,641	£-4,698,825
20%	80%	£-4,854,324	£-4,587,823	£-4,796,067	£-4,846,597	£-4,679,096	£-4,787,340
25%	80%	£-4,959,585	£-4,551,459	£-4,886,762	£-4,946,677	£-4,743,610	£-4,876,855
30%	80%	£-5,064,846	£-4,515,095	£-4,977,457	£-5,046,757	£-4,809,121	£-4,966,370
35%	80%	£-5,170,107	£-4,478,731	£-5,068,152	£-5,146,837	£-4,874,572	£-5,055,885
40%	80%	£-5,275,368	£-4,442,367	£-5,158,847	£-5,246,917	£-4,939,023	£-5,145,400
45%	80%	£-5,380,629	£-4,406,003	£-5,249,542	£-5,347,002	£-5,003,474	£-5,234,915
50%	80%	£-5,485,890	£-4,369,639	£-5,340,237	£-5,447,082	£-5,067,925	£-5,324,430
10%	60%	£-4,636,626	£-4,574,189	£-4,614,780	£-4,627,899	£-4,565,461	£-4,606,053
15%	60%	£-4,738,300	£-4,644,643	£-4,705,530	£-4,725,208	£-4,631,551	£-4,692,439
20%	60%	£-4,839,974	£-4,715,097	£-4,796,283	£-4,825,517	£-4,697,641	£-4,778,825
25%	60%	£-4,941,648	£-4,785,551	£-4,887,031	£-4,925,826	£-4,763,731	£-4,865,211
30%	60%	£-5,043,322	£-4,856,006	£-4,977,780	£-5,017,136	£-4,829,822	£-4,951,597
35%	60%	£-5,144,996	£-4,926,460	£-5,068,530	£-5,114,445	£-4,895,912	£-5,037,983
40%	60%	£-5,246,670	£-4,996,914	£-5,159,281	£-5,211,754	£-4,962,002	£-5,124,368
50%	60%	£-5,348,344	£-5,067,368	£-5,250,031	£-5,308,063	£-5,028,093	£-5,210,753

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-3,256,691	£-3,256,691	£-3,256,691	£-3,256,691	£-3,256,691	£-3,256,691
10%	70%	£-3,463,626	£-3,390,781	£-3,438,139	£-3,457,090	£-3,384,235	£-3,431,593
15%	70%	£-3,567,090	£-3,457,826	£-3,532,962	£-3,557,274	£-3,448,000	£-3,519,043
20%	70%	£-3,670,554	£-3,524,871	£-3,627,785	£-3,657,468	£-3,511,773	£-3,606,494
25%	70%	£-3,774,018	£-3,591,916	£-3,722,608	£-3,757,662	£-3,575,546	£-3,693,944
30%	70%	£-3,877,482	£-3,658,961	£-3,817,431	£-3,857,857	£-3,639,319	£-3,781,395
35%	70%	£-3,980,946	£-3,726,006	£-3,912,254	£-3,958,051	£-3,703,092	£-3,868,845
40%	70%	£-4,084,410	£-3,793,051	£-4,007,077	£-4,058,245	£-3,766,865	£-3,956,295
45%	70%	£-4,187,874	£-3,860,096	£-4,097,900	£-4,158,439	£-3,830,638	£-4,043,746
50%	70%	£-4,291,338	£-3,927,141	£-4,188,723	£-4,258,633	£-3,894,411	£-4,131,197
100%	70%	£-5,345,634	£-4,605,277	£-5,086,591	£-5,278,104	£-4,538,747	£-5,020,062
10%	80%	£-3,467,213	£-3,383,963	£-3,438,086	£-3,462,850	£-3,379,599	£-3,433,722
15%	80%	£-3,572,474	£-3,447,599	£-3,532,793	£-3,557,627	£-3,441,053	£-3,522,237
20%	80%	£-3,677,735	£-3,511,235	£-3,627,616	£-3,657,468	£-3,503,806	£-3,610,651
25%	80%	£-3,782,996	£-3,574,871	£-3,722,439	£-3,757,310	£-3,566,559	£-3,699,061
30%	80%	£-3,888,257	£-3,638,507	£-3,817,262	£-3,857,151	£-3,629,312	£-3,787,471
35%	80%	£-3,993,518	£-3,702,143	£-3,912,085	£-3,956,992	£-3,692,065	£-3,875,881
40%	80%	£-4,098,779	£-3,765,779	£-4,006,908	£-4,056,833	£-3,754,817	£-3,964,811
45%	80%	£-4,204,040	£-3,829,415	£-4,097,731	£-4,156,674	£-3,816,570	£-4,053,226
50%	80%	£-4,309,301	£-3,893,051	£-4,188,554	£-4,256,515	£-3,878,323	£-4,141,636
10%	60%	£-3,460,038	£-3,397,601	£-3,435,192	£-3,451,311	£-3,388,872	£-3,429,464
15%	60%	£-3,561,711	£-3,461,237	£-3,532,942	£-3,548,619	£-3,454,963	£-3,515,850
20%	60%	£-3,663,384	£-3,524,873	£-3,624,765	£-3,649,463	£-3,517,054	£-3,602,236
25%	60%	£-3,765,057	£-3,588,509	£-3,716,588	£-3,745,304	£-3,579,145	£-3,688,622
30%	60%	£-3,866,730	£-3,652,145	£-3,808,411	£-3,845,145	£-3,641,236	£-3,775,008
35%	60%	£-3,968,403	£-3,715,781	£-3,899,234	£-3,935,986	£-3,703,327	£-3,861,394
40%	60%	£-4,070,076	£-3,779,417	£-3,990,057	£-4,026,827	£-3,765,418	£-3,947,780
50%	60%	£-4,171,749	£-3,843,053	£-4,080,880	£-4,117,668	£-3,827,509	£-4,034,166

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-1,016,271	£-1,016,271	£-1,016,271	£-1,016,271	£-1,016,271	£-1,016,271
10%	70%	£-1,223,206	£-1,150,361	£-1,197,719	£-1,216,680	£-1,143,815	£-1,191,173
15%	70%	£-1,326,670	£-1,217,406	£-1,290,442	£-1,310,684	£-1,217,628	£-1,274,623
20%	70%	£-1,430,134	£-1,284,451	£-1,379,166	£-1,417,048	£-1,271,359	£-1,366,074
25%	70%	£-1,533,608	£-1,351,496	£-1,469,890	£-1,517,242	£-1,335,132	£-1,453,524
30%	70%	£-1,637,072	£-1,418,541	£-1,560,614	£-1,617,437	£-1,398,905	£-1,540,975
35%	70%	£-1,740,546	£-1,485,586	£-1,651,338	£-1,717,631	£-1,462,678	£-1,628,425
40%	70%	£-1,844,010	£-1,552,631	£-1,742,062	£-1,817,825	£-1,526,451	£-1,715,875
45%	70%	£-1,947,474	£-1,619,676	£-1,832,786	£-1,918,019	£-1,590,224	£-1,803,326
50%	70%	£-2,050,938	£-1,686,721	£-1,923,510	£-2,018,213	£-1,652,997	£-1,890,777
100%	70%	£-3,105,214	£-2,364,857	£-2,846,171	£-3,038,684	£-2,298,327	£-2,779,642
10%	80%	£-1,226,793	£-1,143,543	£-1,197,666	£-1,222,430	£-1,139,179	£-1,193,302
15%	80%	£-1,332,054	£-1,207,179	£-1,288,390	£-1,325,509	£-1,200,633	£-1,281,817
20%	80%	£-1,437,315	£-1,270,815	£-1,379,089	£-1,426,588	£-1,263,186	£-1,370,331
25%	80%	£-1,542,576	£-1,334,451	£-1,469,788	£-1,527,667	£-1,325,739	£-1,458,846
30%	80%	£-1,647,837	£				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£209,176	£209,176	£209,176	£209,176	£209,176	£209,176
10%	70%	£2,241	£78,086	£27,729	£9,187	£81,632	£34,274
15%	70%	£101,227	£8,041	£62,996	£91,407	£17,889	£53,176
20%	70%	£204,693	£59,004	£153,719	£191,601	£45,912	£140,627
25%	70%	£308,161	£126,049	£244,442	£291,796	£109,685	£228,077
30%	70%	£411,628	£193,094	£335,166	£391,990	£173,457	£315,528
35%	70%	£515,094	£290,139	£425,889	£492,184	£237,229	£402,978
40%	70%	£618,562	£327,184	£516,612	£592,378	£301,001	£490,429
45%	70%	£723,014	£394,229	£607,336	£693,076	£364,773	£577,879
50%	70%	£828,174	£461,274	£698,652	£794,909	£428,545	£665,388
100%	70%	£1,879,767	£1,139,410	£1,620,724	£1,813,237	£1,072,880	£1,584,195
10%	80%	£1,347	£81,904	£27,781	£3,017	£86,268	£32,145
15%	80%	£116,608	£18,258	£82,916	£100,062	£24,814	£56,370
20%	80%	£211,869	£45,368	£153,612	£203,141	£36,633	£144,885
40%	80%	£632,913	£299,910	£516,399	£615,458	£282,455	£498,944
45%	80%	£739,423	£363,546	£607,096	£719,465	£343,908	£587,459
50%	80%	£846,406	£427,182	£698,382	£824,230	£405,363	£676,206
10%	80%	£5,849	£88,256	£27,675	£14,588	£76,922	£28,480
15%	60%	£35,844	£2,134	£33,072	£82,753	£10,894	£49,983
20%	60%	£197,518	£72,642	£153,825	£180,062	£55,185	£136,369
25%	60%	£299,191	£143,096	£244,576	£277,371	£121,278	£222,755
30%	60%	£400,865	£213,550	£335,325	£374,681	£187,367	£309,141
35%	60%	£502,538	£284,005	£426,075	£471,989	£253,457	£395,527
40%	60%	£604,210	£354,459	£516,825	£569,299	£319,547	£481,913
50%	60%	£809,941	£495,367	£698,923	£765,588	£451,728	£654,686

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£490,226	£490,226	£490,226	£490,226	£490,226	£490,226
10%	70%	£283,292	£386,136	£398,179	£298,836	£382,862	£215,386
15%	70%	£179,824	£289,091	£218,055	£189,844	£298,910	£227,875
20%	70%	£76,357	£222,046	£127,332	£89,449	£235,138	£140,424
25%	70%	£27,110	£155,001	£36,608	£10,745	£171,366	£52,974
30%	70%	£130,577	£87,956	£54,115	£110,939	£107,894	£34,477
35%	70%	£234,048	£29,911	£144,558	£211,193	£161,927	£121,927
40%	70%	£337,511	£46,134	£235,582	£311,328	£19,950	£209,378
45%	70%	£441,963	£113,179	£326,285	£412,025	£83,722	£296,829
50%	70%	£547,123	£180,224	£417,601	£513,858	£147,494	£384,337
100%	70%	£1,588,716	£858,360	£1,336,673	£1,532,186	£791,830	£1,273,144
10%	80%	£279,704	£362,955	£308,832	£284,068	£367,318	£133,196
15%	80%	£174,443	£299,919	£216,135	£189,989	£298,861	£224,891
20%	80%	£89,182	£235,683	£127,439	£77,909	£244,411	£136,186
40%	80%	£351,862	£18,859	£235,349	£334,407	£1,404	£217,893
45%	80%	£458,373	£82,495	£326,046	£438,414	£62,857	£306,408
50%	80%	£565,355	£146,131	£417,331	£543,179	£124,312	£439,155
10%	80%	£296,980	£349,317	£308,726	£295,607	£358,045	£317,453
15%	80%	£185,206	£278,863	£217,975	£188,298	£291,955	£231,067
20%	60%	£83,533	£208,409	£127,226	£100,989	£225,965	£144,681
25%	60%	£18,140	£137,955	£36,475	£3,680	£159,775	£58,295
30%	60%	£119,814	£67,500	£54,274	£93,630	£93,684	£28,091
35%	60%	£221,487	£2,954	£145,024	£190,939	£27,394	£114,477
40%	60%	£323,158	£73,408	£235,775	£288,248	£39,496	£200,963
50%	60%	£528,890	£214,316	£417,572	£484,537	£170,677	£373,636

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£614,287	£614,287	£614,287	£614,287	£614,287	£614,287
10%	70%	£407,352	£480,197	£432,839	£413,898	£486,743	£439,385
15%	70%	£383,885	£413,152	£342,116	£313,704	£422,970	£351,635
20%	70%	£290,418	£346,107	£251,392	£213,510	£359,199	£264,484
25%	70%	£96,950	£279,062	£160,669	£113,315	£295,426	£177,034
30%	70%	£6,517	£212,017	£89,945	£13,121	£231,655	£89,583
35%	70%	£109,983	£144,972	£20,778	£87,073	£167,882	£2,133
40%	70%	£213,451	£77,927	£111,501	£187,267	£104,111	£35,317
45%	70%	£317,903	£10,862	£202,225	£287,965	£40,338	£172,768
50%	70%	£423,063	£56,163	£293,541	£389,798	£23,434	£260,277
100%	70%	£1,474,656	£734,299	£1,215,613	£1,408,126	£667,769	£1,149,084
10%	80%	£403,765	£487,015	£432,892	£408,128	£491,379	£437,256
15%	80%	£298,303	£423,379	£342,195	£305,049	£429,925	£348,741
20%	80%	£193,242	£357,143	£251,459	£213,970	£388,472	£260,236
40%	80%	£227,802	£105,201	£111,288	£210,346	£122,657	£93,833
45%	80%	£334,312	£41,565	£201,985	£314,353	£81,203	£182,348
50%	80%	£441,295	£22,071	£293,271	£419,119	£261	£271,095
10%	60%	£410,940	£473,377	£432,796	£419,667	£482,106	£441,514
15%	60%	£309,267	£402,823	£342,036	£322,359	£416,015	£355,128
20%	60%	£207,899	£332,469	£251,286	£225,049	£349,928	£268,742
25%	60%	£105,920	£262,015	£160,536	£127,740	£283,835	£182,396
30%	60%	£4,247	£191,561	£89,786	£30,430	£217,745	£95,970
35%	60%	£97,427	£121,107	£20,964	£66,878	£151,654	£9,584
40%	60%	£199,099	£50,652	£111,714	£164,188	£85,564	£76,802
50%	60%	£404,830	£90,266	£293,812	£380,477	£46,817	£249,875

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£191,439	£191,439	£191,439	£191,439	£191,439	£191,439
10%	70%	£15,496	£57,349	£9,891	£8,950	£63,895	£16,537
15%	70%	£9,686	£9,686	£9,732	£109,144	£122	£70,913
20%	70%	£222,430	£76,741	£171,456	£209,338	£63,649	£159,364
25%	70%	£325,898	£143,786	£262,179	£309,533	£127,422	£245,814
30%	70%	£429,365	£210,831	£352,903	£409,727	£191,194	£333,265
35%	70%	£532,831	£277,876	£443,626	£509,921	£254,966	£420,715
40%	70%	£636,299	£344,921	£534,349	£610,115	£318,738	£508,166
45%	70%	£740,751	£411,966	£625,073	£710,813	£392,510	£595,616
50%	70%	£845,911	£479,011	£716,389	£812,646	£446,282	£683,125
100%	70%	£1,897,504	£1,157,147	£1,638,461	£1,830,974	£1,090,617	£1,571,932
10%	80%	£19,084	£64,167	£10,044	£14,720	£68,531	£14,408
15%	80%	£124,345	£531	£80,653	£117,799	£7,077	£74,107
20%	80%	£229,806	£63,105	£171,349	£220,878	£54,376	£162,822
40%	80%	£660,650	£317,647	£534,136	£633,195	£300,192	£516,661
45%	80%	£757,160	£381,283	£624,833	£737,201	£361,645	£605,196
50%	80%	£864,143	£444,919	£716,119	£841,967	£423,100	£693,943
10%	60%	£11,908	£50,529	£9,938	£3,181	£59,258	£18,666
15%	60%	£113,581	£19,925	£89,812	£100,490	£6,833	£97,720
20%	60%	£215,259	£90,379	£171,562	£197,799	£72,922	£154,106
25%	60%	£316,828	£160,833	£262,313	£295,108	£139,013	£240,492
30%	60%	£418,601	£231,287	£353,062	£392,418	£205,104	£326,878
35%	60%	£520,275	£301,742	£443,812	£489,726	£271,194	£413,264
40%	60%	£621,947	£372,196	£534,562	£587,036	£337,284	£499,650
50%	60%	£827,878	£513,104	£716,660	£783,325	£469,465	£672,423

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£740,335	£740,335	£740,335	£740,335	£740,335	£740,335
10%	70%	£533,400	£606,245	£533,857	£538,946	£612,791	£565,433
15%	70%	£429,933	£539,200	£468,164	£439,752	£549,018	£477,983
20%	70%	£326,466	£472,155	£377,440	£339,558	£485,247	£390,532
25%	70%	£222,998	£405,110	£286,717	£239,364	£421,474	£303,082
30%	70%	£119,531	£338,065	£195,993	£139,189	£357,703	£215,631
35%	70%	£16,065	£271,020	£105,270	£38,975	£293,930	£128,181
40%	70%	£-87,403	£203,975	£14,547	£-81,215	£230,159	£40,721
45%	70%	£-191,855	£136,930	£-76,177	£-161,917	£166,386	£-46,720
50%	70%	£-297,015	£69,885	£-167,493	£-263,750	£102,614	£-134,229
100%	70%	£-1,348,608	£-608,251	£-1,089,565	£-1,282,078	£-541,721	£-1,023,036
10%	80%	£529,913	£613,063	£558,940	£534,176	£617,427	£563,304
15%	80%	£424,351	£549,427	£469,243	£431,097	£555,973	£474,789
20%	80%	£319,390	£485,791	£377,547	£338,016	£494,526	£396,275
40%	80%	£-101,754	£231,249	£-14,760	£-84,298	£248,705	£32,215
45%	80%	£-208,264	£167,613	£-75,937	£-188,305	£187,251	£-56,300
50%	80%	£-315,247	£103,977	£-167,223	£-293,071	£125,797	£-145,047
10%	60%	£536,988	£599,425	£558,834	£545,715	£608,154	£567,562
15%	60%	£435,315	£529,971	£468,084	£448,407	£542,053	£481,176
20%	60%	£333,641	£458,517	£377,334	£351,097	£475,974	£394,790
25%	60%	£231,968	£388,063	£286,584	£253,788	£409,883	£308,404
30%	60%	£130,295	£317,609	£195,834	£156,478	£343,793	£222,018
35%	60%	£28,821	£247,155	£105,084	£59,170	£277,702	£135,632
40%	60%	£-73,051	£176,700	£14,334	£-38,140	£211,613	£49,246
50%	60%	£-276,782	£56,792	£-167,764	£-234,429	£78,431	£-123,827

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£778,092	£778,092	£778,092	£778,092	£778,092	£778,092
10%	70%	£571,157	£644,002	£596,644	£577,703	£650,548	£603,190
15%	70%	£467,689	£578,957	£505,920	£477,509	£586,775	£515,740
20%	70%	£364,223	£509,912	£415,197	£377,315	£523,004	£428,289
25%	70%	£260,755	£442,867	£324,474	£277,120	£459,231	£340,839
30%	70%	£157,288	£375,822	£233,750	£176,926	£395,459	£253,388
35%	70%	£53,822	£308,777	£143,027	£76,735	£331,697	£165,938
40%	70%	£-49,646	£241,732	£52,304	£-23,462	£267,915	£78,487
45%	70%	£-154,098	£174,687	£-38,420	£-124,150	£204,143	£-58,363
50%	70%	£-259,258	£107,642	£-129,736	£-225,993	£140,371	£-96,472
100%	70%	£-1,310,851	£-570,494	£-1,061,808	£-1,244,321	£-503,964	£-966,279
10%	80%	£567,669	£650,820	£596,697	£571,933	£655,184	£601,061
15%	80%	£462,398	£587,194	£506,000	£488,854	£583,730	£512,546
20%	80%	£357,047	£523,549	£415,304	£385,775	£532,277	£424,631
40%	80%	£-83,997	£269,006	£-52,517	£-46,542	£286,461	£69,972
45%	80%	£-170,507	£205,370	£-38,180	£-150,549	£225,008	£-18,543
50%	80%	£-277,490	£141,734	£-129,466	£-255,314	£163,553	£-107,290
10%	60%	£574,745	£637,182	£596,591	£583,472	£645,911	£605,319
15%	60%	£473,072	£568,728	£505,841	£486,163	£579,920	£519,933
20%	60%	£371,398	£496,274	£415,091	£389,854	£513,731	£432,547
25%	60%	£269,725	£425,820	£324,340	£291,545	£447,640	£346,161
30%	60%	£168,051	£355,366	£233,591	£194,235	£381,549	£269,775
35%	60%	£66,378	£284,911	£142,841	£96,927	£315,459	£173,389
40%	60%	£-35,294	£214,457	£52,091	£-383	£249,369	£97,003
50%	60%	£-241,025	£73,549	£-130,007	£-196,672	£117,188	£-86,770

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	High

No Units	11
Site Area	0.06 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,244,553	£1,244,553	£1,244,553	£1,244,553	£1,244,553	£1,244,553
10%	70%	£1,002,654	£1,073,311	£1,027,307	£1,009,288	£1,079,947	£1,033,941
15%	70%	£881,704	£987,691	£918,684	£891,656	£967,643	£928,636
20%	70%	£760,754	£902,071	£810,061	£774,024	£915,339	£823,331
25%	70%	£639,804	£816,449	£701,438	£656,391	£833,037	£718,024
30%	70%	£518,855	£730,829	£592,815	£538,759	£750,735	£612,719
35%	70%	£397,905	£645,209	£484,192	£421,127	£668,430	£507,414
40%	70%	£276,955	£559,589	£375,569	£303,495	£586,127	£402,108
45%	70%	£156,006	£473,967	£266,946	£185,861	£503,824	£296,803
50%	70%	£35,056	£388,347	£158,323	£68,229	£421,520	£191,497
100%	70%	£-1,193,650	£-475,510	£-845,081	£-1,126,217	£-408,077	£-875,649
10%	80%	£999,308	£1,080,060	£1,027,484	£1,003,731	£1,084,484	£1,031,907
15%	80%	£876,686	£997,814	£918,949	£883,321	£1,004,450	£925,585
20%	80%	£754,064	£915,569	£810,416	£762,911	£924,416	£819,262
25%	80%	£631,442	£833,323	£701,881	£642,501	£844,382	£712,940
30%	80%	£508,820	£751,077	£593,347	£522,090	£764,347	£606,616
35%	80%	£386,198	£668,831	£484,813	£401,679	£684,313	£500,293
40%	80%	£263,576	£586,585	£376,279	£291,269	£604,278	£393,971
45%	80%	£140,954	£504,340	£267,744	£160,859	£524,244	£287,648
50%	80%	£18,332	£422,094	£159,209	£0,449	£444,210	£181,326
10%	60%	£1,005,998	£1,066,562	£1,027,129	£1,014,844	£1,075,408	£1,035,976
15%	60%	£886,721	£977,572	£918,418	£899,990	£990,936	£931,687
20%	60%	£767,443	£893,578	£809,572	£788,135	£906,984	£827,999
25%	60%	£648,166	£809,576	£700,995	£670,282	£821,692	£723,110
30%	60%	£528,888	£710,581	£592,283	£555,428	£737,120	£618,822
35%	60%	£409,611	£621,585	£483,572	£440,573	£652,548	£514,534
40%	60%	£290,334	£532,591	£374,860	£325,719	£567,976	£410,246
45%	60%	£171,056	£443,595	£266,148	£210,865	£483,404	£305,957
50%	60%	£51,779	£354,600	£157,436	£96,011	£398,831	£201,669

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-4,059,695	£-4,059,695	£-4,059,695	£-4,059,695	£-4,059,695	£-4,059,695
10%	70%	£-4,301,594	£-4,230,936	£-4,276,940	£-4,294,980	£-4,224,301	£-4,270,306
15%	70%	£-4,422,844	£-4,316,556	£-4,385,563	£-4,412,592	£-4,306,605	£-4,375,611
20%	70%	£-4,543,493	£-4,402,177	£-4,494,186	£-4,530,224	£-4,389,938	£-4,460,917
25%	70%	£-4,664,443	£-4,487,798	£-4,602,809	£-4,647,857	£-4,471,211	£-4,646,223
30%	70%	£-4,785,393	£-4,573,418	£-4,711,432	£-4,765,489	£-4,553,515	£-4,691,528
35%	70%	£-4,906,342	£-4,659,039	£-4,820,055	£-4,883,121	£-4,635,817	£-4,796,834
40%	70%	£-5,027,292	£-4,744,659	£-4,928,678	£-5,000,753	£-4,719,121	£-4,902,139
45%	70%	£-5,148,242	£-4,830,280	£-5,037,301	£-5,118,386	£-4,800,423	£-5,007,444
50%	70%	£-5,269,192	£-4,915,901	£-5,145,924	£-5,236,018	£-4,882,727	£-5,112,751
100%	70%	£-6,497,897	£-5,779,758	£-6,247,329	£-6,430,464	£-5,712,325	£-6,179,896
10%	80%	£-4,304,940	£-4,224,187	£-4,276,763	£-4,300,516	£-4,219,764	£-4,272,341
15%	80%	£-4,427,562	£-4,306,433	£-4,385,298	£-4,420,926	£-4,299,798	£-4,378,663
20%	80%	£-4,550,184	£-4,389,679	£-4,493,832	£-4,541,336	£-4,379,632	£-4,464,898
25%	80%	£-4,672,806	£-4,472,925	£-4,602,366	£-4,661,750	£-4,468,966	£-4,610,256
30%	80%	£-4,795,428	£-4,556,171	£-4,710,900	£-4,781,164	£-4,558,034	£-4,705,614
35%	80%	£-4,918,050	£-4,639,417	£-4,819,434	£-4,901,578	£-4,647,102	£-4,800,972
40%	80%	£-5,040,672	£-4,722,663	£-4,928,968	£-5,021,992	£-4,736,040	£-4,906,330
45%	80%	£-5,163,294	£-4,805,909	£-5,038,502	£-5,142,406	£-4,825,108	£-5,011,688
50%	80%	£-5,285,916	£-4,889,155	£-5,148,036	£-5,262,820	£-4,914,176	£-5,117,046
10%	60%	£-4,298,249	£-4,237,681	£-4,277,110	£-4,299,403	£-4,228,839	£-4,268,272
15%	60%	£-4,417,527	£-4,326,685	£-4,385,630	£-4,404,257	£-4,313,411	£-4,372,550
20%	60%	£-4,536,804	£-4,415,678	£-4,484,542	£-4,513,112	£-4,397,984	£-4,476,846
25%	60%	£-4,656,082	£-4,504,671	£-4,583,454	£-4,622,966	£-4,482,556	£-4,581,137
30%	60%	£-4,775,359	£-4,593,666	£-4,682,366	£-4,732,818	£-4,567,128	£-4,685,426
35%	60%	£-4,894,636	£-4,682,662	£-4,781,278	£-4,842,670	£-4,651,699	£-4,789,713
40%	60%	£-5,013,914	£-4,771,657	£-4,880,190	£-4,952,522	£-4,736,272	£-4,894,002
50%	60%	£-5,133,192	£-4,860,652	£-4,979,102	£-5,062,374	£-4,820,844	£-5,008,290

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-2,883,106	£-2,883,106	£-2,883,106	£-2,883,106	£-2,883,106	£-2,883,106
10%	70%	£-3,125,006	£-3,054,348	£-3,100,352	£-3,118,971	£-3,047,713	£-3,093,718
15%	70%	£-3,245,956	£-3,139,969	£-3,209,975	£-3,238,603	£-3,130,016	£-3,199,023
20%	70%	£-3,366,906	£-3,225,589	£-3,317,598	£-3,353,635	£-3,212,320	£-3,304,328
25%	70%	£-3,487,856	£-3,311,210	£-3,426,221	£-3,471,269	£-3,294,623	£-3,409,633
30%	70%	£-3,608,806	£-3,396,830	£-3,534,844	£-3,588,901	£-3,376,926	£-3,514,940
35%	70%	£-3,729,756	£-3,482,450	£-3,643,467	£-3,706,533	£-3,459,229	£-3,620,245
40%	70%	£-3,850,706	£-3,568,070	£-3,752,090	£-3,824,165	£-3,541,533	£-3,725,551
45%	70%	£-3,971,656	£-3,653,690	£-3,860,713	£-3,941,798	£-3,623,836	£-3,830,856
50%	70%	£-4,092,606	£-3,739,311	£-3,969,336	£-4,059,430	£-3,706,139	£-3,936,162
100%	70%	£-5,321,309	£-4,603,169	£-5,070,741	£-5,253,876	£-4,535,736	£-5,003,308
10%	80%	£-3,128,351	£-3,047,589	£-3,100,175	£-3,123,928	£-3,043,175	£-3,098,752
15%	80%	£-3,250,973	£-3,129,845	£-3,208,710	£-3,244,338	£-3,123,209	£-3,202,075
20%	80%	£-3,373,595	£-3,212,101	£-3,317,244	£-3,361,746	£-3,203,243	£-3,307,380
25%	80%	£-3,496,217	£-3,294,357	£-3,425,778	£-3,476,154	£-3,283,381	£-3,392,685
30%	80%	£-3,618,839	£-3,376,613	£-3,535,312	£-3,586,562	£-3,363,524	£-3,487,990
35%	80%	£-3,741,461	£-3,458,869	£-3,644,846	£-3,696,970	£-3,443,667	£-3,583,295
40%	80%	£-3,864,083	£-3,541,125	£-3,754,380	£-3,807,378	£-3,523,811	£-3,678,600
45%	80%	£-3,986,705	£-3,623,381	£-3,863,914	£-3,917,786	£-3,603,954	£-3,773,905
50%	80%	£-4,109,327	£-3,705,637	£-3,973,448	£-4,028,194	£-3,684,097	£-3,869,210
10%	60%	£-3,121,661	£-3,061,097	£-3,100,530	£-3,112,815	£-3,052,251	£-3,091,663
15%	60%	£-3,244,283	£-3,143,353	£-3,219,084	£-3,227,969	£-3,136,823	£-3,195,972
20%	60%	£-3,366,905	£-3,225,609	£-3,327,618	£-3,342,522	£-3,219,376	£-3,301,277
25%	60%	£-3,489,527	£-3,307,865	£-3,436,152	£-3,457,076	£-3,301,929	£-3,406,582
30%	60%	£-3,612,149	£-3,390,121	£-3,545,686	£-3,571,630	£-3,384,482	£-3,511,887
35%	60%	£-3,734,771	£-3,472,377	£-3,655,220	£-3,686,184	£-3,467,035	£-3,617,192
40%	60%	£-3,857,393	£-3,554,633	£-3,764,754	£-3,800,738	£-3,549,588	£-3,722,497
50%	60%	£-3,980,015	£-3,636,889	£-3,874,288	£-3,915,292	£-3,632,141	£-3,827,802

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-642,686	£-642,686	£-642,686	£-642,686	£-642,686	£-642,686
10%	70%	£-884,586	£-813,928	£-859,932	£-877,951	£-807,293	£-853,298
15%	70%	£-1,005,536	£-899,548	£-968,555	£-995,593	£-893,906	£-969,603
20%	70%	£-1,126,486	£-985,168	£-1,077,178	£-1,113,215	£-971,900	£-1,063,908
25%	70%	£-1,247,436	£-1,070,790	£-1,185,801	£-1,230,849	£-1,054,203	£-1,169,215
30%	70%	£-1,368,386	£-1,156,411	£-1,294,424	£-1,348,481	£-1,136,506	£-1,274,520
35%	70%	£-1,489,336	£-1,242,030	£-1,403,047	£-1,466,113	£-1,218,809	£-1,379,825
40%	70%	£-1,610,286	£-1,327,650	£-1,511,670	£-1,583,745	£-1,301,113	£-1,485,131
45%	70%	£-1,731,236	£-1,413,270	£-1,620,293	£-1,701,378	£-1,383,416	£-1,590,436
50%	70%	£-1,852,186	£-1,498,892	£-1,728,916	£-1,819,010	£-1,465,719	£-1,695,742
100%	70%	£-3,080,889	£-2,362,749	£-2,830,321	£-3,013,456	£-2,395,316	£-2,762,888
10%	80%	£-887,931	£-807,179	£-859,755	£-883,508	£-802,755	£-855,332
15%	80%	£-1,010,553	£-899,425	£-968,290	£-1,003,918	£-892,789	£-961,655
20%	80%	£-1,133,175	£-991,681	£-1,076,824	£-1,121,328	£-985,034	£-1,067,970
25%	80%	£-1,255,797	£-1,083,937	£-1,190,358	£-1,235,742	£-1,067,287	£-1,173,275
30%	80%	£-1,378,419	£-1,176,193</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£582,761	£582,761	£582,761	£582,761	£582,761	£582,761
10%	70%	£340,861	£411,519	£365,515	£347,496	£418,154	£372,149
15%	70%	£219,912	£325,899	£256,892	£229,863	£335,851	£286,844
20%	70%	£98,962	£240,278	£148,269	£112,231	£253,547	£161,538
25%	70%	£-21,988	£154,657	£39,646	£-5,402	£171,244	£56,232
30%	70%	£-142,938	£99,037	£68,977	£-123,034	£88,941	£-48,073
35%	70%	£-263,887	£16,583	£-177,600	£-240,666	£6,639	£-154,378
40%	70%	£-384,837	£-102,204	£-286,223	£-368,298	£75,666	£-259,884
45%	70%	£-505,787	£-187,825	£-394,846	£-475,931	£-157,968	£-364,989
50%	70%	£-626,736	£-273,445	£-503,469	£-593,563	£-240,272	£-470,295
100%	70%	£-1,855,442	£-1,137,302	£-1,604,874	£-1,788,009	£-1,069,870	£-1,537,441
10%	80%	£337,516	£418,268	£365,692	£341,939	£422,692	£370,114
15%	80%	£214,894	£336,622	£257,157	£221,529	£342,657	£283,792
20%	80%	£92,272	£253,776	£148,623	£101,119	£262,623	£157,469
40%	80%	£-388,216	£-75,207	£-285,514	£-380,523	£-57,514	£-267,821
45%	80%	£-520,838	£-157,453	£-394,048	£-500,933	£-137,548	£-374,144
50%	80%	£-643,460	£-239,699	£-502,583	£-621,344	£-217,582	£-480,466
10%	80%	£344,206	£404,770	£365,337	£353,052	£413,616	£374,184
15%	60%	£224,928	£315,774	£256,625	£238,198	£329,044	£289,895
20%	60%	£105,651	£226,780	£147,913	£123,343	£244,472	£165,607
25%	60%	£-13,626	£137,784	£39,202	£-8,489	£159,899	£61,318
30%	60%	£-132,904	£48,789	£69,510	£-106,365	£75,328	£-42,971
35%	60%	£-252,181	£-40,207	£-178,221	£-221,220	£-9,244	£-147,258
40%	60%	£-371,459	£-129,202	£-286,993	£-336,073	£-93,816	£-251,547
50%	60%	£-610,013	£-307,192	£-504,356	£-565,781	£-262,961	£-460,124

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£963,811	£963,811	£963,811	£963,811	£963,811	£963,811
10%	70%	£621,912	£892,570	£746,365	£628,546	£899,205	£853,200
15%	70%	£500,962	£806,949	£537,943	£510,914	£816,901	£547,894
20%	70%	£380,013	£521,329	£429,320	£393,282	£534,598	£442,589
25%	70%	£269,063	£435,708	£320,697	£275,649	£452,295	£337,283
30%	70%	£138,113	£330,088	£212,074	£158,017	£369,991	£231,978
35%	70%	£17,183	£244,467	£103,451	£-40,385	£287,688	£126,672
40%	70%	£-103,786	£178,847	£-5,172	£-77,247	£205,388	£1,367,867
45%	70%	£-224,736	£93,226	£-113,795	£-194,880	£123,082	£-83,938
50%	70%	£-345,686	£7,605	£-222,418	£-312,512	£40,779	£-189,245
100%	70%	£-1,574,391	£-856,252	£-1,323,823	£-1,506,959	£-789,819	£-1,258,390
10%	80%	£618,596	£699,319	£646,743	£622,950	£703,742	£651,165
15%	80%	£485,644	£517,073	£436,298	£420,588	£524,708	£444,843
20%	80%	£373,322	£334,827	£429,674	£385,169	£543,674	£438,520
40%	80%	£-117,166	£205,844	£-4,463	£-99,472	£223,537	£13,230
45%	80%	£-239,788	£123,598	£-112,997	£-219,883	£143,503	£-93,093
50%	80%	£-362,410	£41,352	£-221,532	£-340,293	£63,469	£-199,415
10%	80%	£625,257	£685,821	£646,387	£634,103	£694,667	£655,234
15%	80%	£505,979	£596,825	£537,678	£519,249	£610,095	£550,946
20%	80%	£386,702	£507,830	£428,964	£404,394	£525,522	£446,657
25%	80%	£267,424	£418,834	£320,253	£289,540	£440,950	£342,369
30%	80%	£148,147	£329,840	£211,541	£174,686	£356,379	£238,080
35%	80%	£26,870	£240,844	£102,830	£59,631	£271,807	£133,793
40%	80%	£-130,408	£151,849	£-5,882	£-66,023	£187,234	£29,594
50%	80%	£-328,963	£-26,141	£-223,305	£-284,730	£18,090	£-179,073

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£987,872	£987,872	£987,872	£987,872	£987,872	£987,872
10%	70%	£745,972	£816,630	£770,626	£752,607	£823,265	£777,260
15%	70%	£625,023	£731,010	£662,093	£634,975	£740,862	£671,955
20%	70%	£504,073	£645,390	£553,380	£517,343	£658,658	£566,649
25%	70%	£383,123	£559,768	£444,757	£399,709	£576,355	£461,343
30%	70%	£262,174	£474,148	£336,134	£282,077	£494,052	£366,038
35%	70%	£141,224	£388,528	£227,511	£164,445	£411,749	£250,733
40%	70%	£23,274	£302,907	£118,898	£-38,817	£329,445	£145,427
45%	70%	£-100,676	£217,286	£10,265	£-70,820	£247,143	£44,422
50%	70%	£-221,625	£131,666	£-98,358	£-188,452	£164,839	£-65,184
100%	70%	£-1,450,331	£-732,191	£-1,199,763	£-1,382,698	£-664,759	£-1,132,330
10%	80%	£742,627	£823,379	£770,803	£747,050	£827,803	£775,226
15%	80%	£620,005	£741,133	£662,268	£626,640	£747,769	£688,903
20%	80%	£497,983	£656,887	£543,734	£506,230	£628,580	£562,880
40%	80%	£-8,895	£329,904	£119,597	£-24,586	£347,927	£137,290
45%	80%	£-115,727	£247,668	£11,063	£-95,622	£267,563	£30,967
50%	80%	£-238,349	£165,413	£-97,472	£-216,233	£187,529	£-75,355
10%	80%	£749,317	£809,881	£770,448	£758,163	£818,727	£779,295
15%	80%	£630,039	£720,885	£661,737	£643,309	£724,155	£675,006
20%	80%	£510,162	£631,891	£553,025	£528,454	£649,583	£570,718
25%	80%	£391,485	£542,895	£444,313	£413,800	£565,010	£466,429
30%	80%	£272,207	£453,900	£335,601	£298,746	£480,438	£362,141
35%	80%	£152,930	£364,904	£226,890	£183,892	£395,867	£257,853
40%	80%	£33,652	£275,909	£118,178	£-89,038	£311,295	£153,565
50%	80%	£-204,802	£97,919	£-99,245	£-160,670	£142,150	£-55,013

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£565,024	£565,024	£565,024	£565,024	£565,024	£565,024
10%	70%	£323,124	£393,782	£347,778	£329,759	£400,417	£354,412
15%	70%	£202,175	£308,162	£238,155	£212,126	£316,114	£248,107
20%	70%	£81,225	£222,541	£139,532	£94,494	£235,810	£143,801
25%	70%	£-39,725	£136,920	£21,909	£-23,139	£153,507	£38,495
30%	70%	£-160,675	£51,300	£-86,714	£-140,771	£71,204	£-66,810
35%	70%	£-281,624	£-34,320	£-195,337	£-258,403	£-11,099	£-172,115
40%	70%	£-402,574	£-119,941	£-303,960	£-376,035	£-93,403	£-277,421
45%	70%	£-523,524	£-205,962	£-412,583	£-493,668	£-175,705	£-382,726
50%	70%	£-644,473	£-291,182	£-521,206	£-611,300	£-258,009	£-488,032
100%	70%	£-1,873,179	£-1,155,038	£-1,622,611	£-1,806,746	£-1,087,607	£-1,555,178
10%	80%	£319,779	£400,531	£347,955	£324,202	£404,955	£362,377
15%	80%	£197,157	£318,285	£239,420	£203,792	£324,920	£246,055
20%	80%	£74,635	£236,893	£120,895	£83,392	£244,395	£159,732
40%	80%	£-415,953	£-92,944	£-303,251	£-398,260	£-75,251	£-285,558
45%	80%	£-538,575	£-175,190	£-411,785	£-518,670	£-155,285	£-391,881
50%	80%	£-661,197	£-257,436	£-520,320	£-639,081	£-235,319	£-498,203
10%	80%	£326,469	£387,033	£347,600	£335,315	£395,879	£356,447
15%	80%	£207,191	£296,037	£236,898	£220,461	£311,307	£252,158
20%	80%	£87,814	£209,943	£139,176	£105,605	£226,735	£147,670
25%	80%	£-31,363	£120,047	£21,465	£-9,245	£142,162	£43,581
30%	60%	£-150,641	£31,052	£-87,247	£-124,102	£57,591	£-60,708
35%	60%	£-269,918	£-57,944	£-195,958	£-238,957	£-26,881	£-164,995
40%	60%	£-389,196	£-146,939	£-304,670	£-353,810	£-111,553	£-269,284
50%	60%	£-627,750	£-324,929	£-522,093	£-583,518	£-280,698	£-477,861

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,113,920	£1,113,920	£1,113,920	£1,113,920	£1,113,920	£1,113,920
10%	70%	£872,620	£942,678	£896,874	£878,655	£849,313	£863,308
15%	70%	£751,071	£857,058	£786,051	£761,023	£667,010	£798,003
20%	70%	£630,121	£771,438	£679,428	£643,391	£784,706	£692,698
25%	70%	£509,171	£686,816	£570,805	£525,757	£702,403	£587,391
30%	70%	£388,222	£600,196	£462,182	£408,125	£620,100	£482,086
35%	70%	£267,272	£514,576	£353,559	£290,493	£537,797	£376,781
40%	70%	£146,322	£428,956	£244,936	£172,861	£455,493	£271,675
45%	70%	£25,372	£343,334	£136,313	£85,228	£373,191	£166,170
50%	70%	£-95,577	£257,714	£27,690	£-62,404	£290,887	£60,864
100%	70%	£-1,324,283	£-606,143	£-1,073,715	£-1,256,850	£-538,710	£-1,006,282
10%	80%	£988,675	£949,427	£896,851	£873,098	£953,851	£901,274
15%	80%	£746,953	£867,181	£786,316	£752,688	£873,817	£784,851
20%	80%	£623,431	£784,935	£670,782	£632,278	£793,782	£688,628
40%	80%	£132,943	£455,962	£245,645	£150,636	£473,645	£283,338
45%	80%	£10,321	£373,706	£137,111	£30,226	£393,611	£157,015
50%	80%	£-112,301	£291,461	£28,576	£-90,185	£313,577	£50,693
10%	60%	£875,365	£935,929	£896,496	£884,211	£944,775	£905,243
15%	60%	£756,088	£846,833	£787,785	£769,357	£860,203	£801,654
20%	60%	£636,810	£757,538	£679,073	£654,502	£775,531	£696,766
25%	60%	£517,533	£668,943	£570,361	£539,648	£691,058	£592,477
30%	60%	£398,255	£579,948	£461,649	£424,794	£606,487	£488,189
35%	60%	£278,978	£490,952	£352,938	£309,940	£521,915	£383,901
40%	60%	£159,700	£401,957	£244,226	£195,085	£437,343	£279,613
50%	60%	£-78,854	£223,967	£26,803	£-34,622	£268,198	£71,035

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,151,677	£1,151,677	£1,151,677	£1,151,677	£1,151,677	£1,151,677
10%	70%	£909,777	£980,435	£934,431	£916,412	£967,070	£941,065
15%	70%	£788,828	£894,815	£825,808	£798,779	£804,767	£835,760
20%	70%	£667,878	£809,194	£717,185	£681,147	£822,463	£730,454
25%	70%	£546,928	£723,573	£608,562	£563,514	£740,160	£625,148
30%	70%	£425,978	£637,953	£499,939	£445,882	£657,857	£519,843
35%	70%	£305,028	£552,333	£391,316	£328,250	£575,554	£414,537
40%	70%	£184,078	£466,712	£282,693	£210,618	£493,250	£299,232
45%	70%	£63,128	£381,091	£174,070	£92,985	£410,948	£203,927
50%	70%	£-57,820	£295,471	£65,447	£-24,647	£328,644	£96,621
100%	70%	£-1,286,526	£-568,386	£-1,035,858	£-1,219,093	£-500,954	£-968,628
10%	80%	£906,432	£867,184	£834,608	£810,855	£891,607	£839,030
15%	80%	£783,810	£804,938	£765,073	£730,445	£811,573	£762,708
20%	80%	£661,188	£722,692	£643,599	£617,539	£670,035	£631,538
40%	80%	£170,700	£493,709	£283,402	£188,393	£511,402	£301,095
45%	80%	£48,078	£411,463	£174,868	£67,983	£431,368	£194,772
50%	80%	£-74,544	£328,217	£86,333	£-52,428	£351,334	£88,450
10%	60%	£913,122	£973,686	£934,253	£921,968	£982,532	£943,100
15%	60%	£793,844	£884,890	£825,541	£807,114	£897,860	£838,811
20%	60%	£674,567	£795,695	£716,829	£692,250	£813,388	£734,523
25%	60%	£555,290	£706,700	£608,118	£577,405	£728,815	£630,234
30%	60%	£436,012	£617,705	£499,406	£462,551	£644,244	£525,945
35%	60%	£316,735	£528,709	£390,695	£347,696	£559,672	£421,658
40%	60%	£197,457	£439,714	£281,983	£232,843	£475,100	£317,369
50%	60%	£-41,087	£281,724	£84,560	£3,135	£305,955	£108,792

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone	3
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,006,263	£1,006,263	£1,006,263	£1,006,263	£1,006,263	£1,006,263
10%	70%	£786,159	£858,733	£811,646	£790,483	£863,053	£815,971
15%	70%	£676,106	£784,968	£714,337	£682,593	£791,454	£720,824
20%	70%	£566,054	£711,202	£617,029	£574,703	£719,851	£625,678
25%	70%	£456,002	£637,437	£519,720	£466,813	£648,248	£530,532
30%	70%	£345,948	£563,671	£422,412	£358,923	£576,644	£435,386
35%	70%	£235,894	£489,906	£325,103	£251,033	£505,042	£340,239
40%	70%	£125,846	£416,141	£227,794	£143,143	£433,439	£245,092
45%	70%	£15,793	£342,376	£130,486	£35,253	£361,835	£149,947
50%	70%	£-95,801	£268,610	£3,177	£-73,826	£290,232	£54,800
100%	70%	£-1,214,323	£-476,714	£-955,260	£-1,170,371	£-432,762	£-911,328
10%	80%	£782,580	£865,522	£811,708	£785,463	£868,404	£814,592
15%	80%	£670,739	£795,151	£714,431	£675,063	£799,475	£718,755
20%	80%	£558,897	£724,779	£617,153	£564,663	£730,545	£622,919
25%	80%	£447,055	£654,409	£519,877	£454,263	£661,617	£527,084
30%	80%	£335,214	£584,038	£422,599	£343,862	£592,687	£431,248
35%	80%	£223,372	£513,667	£326,322	£233,462	£523,758	£335,411
40%	80%	£111,530	£443,297	£229,044	£123,062	£454,828	£239,576
45%	80%	£-316	£372,926	£130,767	£12,661	£385,899	£143,740
50%	80%	£-113,988	£302,554	£3,489	£-99,337	£316,970	£47,904
10%	60%	£789,738	£851,944	£811,584	£795,504	£857,710	£817,350
15%	60%	£681,475	£774,794	£714,244	£690,123	£783,433	£722,894
20%	60%	£573,212	£697,624	£616,804	£584,741	£709,152	£623,636
25%	60%	£464,950	£620,464	£519,565	£479,364	£634,880	£533,980
30%	60%	£356,686	£543,305	£422,225	£373,984	£560,603	£439,523
35%	60%	£248,423	£466,145	£324,885	£268,604	£486,325	£345,066
40%	60%	£140,160	£389,985	£227,546	£163,224	£412,049	£250,610
45%	60%	£31,898	£311,826	£130,206	£57,844	£337,772	£156,152
50%	60%	£-77,614	£234,665	£32,666	£-48,313	£263,485	£61,696

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,297,984	£4,297,984	£4,297,984	£4,297,984	£4,297,984	£4,297,984
10%	70%	£4,518,089	£4,445,515	£4,492,601	£4,513,764	£4,441,190	£4,488,278
15%	70%	£4,628,141	£4,519,280	£4,589,910	£4,621,654	£4,512,794	£4,583,423
20%	70%	£4,738,194	£4,593,046	£4,687,219	£4,723,944	£4,584,396	£4,678,570
25%	70%	£4,848,246	£4,666,811	£4,784,527	£4,837,434	£4,655,999	£4,773,715
30%	70%	£4,958,298	£4,740,576	£4,881,835	£4,945,324	£4,727,603	£4,868,862
35%	70%	£5,068,350	£4,814,341	£4,979,144	£5,053,214	£4,799,206	£4,964,009
40%	70%	£5,178,402	£4,888,106	£5,076,453	£5,161,104	£4,870,899	£5,059,155
45%	70%	£5,288,454	£4,961,872	£5,173,761	£5,268,995	£4,942,412	£5,154,301
50%	70%	£5,400,048	£5,035,638	£5,271,070	£5,378,073	£5,014,015	£5,249,447
100%	70%	£6,518,571	£5,780,962	£6,259,528	£6,474,619	£5,737,010	£6,215,576
10%	80%	£4,521,667	£4,438,728	£4,492,539	£4,518,785	£4,435,843	£4,489,658
15%	80%	£4,633,509	£4,509,999	£4,589,816	£4,628,184	£4,504,773	£4,585,492
20%	80%	£4,745,351	£4,579,468	£4,687,094	£4,728,585	£4,573,702	£4,681,328
25%	80%	£4,857,193	£4,650,937	£4,784,372	£4,828,986	£4,644,631	£4,777,169
30%	80%	£4,969,035	£4,723,406	£4,881,650	£4,929,387	£4,715,570	£4,873,010
35%	80%	£5,080,877	£4,795,875	£4,978,923	£5,029,788	£4,786,509	£4,968,851
40%	80%	£5,192,719	£4,868,344	£5,076,196	£5,129,189	£4,857,438	£5,064,692
45%	80%	£5,304,561	£4,940,813	£5,173,469	£5,229,590	£4,928,367	£5,160,533
50%	80%	£5,416,403	£5,013,282	£5,270,742	£5,329,991	£4,999,296	£5,256,374
10%	60%	£4,514,510	£4,432,303	£4,486,613	£4,508,744	£4,446,537	£4,486,897
15%	60%	£4,626,352	£4,504,772	£4,583,921	£4,614,124	£4,520,815	£4,581,354
20%	60%	£4,738,194	£4,609,624	£4,681,229	£4,719,503	£4,608,095	£4,675,811
25%	60%	£4,850,036	£4,681,093	£4,778,537	£4,824,884	£4,680,368	£4,770,258
30%	60%	£4,961,878	£4,752,562	£4,875,845	£4,925,285	£4,751,641	£4,865,705
35%	60%	£5,073,720	£4,824,031	£4,973,153	£5,025,686	£4,822,914	£4,961,152
40%	60%	£5,185,562	£4,895,500	£5,070,461	£5,126,087	£4,894,187	£5,056,600
45%	60%	£5,297,404	£4,966,969	£5,167,769	£5,226,488	£4,965,460	£5,152,047
50%	60%	£5,409,246	£5,038,438	£5,265,077	£5,326,889	£5,036,733	£5,247,494

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,121,396	£3,121,396	£3,121,396	£3,121,396	£3,121,396	£3,121,396
10%	70%	£3,341,501	£3,268,926	£3,316,013	£3,337,176	£3,264,601	£3,311,688
15%	70%	£3,451,553	£3,342,691	£3,413,322	£3,443,966	£3,339,205	£3,408,835
20%	70%	£3,561,605	£3,416,456	£3,510,630	£3,552,366	£3,407,808	£3,501,981
25%	70%	£3,671,657	£3,490,221	£3,607,939	£3,660,846	£3,479,411	£3,597,127
30%	70%	£3,781,710	£3,563,986	£3,705,247	£3,768,736	£3,551,015	£3,692,274
35%	70%	£3,891,762	£3,637,751	£3,802,556	£3,876,626	£3,622,617	£3,787,420
40%	70%	£4,001,814	£3,711,516	£3,899,865	£3,984,516	£3,694,220	£3,882,567
45%	70%	£4,111,866	£3,785,281	£3,997,173	£4,092,407	£3,765,824	£3,977,713
50%	70%	£4,221,918	£3,859,046	£4,094,482	£4,201,485	£3,837,427	£4,072,859
100%	70%	£5,341,942	£4,604,374	£5,082,939	£5,298,031	£4,560,422	£5,038,967
10%	80%	£3,345,079	£3,262,137	£3,315,951	£3,342,198	£3,259,255	£3,313,067
15%	80%	£3,456,921	£3,335,902	£3,413,228	£3,452,596	£3,329,184	£3,408,904
20%	80%	£3,568,763	£3,409,667	£3,510,536	£3,562,997	£3,401,740	£3,504,050
25%	80%	£3,680,605	£3,483,432	£3,607,844	£3,670,398	£3,474,293	£3,600,196
30%	80%	£3,792,447	£3,557,197	£3,705,152	£3,777,799	£3,546,846	£3,695,342
35%	80%	£3,904,289	£3,630,962	£3,802,460	£3,885,199	£3,619,399	£3,790,488
40%	80%	£4,016,131	£3,704,727	£3,899,768	£4,000,597	£3,691,952	£3,885,634
45%	80%	£4,127,973	£3,778,492	£3,997,076	£4,111,998	£3,764,505	£3,980,780
50%	80%	£4,239,815	£3,852,257	£4,094,384	£4,223,399	£3,837,058	£4,075,926
10%	60%	£3,337,921	£3,275,715	£3,310,075	£3,332,155	£3,269,949	£3,310,309
15%	60%	£3,449,763	£3,350,480	£3,413,383	£3,453,556	£3,341,402	£3,405,455
20%	60%	£3,561,605	£3,424,245	£3,510,691	£3,564,957	£3,413,855	£3,500,601
25%	60%	£3,673,447	£3,498,010	£3,608,000	£3,676,358	£3,486,308	£3,595,747
30%	60%	£3,785,289	£3,571,775	£3,705,308	£3,787,759	£3,558,761	£3,690,893
35%	60%	£3,897,131	£3,645,540	£3,802,616	£3,899,160	£3,631,214	£3,786,039
40%	60%	£4,008,973	£3,719,305	£3,899,924	£4,010,561	£3,703,667	£3,881,185
45%	60%	£4,120,815	£3,793,070	£3,997,232	£4,121,962	£3,776,120	£3,976,331
50%	60%	£4,232,657	£3,866,835	£4,094,540	£4,233,363	£3,848,573	£4,071,477

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£880,976	£880,976	£880,976	£880,976	£880,976	£880,976
10%	70%	£1,101,081	£1,028,506	£1,075,593	£1,096,756	£1,024,182	£1,071,268
15%	70%	£1,211,133	£1,102,271	£1,172,302	£1,204,646	£1,095,785	£1,166,415
20%	70%	£1,321,185	£1,176,036	£1,270,210	£1,312,536	£1,167,388	£1,261,561
25%	70%	£1,431,238	£1,249,801	£1,367,519	£1,420,426	£1,238,991	£1,356,707
30%	70%	£1,541,290	£1,323,566	£1,464,827	£1,528,316	£1,310,595	£1,451,854
35%	70%	£1,651,342	£1,397,331	£1,562,136	£1,636,206	£1,382,198	£1,547,000
40%	70%	£1,761,394	£1,471,096	£1,659,445	£1,744,096	£1,453,800	£1,642,147
45%	70%	£1,871,446	£1,544,861	£1,756,753	£1,851,987	£1,525,403	£1,737,293
50%	70%	£1,981,498	£1,618,626	£1,854,062	£1,964,877	£1,596,997	£1,832,439
100%	70%	£3,101,562	£2,363,954	£2,842,519	£3,057,611	£2,320,002	£2,798,567
10%	80%	£1,104,689	£1,021,717	£1,075,531	£1,101,776	£1,018,835	£1,072,647
15%	80%	£1,216,501	£1,092,088	£1,172,808	£1,212,176	£1,087,764	£1,168,484
20%	80%	£1,328,313	£1,162,459	£1,270,086	£1,322,574	£1,158,694	£1,263,630
25%	80%	£1,440,125	£1,232,830	£1,367,394	£1,432,972	£1,229,623	£1,358,776
30%	80%	£1,551,937	£1,303,201	£1,464,702	£1,543,370	£1,300,552	£1,453,922
35%	80%	£1,663,749	£1,373,572	£1,562,010	£1,653,768	£1,371,481	£1,549,068
40%	80%	£1,775,561					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£344,471	£344,471	£344,471	£344,471	£344,471	£344,471
10%	70%	£124,366	£186,841	£140,854	£128,601	£201,265	£154,179
15%	70%	£14,314	£123,176	£52,545	£20,801	£129,662	£59,032
20%	70%	£95,738	£49,409	£44,763	£87,089	£58,059	£36,115
25%	70%	£205,791	£24,356	£142,072	£194,979	£13,544	£131,260
30%	70%	£315,843	£98,121	£239,380	£302,869	£85,148	£226,407
35%	70%	£425,894	£171,888	£336,689	£410,759	£156,751	£321,953
40%	70%	£535,947	£245,651	£433,998	£518,649	£228,353	£416,700
45%	70%	£645,999	£319,416	£531,306	£626,540	£299,957	£511,846
50%	70%	£757,593	£393,183	£628,615	£735,618	£371,560	£606,992
100%	70%	£1,876,116	£1,136,507	£1,617,073	£1,832,164	£1,094,555	£1,573,121
10%	80%	£120,788	£203,730	£149,916	£123,671	£206,612	£152,800
15%	80%	£8,946	£133,359	£52,639	£13,271	£137,883	£58,863
20%	80%	£102,886	£52,387	£44,639	£97,130	£68,753	£38,873
40%	80%	£550,262	£218,496	£433,749	£538,730	£206,964	£422,217
45%	80%	£662,109	£288,866	£531,026	£649,131	£275,893	£518,052
50%	80%	£775,780	£359,238	£628,303	£761,130	£344,823	£613,888
10%	80%	£127,946	£190,152	£149,792	£133,711	£195,918	£155,558
15%	80%	£19,683	£112,892	£52,452	£28,331	£121,841	£61,101
20%	60%	£88,580	£35,832	£44,888	£77,048	£47,364	£33,356
25%	60%	£196,843	£41,328	£142,227	£182,428	£26,913	£127,813
30%	60%	£305,106	£118,488	£239,567	£287,809	£101,190	£222,269
35%	60%	£413,369	£195,847	£336,507	£393,188	£175,467	£316,726
40%	60%	£521,632	£272,807	£434,246	£498,568	£249,743	£411,022
50%	60%	£629,895	£349,127	£532,026	£603,050	£324,019	£506,096

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£625,522	£625,522	£625,522	£625,522	£625,522	£625,522
10%	70%	£465,417	£477,881	£438,985	£408,749	£482,316	£455,229
15%	70%	£295,365	£404,226	£333,598	£301,852	£410,712	£340,083
20%	70%	£185,312	£330,460	£236,288	£193,962	£339,110	£244,936
25%	70%	£75,260	£256,695	£138,979	£86,072	£267,507	£149,791
30%	70%	£34,792	£182,930	£41,671	£21,818	£195,903	£54,644
35%	70%	£144,948	£109,165	£55,638	£128,708	£124,300	£40,903
40%	70%	£254,898	£35,389	£192,947	£237,598	£52,697	£135,649
45%	70%	£364,948	£38,366	£250,255	£345,489	£18,906	£230,795
50%	70%	£474,542	£112,132	£347,564	£454,567	£90,509	£325,942
100%	70%	£1,595,065	£857,456	£1,336,022	£1,581,113	£813,504	£1,282,070
10%	80%	£401,339	£484,780	£430,967	£404,721	£487,663	£433,850
15%	80%	£289,997	£414,410	£333,890	£294,329	£410,733	£338,014
20%	80%	£178,155	£344,038	£236,412	£183,321	£349,804	£242,176
40%	80%	£269,212	£62,555	£152,698	£257,680	£74,087	£141,166
45%	80%	£381,058	£7,816	£249,975	£368,080	£5,157	£237,002
50%	80%	£494,730	£78,187	£347,253	£480,079	£63,732	£332,837
10%	80%	£408,996	£471,203	£430,843	£414,762	£476,968	£436,809
15%	80%	£300,733	£384,043	£333,593	£309,382	£402,691	£342,152
20%	60%	£192,471	£316,882	£236,163	£204,003	£328,414	£247,695
25%	60%	£84,208	£239,723	£138,824	£86,622	£254,138	£153,238
30%	60%	£24,056	£162,563	£41,484	£6,758	£179,861	£58,781
35%	60%	£132,319	£85,404	£55,856	£112,137	£105,584	£35,675
40%	60%	£240,581	£8,244	£153,195	£217,517	£31,308	£130,132
50%	60%	£458,356	£146,076	£347,875	£429,054	£117,246	£336,046

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£749,582	£749,582	£749,582	£749,582	£749,582	£749,582
10%	70%	£529,477	£602,052	£554,965	£533,802	£606,376	£559,290
15%	70%	£419,425	£528,287	£457,656	£428,915	£534,773	£484,143
20%	70%	£309,373	£454,520	£360,348	£319,025	£463,170	£368,997
25%	70%	£199,320	£380,755	£263,039	£210,132	£391,567	£273,851
30%	70%	£89,268	£306,990	£165,731	£102,242	£319,963	£178,704
35%	70%	£20,783	£233,225	£68,422	£5,848	£248,360	£83,558
40%	70%	£130,836	£159,460	£28,887	£113,538	£176,758	£11,589
45%	70%	£240,888	£85,695	£128,195	£221,429	£105,154	£108,735
50%	70%	£352,482	£11,929	£223,504	£330,507	£33,551	£201,881
100%	70%	£1,471,005	£733,396	£1,211,961	£1,427,063	£689,444	£1,168,009
10%	80%	£525,899	£608,841	£555,027	£528,782	£611,723	£557,911
15%	80%	£414,057	£538,470	£457,750	£418,382	£542,794	£482,074
20%	80%	£302,315	£468,988	£360,472	£307,961	£437,385	£368,598
40%	80%	£145,151	£186,615	£28,638	£133,619	£198,147	£17,106
45%	80%	£256,998	£116,245	£125,914	£244,020	£129,218	£112,941
50%	80%	£370,669	£45,873	£223,192	£356,019	£60,288	£208,777
10%	60%	£533,057	£595,263	£554,903	£538,823	£601,029	£560,669
15%	60%	£424,794	£518,103	£457,563	£433,442	£526,752	£486,212
20%	60%	£316,531	£440,843	£360,223	£338,063	£432,476	£371,755
25%	60%	£208,288	£363,783	£262,884	£222,883	£376,198	£277,298
30%	60%	£100,005	£286,623	£165,544	£117,302	£303,921	£182,842
35%	60%	£8,258	£209,464	£68,204	£11,823	£229,644	£88,385
40%	60%	£116,521	£132,304	£29,135	£93,457	£155,368	£6,071
50%	60%	£334,295	£22,016	£223,815	£304,994	£8,814	£184,885

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£326,734	£326,734	£326,734	£326,734	£326,734	£326,734
10%	70%	£106,629	£179,204	£132,117	£110,954	£183,528	£136,442
15%	70%	£33,423	£105,439	£34,903	£3,364	£111,925	£41,235
20%	70%	£113,475	£31,672	£82,500	£104,826	£80,322	£53,852
25%	70%	£223,528	£42,093	£159,809	£212,716	£31,281	£148,997
30%	70%	£333,580	£115,858	£257,117	£320,606	£102,885	£244,144
35%	70%	£443,631	£189,623	£354,426	£428,496	£174,488	£339,290
40%	70%	£553,684	£283,388	£451,735	£536,396	£246,090	£434,437
45%	70%	£663,736	£377,153	£549,043	£644,277	£317,694	£529,883
50%	70%	£773,789	£470,920	£646,352	£753,355	£389,297	£624,723
100%	70%	£1,893,853	£1,156,244	£1,634,810	£1,849,901	£1,112,282	£1,590,858
10%	80%	£103,051	£185,993	£132,179	£105,934	£188,875	£135,063
15%	80%	£8,791	£115,622	£34,902	£4,466	£119,946	£38,226
20%	80%	£120,833	£45,250	£62,976	£114,867	£51,816	£56,610
40%	80%	£367,999	£236,233	£151,486	£556,467	£224,701	£339,954
45%	80%	£679,846	£306,603	£348,763	£666,868	£293,630	£535,789
50%	80%	£793,517	£376,975	£464,040	£778,867	£362,560	£631,625
10%	60%	£110,208	£172,415	£132,055	£115,974	£178,181	£137,821
15%	60%	£1,946	£95,255	£34,715	£10,594	£103,904	£43,364
20%	60%	£108,317	£195,025	£132,628	£94,765	£229,627	£151,083
25%	60%	£214,580	£59,085	£159,984	£200,165	£44,850	£145,550
30%	60%	£322,843	£136,225	£257,304	£305,546	£118,927	£240,006
35%	60%	£431,106	£213,384	£354,644	£410,925	£193,204	£334,463
40%	60%	£539,369	£290,544	£451,983	£516,305	£267,480	£428,919
50%	60%	£647,632	£367,703	£549,322	£624,686	£341,034	£517,833

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£975,630	£975,630	£975,630	£975,630	£975,630	£975,630
10%	70%	£855,325	£728,190	£981,013	£898,850	£732,424	£885,338
15%	70%	£545,473	£554,335	£583,704	£551,960	£660,821	£590,191
20%	70%	£435,421	£580,568	£486,396	£444,070	£569,218	£495,045
25%	70%	£325,368	£506,803	£389,087	£336,180	£517,615	£399,899
30%	70%	£215,316	£433,038	£291,779	£228,290	£446,011	£304,752
35%	70%	£105,263	£359,273	£194,470	£120,400	£374,408	£209,606
40%	70%	£-44,789	£285,508	£97,161	£12,510	£302,906	£114,459
45%	70%	£-114,840	£211,743	£-147	£-95,381	£231,202	£19,313
50%	70%	£-226,434	£137,977	£-97,456	£-204,459	£169,699	£-75,833
100%	70%	£-1,344,956	£-607,348	£-1,085,913	£-1,301,005	£-563,396	£-1,041,961
10%	80%	£651,947	£734,889	£681,075	£654,830	£737,771	£683,959
15%	80%	£540,105	£664,518	£583,798	£544,430	£668,842	£589,122
20%	80%	£429,963	£594,146	£486,580	£434,029	£599,912	£492,286
40%	80%	£-19,103	£-312,663	£97,411	£-7,571	£324,195	£108,942
45%	80%	£-130,950	£-242,293	£134	£-117,972	£255,266	£13,107
50%	80%	£-244,621	£-171,921	£-97,144	£-229,971	£186,336	£-82,729
10%	60%	£659,105	£721,311	£680,951	£664,871	£727,077	£686,717
15%	60%	£550,842	£644,151	£583,611	£559,480	£652,803	£592,260
20%	60%	£442,579	£566,391	£486,271	£454,111	£575,523	£497,803
25%	60%	£334,316	£489,831	£388,932	£348,731	£504,246	£403,346
30%	60%	£226,053	£412,671	£291,592	£243,350	£429,969	£308,890
35%	60%	£117,790	£335,512	£194,252	£137,971	£355,692	£214,433
40%	60%	£3,527	£253,352	£96,913	£32,391	£281,416	£119,977
50%	60%	£-208,247	£104,032	£-97,767	£-178,946	£192,862	£-88,937

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£913,387	£913,387	£913,387	£913,387	£913,387	£913,387
10%	70%	£693,282	£785,857	£718,770	£697,607	£770,191	£723,095
15%	70%	£583,230	£692,092	£621,461	£589,717	£669,578	£627,948
20%	70%	£473,178	£618,325	£524,153	£481,827	£566,975	£532,801
25%	70%	£363,125	£544,560	£426,844	£373,937	£555,372	£437,656
30%	70%	£253,073	£470,795	£329,536	£266,047	£483,768	£342,509
35%	70%	£143,022	£397,030	£232,227	£158,157	£412,165	£247,363
40%	70%	£32,869	£323,265	£134,918	£50,267	£340,563	£152,216
45%	70%	£-77,083	£249,500	£37,610	£-57,624	£268,959	£57,070
50%	70%	£-188,677	£175,733	£-59,699	£-166,702	£197,356	£-38,076
100%	70%	£-1,307,200	£-569,591	£-1,048,157	£-1,263,248	£-525,639	£-1,004,205
10%	80%	£689,704	£772,646	£718,832	£692,587	£775,528	£721,716
15%	80%	£577,862	£702,275	£621,555	£592,187	£706,599	£625,879
20%	80%	£466,020	£631,903	£524,277	£471,786	£637,669	£530,043
40%	80%	£-18,654	£-350,420	£135,167	£-30,186	£361,952	£146,699
45%	80%	£-93,193	£-280,050	£37,890	£-80,215	£293,023	£50,864
50%	80%	£-206,864	£-209,678	£-59,387	£-192,214	£224,093	£-44,972
10%	60%	£696,861	£759,068	£718,708	£702,627	£764,834	£724,474
15%	60%	£589,599	£681,908	£621,368	£597,247	£690,557	£630,017
20%	60%	£480,336	£604,748	£524,028	£491,868	£616,275	£535,560
25%	60%	£372,073	£527,588	£426,689	£386,488	£542,003	£441,103
30%	60%	£263,809	£450,428	£329,349	£281,107	£467,726	£346,647
35%	60%	£155,547	£373,269	£232,009	£175,728	£393,449	£252,190
40%	60%	£47,284	£296,109	£134,670	£70,345	£319,173	£157,734
50%	60%	£-170,490	£141,789	£-60,010	£-141,169	£170,818	£-31,180

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 1

CIL Zone 3  
Value Area Low

No Units 11  
Site Area 0.06 Ha

Sales value inflation 25.80%  
Build cost inflation 26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£767,975	£767,975	£767,975	£767,975	£767,975	£767,975
10%	70%	£568,910	£637,793	£595,064	£568,346	£637,211	£594,501
15%	70%	£469,377	£572,703	£508,608	£468,533	£571,859	£507,764
20%	70%	£369,844	£507,612	£422,154	£368,719	£506,487	£421,028
25%	70%	£270,312	£442,521	£335,698	£268,905	£441,115	£334,291
30%	70%	£170,779	£377,431	£249,243	£169,091	£375,743	£247,555
35%	70%	£71,247	£312,341	£162,798	£59,278	£310,371	£160,818
40%	70%	£-28,748	£247,250	£76,332	£-31,036	£244,999	£74,081
45%	70%	£-129,808	£182,159	£-10,289	£-132,483	£179,627	£-12,862
50%	70%	£-231,069	£117,069	£-98,158	£-233,929	£114,255	£-101,018
100%	70%	£-1,242,673	£-452,568	£-976,850	£-1,248,393	£-548,288	£-982,570
10%	80%	£565,299	£644,024	£595,189	£564,924	£643,648	£594,815
15%	80%	£463,961	£582,048	£508,798	£463,398	£581,485	£508,234
20%	80%	£362,623	£520,073	£422,405	£361,873	£519,322	£421,654
25%	80%	£261,285	£458,096	£336,012	£260,347	£457,158	£335,075
30%	80%	£169,948	£396,121	£249,621	£168,822	£394,996	£248,495
35%	80%	£58,609	£334,145	£163,228	£57,296	£332,832	£161,915
40%	80%	£-43,427	£272,170	£76,835	£-44,952	£270,669	£75,335
45%	80%	£-146,422	£210,194	£-9,713	£-148,138	£208,506	£-11,429
50%	80%	£-249,417	£148,219	£-97,519	£-251,324	£146,343	£-99,425
10%	60%	£572,520	£631,563	£594,938	£571,769	£630,813	£594,188
15%	60%	£474,792	£563,357	£508,420	£473,668	£562,233	£507,294
20%	60%	£377,066	£495,152	£421,902	£376,561	£493,548	£420,401
25%	60%	£279,339	£426,946	£335,384	£277,462	£425,071	£333,508
30%	60%	£181,611	£358,741	£248,865	£179,360	£356,491	£246,615
35%	60%	£83,884	£290,535	£162,347	£81,258	£287,909	£159,721
40%	60%	£-14,070	£222,330	£75,829	£-17,120	£219,329	£72,828
45%	60%	£-113,395	£154,124	£-10,864	£-116,827	£150,747	£-14,296
50%	60%	£-212,721	£85,919	£-98,797	£-216,534	£82,167	£-102,810

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,536,273	£4,536,273	£4,536,273	£4,536,273	£4,536,273	£4,536,273
10%	70%	£4,735,338	£4,666,454	£4,709,184	£4,735,901	£4,667,017	£4,709,748
15%	70%	£4,834,870	£4,731,545	£4,795,639	£4,835,715	£4,732,389	£4,796,493
20%	70%	£4,934,403	£4,796,635	£4,882,094	£4,935,558	£4,797,761	£4,883,218
25%	70%	£5,033,935	£4,861,726	£4,968,549	£5,034,343	£4,863,133	£4,969,957
30%	70%	£5,133,468	£4,926,817	£5,055,004	£5,134,156	£4,928,505	£5,056,693
35%	70%	£5,233,001	£4,991,907	£5,141,460	£5,234,070	£4,993,877	£5,143,430
40%	70%	£5,332,534	£5,056,997	£5,227,915	£5,333,284	£5,059,249	£5,230,166
45%	70%	£5,432,067	£5,122,088	£5,314,369	£5,433,497	£5,124,621	£5,317,110
50%	70%	£5,531,600	£5,187,179	£5,400,824	£5,532,710	£5,189,993	£5,403,252
100%	70%	£6,546,920	£5,846,815	£6,281,098	£6,552,640	£5,852,535	£6,286,818
10%	80%	£4,738,948	£4,660,224	£4,709,058	£4,739,324	£4,660,599	£4,709,432
15%	80%	£4,840,287	£4,722,199	£4,795,450	£4,840,849	£4,722,763	£4,796,013
20%	80%	£4,941,624	£4,784,175	£4,881,843	£4,942,375	£4,784,925	£4,882,593
25%	80%	£5,042,961	£4,846,150	£4,968,236	£5,044,406	£4,847,890	£4,969,171
30%	80%	£5,144,298	£4,908,125	£5,054,629	£5,146,437	£4,909,855	£5,055,746
35%	80%	£5,245,635	£4,970,100	£5,141,022	£5,248,468	£4,971,820	£5,146,311
40%	80%	£5,346,972	£5,032,075	£5,227,415	£5,349,499	£5,033,795	£5,228,912
45%	80%	£5,448,309	£5,094,050	£5,313,808	£5,451,530	£5,095,770	£5,315,676
50%	80%	£5,549,646	£5,156,025	£5,400,201	£5,553,561	£5,157,745	£5,403,639
10%	60%	£4,731,728	£4,672,684	£4,709,300	£4,732,478	£4,673,435	£4,710,060
15%	60%	£4,829,455	£4,740,890	£4,795,827	£4,830,580	£4,742,015	£4,796,953
20%	60%	£4,927,182	£4,809,095	£4,882,945	£4,928,693	£4,810,598	£4,883,847
25%	60%	£5,024,909	£4,877,301	£4,969,864	£5,026,785	£4,879,177	£4,970,739
30%	60%	£5,122,636	£4,945,506	£5,056,382	£5,124,887	£4,947,757	£5,057,633
35%	60%	£5,220,363	£5,013,712	£5,141,900	£5,222,900	£5,018,338	£5,144,526
40%	60%	£5,318,090	£5,081,917	£5,228,418	£5,321,368	£5,084,919	£5,231,420
50%	60%	£5,415,817	£5,149,122	£5,314,936	£5,420,336	£5,149,500	£5,318,314

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,359,685	£3,359,685	£3,359,685	£3,359,685	£3,359,685	£3,359,685
10%	70%	£3,558,749	£3,489,866	£3,532,595	£3,559,313	£3,490,429	£3,533,158
15%	70%	£3,657,813	£3,554,956	£3,619,051	£3,658,326	£3,555,301	£3,619,895
20%	70%	£3,756,877	£3,620,047	£3,705,505	£3,756,849	£3,621,173	£3,706,631
25%	70%	£3,855,941	£3,685,138	£3,791,961	£3,856,754	£3,686,545	£3,793,368
30%	70%	£3,955,005	£3,750,229	£3,878,416	£3,956,668	£3,751,917	£3,880,104
35%	70%	£4,054,069	£3,815,319	£3,964,872	£4,057,582	£3,817,289	£3,966,842
40%	70%	£4,153,133	£3,880,409	£4,051,327	£4,158,496	£3,882,661	£4,053,579
45%	70%	£4,252,197	£3,945,500	£4,137,773	£4,259,410	£3,948,033	£4,154,315
50%	70%	£4,351,261	£4,010,590	£4,224,218	£4,360,324	£4,013,405	£4,228,677
100%	70%	£5,370,332	£4,670,227	£5,104,510	£5,376,052	£4,675,947	£5,110,230
10%	80%	£3,562,360	£3,483,638	£3,532,470	£3,562,735	£3,484,011	£3,532,844
15%	80%	£3,663,098	£3,548,728	£3,618,562	£3,664,261	£3,549,174	£3,619,425
20%	80%	£3,763,836	£3,613,818	£3,704,654	£3,765,784	£3,614,796	£3,706,945
25%	80%	£3,864,574	£3,678,908	£3,790,746	£3,867,306	£3,679,418	£3,792,465
30%	80%	£3,965,312	£3,744,000	£3,876,838	£3,968,828	£3,745,040	£3,878,985
35%	80%	£4,066,050	£3,809,090	£3,962,930	£4,070,350	£3,810,662	£3,964,505
40%	80%	£4,166,788	£3,874,180	£4,049,022	£4,171,872	£3,876,284	£4,050,025
45%	80%	£4,267,526	£3,939,270	£4,135,114	£4,273,394	£3,936,906	£4,135,545
50%	80%	£4,368,264	£4,004,360	£4,221,206	£4,374,916	£4,002,528	£4,226,065
100%	70%	£5,370,332	£4,670,227	£5,104,510	£5,376,052	£4,675,947	£5,110,230
10%	60%	£3,562,360	£3,483,638	£3,532,470	£3,562,735	£3,484,011	£3,532,844
15%	60%	£3,663,098	£3,548,728	£3,618,562	£3,664,261	£3,549,174	£3,619,425
20%	60%	£3,763,836	£3,613,818	£3,704,654	£3,765,784	£3,614,796	£3,706,945
25%	60%	£3,864,574	£3,678,908	£3,790,746	£3,867,306	£3,679,418	£3,792,465
30%	60%	£3,965,312	£3,744,000	£3,876,838	£3,968,828	£3,745,040	£3,878,985
35%	60%	£4,066,050	£3,809,090	£3,962,930	£4,070,350	£3,810,662	£3,964,505
40%	60%	£4,166,788	£3,874,180	£4,049,022	£4,171,872	£3,876,284	£4,050,025
45%	60%	£4,267,526	£3,939,270	£4,135,114	£4,273,394	£3,936,906	£4,135,545
50%	60%	£4,368,264	£4,004,360	£4,221,206	£4,374,916	£4,002,528	£4,226,065
100%	70%	£5,370,332	£4,670,227	£5,104,510	£5,376,052	£4,675,947	£5,110,230
10%	80%	£3,562,360	£3,483,638	£3,532,470	£3,562,735	£3,484,011	£3,532,844
15%	80%	£3,663,098	£3,548,728	£3,618,562	£3,664,261	£3,549,174	£3,619,425
20%	80%	£3,763,836	£3,613,818	£3,704,654	£3,765,784	£3,614,796	£3,706,945
25%	80%	£3,864,574	£3,678,908	£3,790,746	£3,867,306	£3,679,418	£3,792,465
30%	80%	£3,965,312	£3,744,000	£3,876,838	£3,968,828	£3,745,040	£3,878,985
35%	80%	£4,066,050	£3,809,090	£3,962,930	£4,070,350	£3,810,662	£3,964,505
40%	80%	£4,166,788	£3,874,180	£4,049,022	£4,171,872	£3,876,284	£4,050,025
45%	80%	£4,267,526	£3,939,270	£4,135,114	£4,273,394	£3,936,906	£4,135,545
50%	80%	£4,368,264	£4,004,360	£4,221,206	£4,374,916	£4,002,528	£4,226,065

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,119,265	£1,119,265	£1,119,265	£1,119,265	£1,119,265	£1,119,265
10%	70%	£1,318,329	£1,249,446	£1,292,175	£1,318,893	£1,250,009	£1,292,739
15%	70%	£1,417,892	£1,314,536	£1,378,251	£1,418,456	£1,315,381	£1,379,475
20%	70%	£1,517,455	£1,379,627	£1,464,327	£1,518,520	£1,380,753	£1,466,211
25%	70%	£1,616,927	£1,444,718	£1,550,403	£1,618,584	£1,446,125	£1,552,947
30%	70%	£1,716,400	£1,509,808	£1,636,479	£1,718,648	£1,511,497	£1,639,683
35%	70%	£1,815,933	£1,574,899	£1,722,555	£1,819,712	£1,577,869	£1,726,422
40%	70%	£1,915,466	£1,639,989	£1,808,631	£1,919,776	£1,643,241	£1,813,158
45%	70%	£					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£106,182	£106,182	£106,182	£106,182	£106,182	£106,182
10%	70%	-£82,882	-£23,999	-£86,729	-£83,446	-£24,562	-£57,291
15%	70%	-£192,415	-£89,090	-£153,184	-£193,259	-£89,934	-£154,028
20%	70%	-£291,948	-£154,180	-£239,638	-£293,073	-£155,306	-£240,764
25%	70%	-£391,480	-£219,271	-£326,094	-£392,888	-£220,678	-£327,501
30%	70%	-£491,013	-£284,361	-£412,549	-£492,701	-£286,050	-£414,238
35%	70%	-£590,546	-£349,452	-£499,005	-£592,515	-£351,422	-£499,975
40%	70%	-£690,079	-£414,542	-£585,460	-£692,328	-£416,794	-£597,711
45%	70%	-£791,701	-£479,633	-£672,081	-£794,275	-£482,166	-£674,655
50%	70%	-£892,822	-£544,724	-£759,950	-£895,722	-£547,538	-£762,810
100%	70%	£1,904,465	£1,204,360	£1,638,843	£1,910,185	£1,210,080	£1,844,363
10%	80%	-£36,493	-£17,769	-£36,603	-£36,869	-£18,144	-£36,977
15%	80%	-£187,832	-£73,744	-£152,995	-£198,394	-£80,308	-£153,558
20%	80%	-£299,169	-£141,720	-£239,387	-£299,919	-£142,470	-£240,138
40%	80%	-£705,219	-£389,623	-£584,957	-£706,744	-£391,123	-£586,457
45%	80%	-£808,215	-£451,598	-£671,506	-£809,930	-£453,286	-£673,221
50%	80%	-£911,209	-£513,574	-£759,311	-£913,116	-£515,449	-£761,217
10%	80%	-£39,272	-£20,229	-£39,854	-£39,023	-£20,979	-£39,605
15%	80%	-£187,000	-£88,495	-£153,372	-£188,125	-£90,860	-£154,498
20%	60%	-£284,726	-£166,640	-£239,890	-£286,227	-£168,141	-£241,392
25%	60%	-£382,454	-£234,846	-£326,409	-£384,330	-£236,721	-£328,284
30%	60%	-£480,181	-£303,051	-£412,927	-£482,432	-£305,302	-£415,178
35%	60%	-£577,909	-£371,257	-£499,445	-£580,535	-£373,893	-£492,071
40%	60%	-£675,636	-£439,462	-£585,963	-£678,913	-£442,463	-£589,865
50%	60%	-£774,514	-£507,673	-£672,588	-£778,327	-£509,625	-£676,402

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£387,233	£387,233	£387,233	£387,233	£387,233	£387,233
10%	70%	£188,168	£287,852	£214,322	£187,605	£286,486	£213,960
15%	70%	£98,635	£191,961	£127,867	£97,791	£191,117	£127,023
20%	70%	-£10,897	£126,871	£41,412	-£12,022	£125,745	£40,286
25%	70%	-£110,429	£61,790	-£45,043	-£111,837	£60,373	-£46,451
30%	70%	-£209,962	£3,311	-£131,499	-£211,650	£4,999	-£133,187
35%	70%	-£309,495	-£85,401	-£217,954	-£311,464	-£86,919	-£219,824
40%	70%	-£409,028	-£153,499	-£304,409	-£411,778	-£155,743	-£306,660
45%	70%	-£508,561	-£221,597	-£391,960	-£511,092	-£223,677	-£394,505
50%	70%	-£608,094	-£289,695	-£479,511	-£611,406	-£285,611	-£477,350
100%	70%	£1,623,414	£923,309	£1,357,598	£1,629,134	£929,029	£1,363,312
10%	80%	£184,357	£283,282	£214,448	£184,182	£282,907	£214,073
15%	80%	£83,219	£201,307	£126,356	£82,652	£200,826	£126,089
20%	80%	-£18,118	£139,331	£41,863	-£18,869	£138,581	£40,913
40%	80%	-£424,168	-£108,572	-£303,906	-£425,693	-£110,072	-£305,406
45%	80%	-£522,164	-£170,547	-£390,455	-£523,680	-£172,236	-£392,171
50%	80%	-£620,159	-£232,523	-£478,261	-£621,686	-£234,398	-£480,167
10%	80%	£191,778	£250,822	£214,197	£191,028	£250,071	£213,446
15%	80%	£94,051	£182,616	£127,678	£93,925	£181,491	£127,553
20%	60%	-£3,676	£114,411	£41,160	-£5,177	£112,910	£39,659
25%	60%	-£101,403	£46,205	-£45,358	-£103,279	£44,329	-£47,233
30%	60%	-£199,130	£22,000	-£131,676	-£201,381	£24,251	-£134,127
35%	60%	-£296,858	£-90,206	-£216,394	-£299,484	£-92,832	-£221,020
40%	60%	-£394,587	-£158,411	-£304,913	-£397,862	-£161,413	-£307,914
50%	60%	-£493,463	-£224,823	-£379,538	-£497,276	-£228,574	-£383,362

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£511,293	£511,293	£511,293	£511,293	£511,293	£511,293
10%	70%	£312,229	£381,112	£338,383	£311,665	£380,549	£337,820
15%	70%	£212,696	£210,022	£231,927	£211,853	£209,177	£231,083
20%	70%	£113,163	£250,931	£165,473	£112,036	£249,805	£164,347
25%	70%	£13,631	£185,840	£79,017	£12,224	£184,433	£77,610
30%	70%	-£85,902	£120,750	-£7,438	-£87,590	£119,061	-£9,126
35%	70%	-£185,435	£55,659	-£93,894	-£187,404	£53,689	-£95,864
40%	70%	-£285,430	£-49,431	-£180,349	-£287,717	£-51,883	-£182,800
45%	70%	-£385,590	-£114,522	-£268,970	-£389,164	-£117,055	-£269,544
50%	70%	-£485,751	-£189,612	-£354,839	-£490,610	-£182,427	-£357,699
100%	70%	£1,499,354	£799,249	£1,233,532	£1,505,074	£804,969	£1,239,252
10%	80%	£308,618	£387,342	£338,508	£308,243	£386,967	£338,134
15%	80%	£207,279	£325,367	£252,116	£206,717	£324,803	£251,553
20%	80%	£106,842	£263,391	£165,724	£106,192	£262,841	£165,073
25%	80%	£-300,108	£15,488	-£179,846	£-301,633	£13,988	-£181,346
45%	80%	-£403,104	-£46,487	-£266,395	-£404,819	-£48,175	-£268,110
50%	80%	-£506,098	-£108,463	-£354,200	-£508,005	-£110,338	-£356,106
10%	60%	£315,839	£374,882	£338,257	£315,088	£374,132	£337,506
15%	60%	£218,111	£306,676	£251,739	£216,986	£305,551	£250,613
20%	60%	£120,385	£238,471	£165,221	£119,884	£236,970	£164,719
25%	60%	£22,657	£170,265	£78,702	£20,761	£168,390	£76,827
30%	60%	-£75,070	£102,060	-£7,816	-£77,321	£99,809	-£10,066
35%	60%	-£172,798	£33,854	-£94,334	-£175,423	£31,228	-£96,960
40%	60%	-£270,751	£-34,351	-£180,852	-£273,802	£-37,352	-£183,853
50%	60%	-£369,493	-£170,762	-£258,478	-£373,216	-£174,514	-£259,291

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£88,445	£88,445	£88,445	£88,445	£88,445	£88,445
10%	70%	-£110,619	-£41,736	-£84,466	-£111,183	-£42,299	-£85,028
15%	70%	-£210,152	-£106,827	-£170,921	-£210,996	-£107,671	-£171,765
20%	70%	-£309,685	-£171,917	-£257,375	-£310,810	-£173,043	-£258,601
25%	70%	-£409,217	-£237,008	-£343,831	-£410,625	-£238,415	-£345,238
30%	70%	-£508,750	-£302,098	-£430,286	-£510,438	-£303,787	-£431,975
35%	70%	-£608,283	-£367,189	-£516,742	-£610,252	-£369,159	-£518,712
40%	70%	-£707,816	-£432,279	-£603,197	-£710,565	-£434,531	-£605,448
45%	70%	-£807,349	-£497,370	-£689,651	-£810,078	-£498,903	-£691,392
50%	70%	-£906,882	-£562,461	-£776,105	-£910,591	-£564,275	-£777,336
100%	70%	£1,922,202	£1,222,097	£1,656,380	£1,927,922	£1,227,817	£1,662,100
10%	80%	-£114,230	-£35,506	-£84,340	-£114,606	-£35,881	-£84,714
15%	80%	-£215,569	-£97,481	-£170,732	-£216,131	-£98,045	-£171,295
20%	80%	-£316,908	-£159,457	-£257,124	-£317,656	-£160,207	-£257,875
40%	80%	-£722,956	-£407,960	-£500,694	-£724,481	-£408,860	-£502,194
45%	80%	-£825,952	-£469,335	-£589,243	-£827,667	-£471,023	-£590,958
50%	80%	-£928,948	-£531,311	-£677,048	-£930,853	-£533,186	-£678,954
10%	60%	-£107,009	-£47,966	-£84,591	-£107,760	-£48,716	-£85,342
15%	60%	-£204,737	-£116,172	-£171,109	-£205,862	-£117,297	-£172,235
20%	60%	-£302,465	-£184,377	-£257,627	-£303,964	-£185,878	-£258,129
25%	60%	-£400,191	-£252,583	-£344,146	-£402,067	-£254,458	-£346,021
30%	60%	-£497,918	-£320,788	-£430,664	-£499,169	-£323,039	-£432,915
35%	60%	-£595,646	-£388,994	-£517,182	-£598,272	-£391,620	-£519,808
40%	60%	-£693,373	-£457,199	-£603,700	-£696,650	-£460,200	-£605,702
50%	60%	-£791,101	-£525,405	-£689,218	-£794,628	-£527,777	-£696,196

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£637,341	£637,341	£637,341	£637,341	£637,341	£637,341
10%	70%	£438,277	£367,180	£464,431	£437,713	£506,597	£463,868
15%	70%	£338,744	£442,070	£377,975	£337,800	£441,225	£377,131
20%	70%	£239,211	£376,979	£291,521	£238,066	£375,853	£290,395
25%	70%	£139,679	£311,888	£205,065	£138,272	£310,481	£203,658
30%	70%	£40,146	£246,798	£118,610	£38,458	£245,109	£116,922
35%	70%	£-59,387	£181,707	£32,154	£-61,358	£179,737	£30,184
40%	70%	£-159,822	£116,617	£-54,201	£-161,669	£114,365	£-56,852
45%	70%	£-260,542	£51,526	£-140,922	£-263,116	£48,993	£-143,496
50%	70%	£-361,703	£-13,564	£-228,791	£-364,562	£-16,379	£-231,651
100%	70%	£-1,373,306	£-673,201	£-1,107,484	£-1,379,026	£-679,921	£-1,113,204
10%	80%	£434,666	£513,390	£464,556	£434,291	£513,015	£464,182
15%	80%	£333,328	£457,415	£378,164	£332,765	£456,852	£377,601
20%	80%	£231,990	£389,439	£291,722	£231,240	£388,888	£291,021
25%	80%	£124,060	£314,536	£153,798	£124,036	£313,036	£153,298
30%	80%	£27,056	£249,561	£88,347	£27,771	£247,873	£87,622
35%	80%	£-73,050	£17,585	£-228,152	£-73,957	£15,710	£-230,058
40%	80%	£-174,987	£500,930	£464,305	£-174,136	£500,180	£463,554
45%	80%	£-276,459	£342,724	£377,787	£-276,034	£341,528	£376,661
50%	80%	£-378,933	£246,519	£291,269	£-378,932	£244,018	£289,768
10%	60%	£148,705	£296,313	£204,750	£148,829	£294,438	£202,875
15%	60%	£50,978	£228,108	£118,232	£48,727	£225,857	£115,982
20%	60%	£-46,750	£159,902	£31,714	£-49,375	£157,276	£29,088
25%	60%	£-144,703	£91,897	£-54,804	£-147,754	£89,696	£-57,805
30%	60%	£-246,955	£24,714	£-229,430	£-247,168	£-48,466	£-233,243

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£675,098	£675,098	£675,098	£675,098	£675,098	£675,098
10%	70%	£476,034	£544,917	£502,187	£475,470	£544,354	£501,625
15%	70%	£376,991	£479,826	£415,732	£375,857	£478,802	£414,688
20%	70%	£276,968	£414,736	£329,278	£275,843	£413,610	£328,152
25%	70%	£177,436	£349,645	£242,822	£176,028	£348,238	£241,415
30%	70%	£77,903	£284,555	£156,367	£76,215	£282,866	£154,678
35%	70%	£-21,630	£219,464	£69,911	£-23,599	£217,494	£67,941
40%	70%	£-121,625	£154,374	£-16,544	£-123,912	£152,122	£-18,795
45%	70%	£-222,785	£89,283	£-103,165	£-225,359	£86,750	£-105,739
50%	70%	£-323,946	£24,192	£-191,034	£-326,806	£21,378	£-193,894
100%	70%	£-1,335,549	£-635,444	£-1,069,727	£-1,341,269	£-641,164	£-1,075,447
10%	80%	£472,423	£551,147	£502,313	£472,047	£550,772	£501,939
15%	80%	£371,084	£489,172	£415,921	£370,522	£488,608	£415,358
20%	80%	£269,747	£427,106	£329,539	£268,997	£426,446	£328,776
25%	80%	£166,462	£354,070	£242,507	£164,586	£352,195	£240,632
30%	80%	£68,735	£285,865	£155,989	£66,484	£283,614	£153,738
35%	80%	£-38,993	£197,659	£69,471	£-41,619	£195,033	£66,845
40%	80%	£-106,946	£125,454	£-17,047	£-109,997	£126,453	£-20,049
50%	80%	£-205,598	£-6,957	£-191,673	£-208,411	£-10,709	£-195,486

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2	
No Units	30
Site Area	0.47 Ha

CIL Zone	1
Value Area	High
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,957,041	£13,957,041	£13,957,041	£13,957,041	£13,957,041	£13,957,041
10%	70%	£12,288,724	£12,437,817	£12,327,300	£12,307,149	£12,456,241	£12,345,726
15%	70%	£11,454,566	£11,678,204	£11,512,430	£11,482,202	£11,705,841	£11,540,067
20%	70%	£10,620,407	£10,918,592	£10,977,559	£10,697,256	£10,955,440	£10,734,408
25%	70%	£9,786,248	£10,158,979	£9,882,689	£9,832,309	£10,205,040	£9,928,750
30%	70%	£8,952,089	£9,399,366	£9,067,818	£9,007,363	£9,454,640	£9,123,062
35%	70%	£8,117,930	£8,639,755	£8,252,948	£8,192,415	£8,704,239	£8,317,433
40%	70%	£7,283,771	£7,880,142	£7,438,077	£7,357,469	£7,953,839	£7,511,775
45%	70%	£6,449,612	£7,120,529	£6,623,207	£6,532,522	£7,203,439	£6,706,117
50%	70%	£5,615,454	£6,360,916	£5,808,336	£5,707,576	£6,453,039	£5,900,458
100%	70%	£2,770,721	£1,295,411	£2,378,646	£2,583,463	£1,068,153	£2,191,389
10%	80%	£12,285,919	£12,455,711	£12,328,407	£12,297,602	£12,467,994	£12,341,689
15%	80%	£11,449,458	£11,705,045	£11,515,588	£11,467,882	£11,723,469	£11,534,013
20%	80%	£10,613,596	£10,954,380	£10,701,771	£10,638,162	£10,978,945	£10,726,337
25%	80%	£9,777,735	£10,203,714	£9,887,954	£9,808,442	£10,234,421	£9,918,661
30%	80%	£8,941,874	£9,453,048	£9,074,135	£8,978,722	£9,489,896	£9,110,984
35%	80%	£8,106,012	£8,702,383	£8,260,316	£8,149,003	£8,745,373	£8,303,308
40%	80%	£7,270,151	£7,951,717	£7,446,501	£7,319,283	£8,000,849	£7,495,632
45%	80%	£6,434,290	£7,201,051	£6,632,682	£6,489,562	£7,256,324	£6,687,966
50%	80%	£5,598,427	£6,450,386	£5,818,865	£5,659,843	£6,511,800	£5,880,280
10%	60%	£12,292,120	£12,419,923	£12,325,195	£12,136,695	£12,444,489	£12,349,760
15%	60%	£11,459,673	£11,651,363	£11,509,271	£11,496,522	£11,688,213	£11,546,120
20%	60%	£10,627,217	£10,862,805	£10,893,348	£10,676,348	£10,913,536	£10,742,479
25%	60%	£9,794,761	£10,114,245	£9,877,425	£9,856,175	£10,175,659	£9,938,839
30%	60%	£8,962,305	£9,365,686	£9,061,501	£8,936,002	£9,419,383	£9,135,199
35%	60%	£8,129,848	£8,577,126	£8,245,578	£8,215,829	£8,663,107	£8,331,559
40%	60%	£7,297,392	£7,808,567	£7,429,654	£7,395,655	£7,906,831	£7,527,918
45%	60%	£6,464,936	£7,040,007	£6,613,731	£6,575,482	£7,150,553	£6,724,278
50%	60%	£5,632,480	£6,271,448	£5,797,807	£5,755,309	£6,384,277	£5,920,637

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,895,043	£24,895,043	£24,895,043	£24,895,043	£24,895,043	£24,895,043
10%	70%	£26,583,361	£26,414,288	£26,524,785	£26,544,936	£26,395,844	£26,506,360
15%	70%	£27,397,519	£27,173,881	£27,339,655	£27,369,893	£27,146,244	£27,312,019
20%	70%	£28,211,678	£27,933,493	£28,154,526	£28,194,823	£27,966,645	£28,117,677
25%	70%	£29,025,837	£28,693,106	£28,969,396	£29,019,778	£28,647,045	£28,923,335
30%	70%	£29,839,996	£29,452,719	£29,784,267	£29,844,722	£29,397,445	£29,728,993
35%	70%	£30,654,155	£30,212,330	£30,599,137	£30,669,670	£30,147,845	£30,534,652
40%	70%	£31,468,314	£30,971,943	£31,414,008	£31,494,616	£30,898,246	£31,340,309
45%	70%	£32,282,473	£31,731,556	£32,228,879	£32,319,563	£31,648,846	£32,145,968
50%	70%	£33,096,632	£32,491,169	£33,043,749	£33,144,509	£32,399,046	£32,951,627
100%	70%	£41,622,806	£40,107,496	£41,230,731	£41,435,548	£39,920,238	£41,043,474
10%	80%	£26,586,768	£26,396,374	£26,522,678	£26,544,483	£26,394,091	£26,510,396
15%	80%	£27,400,927	£27,147,400	£27,336,496	£27,364,203	£27,128,615	£27,318,072
20%	80%	£28,215,086	£27,897,795	£28,150,314	£28,213,823	£27,873,140	£28,125,748
25%	80%	£29,029,245	£28,648,188	£28,964,188	£29,037,802	£28,601,234	£28,932,423
30%	80%	£29,843,404	£29,400,581	£29,778,062	£29,851,751	£29,352,328	£29,738,098
35%	80%	£30,657,563	£30,152,974	£30,592,936	£30,665,695	£30,103,422	£30,500,773
40%	80%	£31,471,722	£30,905,367	£31,407,810	£31,479,644	£30,854,516	£31,253,448
45%	80%	£32,285,881	£31,657,760	£32,222,684	£32,293,593	£31,605,610	£32,006,123
50%	80%	£33,099,940	£32,410,153	£33,037,558	£33,118,542	£32,356,704	£32,811,782
10%	60%	£27,392,412	£27,200,722	£27,342,814	£27,355,563	£27,163,872	£27,305,965
15%	60%	£28,206,571	£27,959,280	£28,158,736	£28,175,736	£27,963,418	£28,109,668
20%	60%	£29,020,730	£28,717,840	£28,974,660	£29,001,710	£28,706,426	£28,913,246
25%	60%	£29,834,889	£29,476,393	£29,790,584	£29,816,083	£29,432,702	£29,716,886
30%	60%	£30,649,048	£30,234,946	£30,605,507	£30,636,256	£30,188,978	£30,520,526
35%	60%	£31,463,207	£31,000,499	£31,420,430	£31,456,429	£30,945,254	£31,324,167
40%	60%	£32,277,366	£31,762,052	£32,232,353	£32,268,378	£31,702,532	£32,129,807
45%	60%	£33,091,525	£32,523,605	£32,847,276	£32,883,325	£32,460,006	£32,935,446
50%	60%	£33,905,684	£33,285,158	£33,652,194	£33,687,243	£33,217,530	£33,741,086

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£16,276,873	£16,276,873	£16,276,873	£16,276,873	£16,276,873	£16,276,873
10%	70%	£17,945,191	£17,796,097	£17,906,614	£17,936,768	£17,777,674	£17,888,189
15%	70%	£18,759,350	£18,556,710	£18,721,484	£18,751,715	£18,593,274	£18,703,940
20%	70%	£19,573,509	£19,315,323	£19,536,355	£19,576,659	£19,278,474	£19,489,506
25%	70%	£20,387,668	£20,074,936	£20,351,226	£20,401,605	£20,028,874	£20,306,164
30%	70%	£21,201,827	£20,834,548	£21,166,096	£21,226,552	£20,779,275	£21,110,823
35%	70%	£22,015,986	£21,594,160	£21,980,966	£22,051,499	£21,529,675	£21,916,481
40%	70%	£22,830,145	£22,353,773	£22,795,837	£22,816,446	£22,280,075	£22,722,139
45%	70%	£23,644,304	£23,113,386	£23,510,707	£23,531,392	£23,030,476	£23,527,798
50%	70%	£24,458,463	£23,872,998	£24,225,578	£24,246,339	£23,780,876	£24,333,456
100%	70%	£33,004,635	£31,489,325	£32,612,561	£32,817,377	£31,302,066	£32,425,303
10%	80%	£17,948,596	£17,778,204	£17,904,508	£17,936,312	£17,765,921	£17,892,225
15%	80%	£18,762,755	£18,537,817	£18,723,326	£18,753,032	£18,510,445	£18,699,501
20%	80%	£19,576,914	£19,337,430	£19,533,195	£19,573,143	£19,284,969	£19,485,065
25%	80%	£20,391,073	£20,097,043	£20,283,066	£20,313,012	£20,035,488	£20,201,726
30%	80%	£21,205,232	£20,856,656	£21,097,937	£21,127,881	£20,786,007	£21,007,385
35%	80%	£22,019,391	£21,616,269	£21,912,808	£21,937,730	£21,536,526	£21,813,044
40%	80%	£22,833,550	£22,375,882	£22,727,679	£22,748,601	£22,287,045	£22,618,703
45%	80%	£23,647,709	£23,135,495	£22,937,550	£22,958,472	£22,737,564	£22,824,362
50%	80%	£24,461,868	£23,895,108	£24,247,421	£24,268,343	£23,988,083	£24,030,021
10%	60%	£17,941,785	£17,813,992	£17,908,719	£17,917,219	£17,789,425	£17,884,154
15%	60%	£18,756,944	£18,574,605	£18,724,643	£18,737,393	£18,545,702	£18,687,795
20%	60%	£19,572,103	£19,335,218	£19,540,514	£19,553,264	£19,301,879	£19,491,435
25%	60%	£20,387,262	£20,095,831	£20,356,385	£20,377,335	£20,058,255	£20,205,076
30%	60%	£21,202,421	£20,856,444	£21,121,256	£21,137,913	£20,814,531	£21,008,715
35%	60%	£22,017,580	£21,617,057	£21,936,127	£21,952,884	£21,570,808	£21,902,356
40%	60%	£22,832,739	£22,377,670	£22,801,002	£22,817,759	£22,327,084	£22,705,996
45%	60%	£23,647,898	£23,138,283	£22,915,873	£22,932,630	£22,688,603	£22,811,635
50%	60%	£24,463,057	£23,898,896	£24,225,748	£24,242,500	£23,939,637	£24,017,277

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,558	£13,558	£13,558	£13,558	£13,558	£13,558
10%	70%	£1,534,760	£1,385,666	£1,496,183	£1,516,335	£1,367,243	£1,477,758
15%	70%	£2,348,919	£2,145,279	£2,311,053	£2,341,205	£2,117,643	£2,283,417
20%	70%	£3,163,078	£2,904,892	£3,125,924	£3,166,228	£2,868,043	£3,089,075
25%	70%	£3,977,237	£3,664,505	£3,940,794	£3,991,174	£3,618,443	£3,894,733
30%	70%	£4,791,396	£4,424,117	£4,755,665	£4,816,121	£4,368,844	£4,700,392
35%	70%	£5,605,555	£5,183,729	£5,570,535	£5,641,068	£5,119,244	£5,506,050
40%	70%	£6,419,714	£5,943,342	£6,385,406	£6,466,015	£5,969,644	£6,311,709
45%	70%	£7,233,873	£6,702,955	£7,100,276	£7,181,061	£6,720,243	£7,017,367
50%	70%	£8,048,032	£7,462,567	£7,815,147	£7,895,932	£7,370,445	£7,823,025
100%	70%	£16,594,204	£15,078,894	£16,202,130	£16,406,948	£14,891,637	£1

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,109,604	£9,109,604	£9,109,604	£9,109,604	£9,109,604	£9,109,604
10%	70%	£7,441,286	£7,590,379	£7,479,863	£7,459,711	£7,609,803	£7,498,257
15%	70%	£6,607,128	£6,830,766	£6,684,992	£6,634,764	£6,858,403	£6,692,629
20%	70%	£5,772,989	£6,071,154	£5,850,121	£5,809,818	£6,108,002	£5,886,970
25%	70%	£4,938,810	£5,311,541	£5,035,251	£4,984,871	£5,357,602	£5,081,312
30%	70%	£4,104,651	£4,551,928	£4,220,380	£4,159,925	£4,607,202	£4,275,654
35%	70%	£3,270,492	£3,792,317	£3,405,510	£3,334,977	£3,956,802	£3,469,995
40%	70%	£2,436,333	£3,032,704	£2,599,639	£2,510,031	£3,106,401	£2,664,338
45%	70%	£1,602,175	£2,273,091	£1,775,769	£1,685,084	£2,356,001	£1,858,679
50%	70%	£768,016	£1,513,478	£960,898	£860,138	£1,605,601	£1,053,020
100%	70%	£7,818,159	£6,102,849	£7,226,084	£7,430,901	£5,915,591	£7,038,827
10%	80%	£7,437,891	£7,608,273	£7,481,969	£7,450,164	£7,620,556	£7,494,251
15%	80%	£6,602,020	£6,857,607	£6,688,151	£6,620,445	£6,878,032	£6,686,575
20%	80%	£5,766,158	£6,106,942	£5,854,333	£5,790,724	£6,131,507	£5,878,899
25%	80%	£4,930,296	£5,357,277	£5,016,462	£4,942,605	£5,203,082	£5,016,214
30%	80%	£4,094,435	£4,607,612	£4,168,591	£4,100,934	£4,353,657	£4,168,591
35%	80%	£3,258,574	£3,857,947	£3,333,720	£3,246,273	£3,504,232	£3,333,720
40%	80%	£2,422,713	£3,104,279	£2,599,063	£2,471,845	£3,153,411	£2,648,194
45%	80%	£1,586,852	£2,353,613	£1,785,245	£1,642,124	£2,408,887	£1,840,518
50%	80%	£750,990	£1,602,948	£971,427	£812,405	£1,664,362	£1,032,842
10%	60%	£7,444,692	£7,572,485	£7,477,757	£7,489,257	£7,597,291	£7,502,323
15%	60%	£6,612,235	£6,805,325	£6,647,835	£6,648,084	£6,840,715	£6,696,652
20%	60%	£5,779,779	£6,035,367	£5,845,911	£5,828,911	£6,084,498	£5,895,041
25%	60%	£4,947,323	£5,266,807	£5,028,987	£5,008,737	£5,328,221	£5,091,401
30%	60%	£4,114,867	£4,498,248	£4,214,053	£4,188,564	£4,571,945	£4,287,761
35%	60%	£3,282,410	£3,729,688	£3,388,140	£3,368,391	£3,815,569	£3,484,121
40%	60%	£2,449,954	£2,961,129	£2,582,217	£2,548,218	£3,093,393	£2,680,480
50%	60%	£785,042	£1,424,010	£950,389	£907,871	£1,546,839	£1,073,199

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,168,219	£11,168,219	£11,168,219	£11,168,219	£11,168,219	£11,168,219
10%	70%	£9,499,992	£9,648,984	£9,538,478	£9,518,326	£9,667,419	£9,588,393
15%	70%	£8,665,744	£8,898,382	£8,723,608	£8,693,380	£8,917,014	£8,751,244
20%	70%	£7,831,585	£8,129,769	£7,908,737	£7,868,433	£8,166,618	£7,945,586
25%	70%	£6,997,426	£7,370,157	£7,083,867	£7,043,487	£7,416,218	£7,139,928
30%	70%	£6,163,267	£6,610,544	£6,278,996	£6,218,540	£6,665,818	£6,334,270
35%	70%	£5,329,108	£5,850,932	£5,494,126	£5,393,593	£5,915,417	£5,528,611
40%	70%	£4,494,949	£5,091,320	£4,647,255	£4,546,646	£5,165,017	£4,722,952
45%	70%	£3,660,790	£4,331,707	£3,834,385	£3,743,700	£4,414,617	£3,917,295
50%	70%	£2,826,631	£3,572,094	£3,019,514	£2,918,754	£3,664,216	£3,111,636
100%	70%	£5,559,543	£4,044,233	£5,167,468	£5,372,285	£4,856,972	£4,980,211
10%	80%	£9,496,497	£9,696,888	£9,540,585	£9,508,780	£9,679,172	£9,552,867
15%	80%	£8,660,635	£8,916,222	£8,726,766	£8,679,860	£8,934,947	£8,745,191
20%	80%	£7,824,774	£8,165,557	£7,912,949	£7,849,340	£8,190,123	£7,937,514
25%	80%	£6,988,913	£7,416,944	£7,078,078	£7,014,609	£7,349,694	£7,139,928
30%	80%	£6,153,052	£6,668,331	£6,313,207	£6,218,540	£6,568,818	£6,334,270
35%	80%	£5,317,191	£5,918,718	£5,458,341	£5,346,673	£5,719,945	£5,528,611
40%	80%	£4,481,329	£5,169,105	£4,657,679	£4,530,461	£5,212,027	£4,708,810
45%	80%	£3,645,468	£4,412,229	£3,843,860	£3,700,740	£4,467,502	£3,899,134
50%	80%	£2,809,605	£3,661,564	£3,030,043	£2,871,020	£3,722,976	£3,091,458
10%	60%	£9,503,307	£9,631,100	£9,536,373	£9,527,873	£9,655,667	£9,560,938
15%	60%	£8,670,851	£8,862,541	£8,720,449	£8,707,700	£8,899,391	£8,757,238
20%	60%	£7,838,394	£8,093,982	£7,904,526	£7,887,526	£8,143,113	£7,953,657
25%	60%	£7,005,939	£7,325,423	£7,088,603	£7,067,353	£7,386,837	£7,150,017
30%	60%	£6,173,482	£6,566,863	£6,272,679	£6,247,180	£6,630,561	£6,346,377
35%	60%	£5,341,026	£5,798,304	£5,456,758	£5,427,006	£5,874,285	£5,542,737
40%	60%	£4,508,569	£5,019,745	£4,640,832	£4,606,833	£5,118,098	£4,739,096
50%	60%	£2,843,657	£3,482,626	£3,098,985	£2,966,487	£3,606,455	£3,131,815

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,076,926	£12,076,926	£12,076,926	£12,076,926	£12,076,926	£12,076,926
10%	70%	£10,408,608	£10,557,701	£10,447,184	£10,427,033	£10,576,125	£10,465,609
15%	70%	£9,574,450	£9,798,088	£9,616,478	£9,602,866	£9,825,725	£9,693,951
20%	70%	£8,740,291	£9,038,476	£8,811,443	£8,777,140	£9,075,354	£8,954,292
25%	70%	£7,906,132	£8,278,863	£8,002,573	£7,952,193	£8,324,924	£8,048,634
30%	70%	£7,071,973	£7,519,250	£7,187,702	£7,127,247	£7,574,524	£7,242,976
35%	70%	£6,237,814	£6,759,637	£6,372,832	£6,302,299	£6,824,123	£6,437,317
40%	70%	£5,403,655	£6,000,026	£5,587,961	£5,477,353	£6,073,723	£5,631,660
45%	70%	£4,569,497	£5,240,413	£4,743,091	£4,652,406	£5,323,323	£4,825,001
50%	70%	£3,735,338	£4,480,800	£3,928,220	£3,827,480	£4,572,923	£4,020,342
100%	70%	£4,650,837	£3,135,527	£4,258,762	£4,463,579	£2,948,269	£4,071,505
10%	80%	£10,408,203	£10,575,595	£10,449,291	£10,417,486	£10,587,878	£10,461,573
15%	80%	£9,569,342	£9,824,929	£9,635,473	£9,587,766	£9,843,354	£9,653,897
20%	80%	£8,734,480	£9,074,264	£8,811,605	£8,758,046	£9,068,829	£8,946,239
25%	80%	£7,900,618	£8,314,651	£8,078,736	£8,024,171	£8,330,419	£8,108,580
30%	80%	£7,066,757	£7,555,038	£7,234,865	£7,173,606	£7,531,018	£7,284,921
35%	80%	£6,232,896	£6,795,425	£6,454,994	£6,374,397	£6,731,617	£6,480,262
40%	80%	£5,398,035	£6,035,812	£5,566,385	£5,439,167	£6,120,733	£5,615,516
45%	80%	£4,564,174	£5,276,200	£4,734,517	£4,609,446	£5,376,208	£4,807,840
50%	80%	£3,729,313	£4,516,587	£3,901,856	£3,776,727	£4,631,684	£4,000,164
10%	60%	£10,412,014	£10,539,807	£10,436,079	£10,436,579	£10,564,373	£10,469,644
15%	60%	£9,579,957	£9,771,247	£9,628,155	£9,616,406	£9,809,297	£9,695,004
20%	60%	£8,741,701	£9,002,636	£8,813,233	£8,796,233	£9,051,820	£8,962,365
25%	60%	£7,914,645	£8,234,129	£7,997,309	£7,976,059	£8,295,543	£8,058,723
30%	60%	£7,082,189	£7,465,570	£7,181,385	£7,155,886	£7,539,267	£7,255,083
35%	60%	£6,249,732	£6,697,010	£6,365,462	£6,335,713	£6,782,991	£6,451,443
40%	60%	£5,417,276	£5,928,451	£5,549,539	£5,515,539	£6,026,715	£5,647,802
50%	60%	£2,914,645	£4,168,839	£3,187,309	£2,976,059	£4,295,543	£3,058,723

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,979,685	£8,979,685	£8,979,685	£8,979,685	£8,979,685	£8,979,685
10%	70%	£7,311,367	£7,460,461	£7,349,844	£7,329,792	£7,478,885	£7,368,369
15%	70%	£6,477,210	£6,700,948	£6,535,074	£6,504,946	£6,728,494	£6,562,710
20%	70%	£5,643,051	£5,841,235	£5,700,303	£5,670,175	£5,915,004	£5,757,052
25%	70%	£4,808,892	£5,181,623	£4,905,333	£4,854,953	£5,227,694	£4,951,394
30%	70%	£3,974,733	£4,422,010	£4,090,462	£4,030,006	£4,477,283	£4,145,735
35%	70%	£3,140,574	£3,662,398	£3,275,592	£3,205,059	£3,726,883	£3,340,077
40%	70%	£2,306,415	£2,902,786	£2,460,721	£2,390,112	£2,976,483	£2,534,419
45%	70%	£1,472,256	£2,143,173	£1,645,851	£1,555,166	£2,228,083	£1,728,761
50%	70%	£638,097	£1,383,560	£830,980	£730,219	£1,475,682	£923,102
100%	70%	£7,748,077	£6,232,767	£7,356,002	£7,560,819	£6,045,510	£7,168,746
10%	80%	£7,307,963	£7,478,354	£7,352,051	£7,320,246	£7,490,638	£7,364,333
15%	80%	£6,472,101	£6,727,688	£6,538,232	£6,490,526	£6,746,113	£6,556,657
20%	80%	£5,638,240	£5,977,023	£5,724,415	£5,680,805	£6,001,289	£5,748,990
25%	80%	£4,803,379	£5,216,410	£4,914,544	£4,844,929	£5,151,873	£4,901,331
30%	80%	£3,968,518	£4,455,797	£4,075,673	£4,006,067	£4,357,462	£4,058,682
35%	80%	£3,133,657	£3,705,184	£3,246,802	£3,176,401	£3,503,051	£3,255,973
40%	80%	£2,300,796	£2,954,571	£2,417,927	£2,347,312	£2,748,640	£2,403,314
45%	80%	£1,465,935	£2,203,958	£1,655,326	£1,512,206	£2,278,368	£1,710,600
50%	80%	£621,071	£1,473,030	£841,509	£682,486	£1,534	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,000,191	£13,000,191	£13,000,191	£13,000,191	£13,000,191	£13,000,191
10%	70%	£11,331,873	£11,480,967	£11,370,450	£11,350,286	£11,489,390	£11,388,875
15%	70%	£10,487,715	£10,721,354	£10,555,580	£10,525,352	£10,748,990	£10,583,216
20%	70%	£9,663,556	£9,961,741	£9,740,700	£9,700,405	£9,998,590	£9,777,557
25%	70%	£8,829,397	£9,202,128	£8,925,839	£8,875,459	£9,248,189	£8,971,900
30%	70%	£7,995,239	£8,442,516	£8,110,968	£8,050,512	£8,497,789	£8,166,241
35%	70%	£7,161,080	£7,682,904	£7,296,098	£7,225,965	£7,747,389	£7,360,583
40%	70%	£6,326,921	£6,923,291	£6,481,227	£6,400,818	£6,938,989	£6,554,925
45%	70%	£5,492,762	£6,163,679	£5,666,357	£5,575,672	£6,246,588	£5,743,266
50%	70%	£4,658,603	£5,404,066	£4,851,486	£4,750,725	£5,496,188	£4,943,608
100%	70%	£3,727,571	£2,212,261	£3,335,497	£3,540,313	£2,025,004	£3,148,240
10%	80%	£11,328,468	£11,498,860	£11,372,556	£11,340,752	£11,511,143	£11,384,839
15%	80%	£10,492,607	£10,748,194	£10,558,738	£10,511,032	£10,756,819	£10,577,163
20%	80%	£9,656,746	£9,907,529	£9,744,821	£9,681,311	£9,952,095	£9,729,486
40%	80%	£6,313,301	£6,994,866	£6,489,650	£6,362,432	£7,043,998	£6,538,781
45%	80%	£5,477,439	£6,244,200	£5,675,832	£5,532,712	£6,299,474	£5,731,105
50%	80%	£4,641,577	£5,493,535	£4,862,015	£4,702,992	£5,554,950	£4,923,430
10%	60%	£11,335,279	£11,463,072	£11,368,344	£11,359,844	£11,487,638	£11,392,910
15%	60%	£10,502,623	£10,694,513	£10,552,421	£10,539,671	£10,731,362	£10,589,269
20%	60%	£9,670,366	£9,925,954	£9,736,498	£9,719,498	£9,975,085	£9,785,629
25%	60%	£8,837,911	£9,157,395	£8,920,574	£8,899,325	£9,218,809	£8,981,988
30%	60%	£8,005,454	£8,388,835	£8,104,650	£8,079,151	£8,462,532	£8,178,349
35%	60%	£7,172,998	£7,620,276	£7,288,728	£7,258,978	£7,706,256	£7,374,708
40%	60%	£6,340,541	£6,801,716	£6,472,804	£6,438,805	£6,949,380	£6,571,068
50%	60%	£4,675,629	£5,314,597	£4,840,956	£4,798,458	£5,437,426	£4,963,787

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,276,749	£13,276,749	£13,276,749	£13,276,749	£13,276,749	£13,276,749
10%	70%	£11,608,432	£11,757,525	£11,647,008	£11,626,896	£11,775,949	£11,665,433
15%	70%	£10,774,274	£10,997,912	£10,832,139	£10,801,910	£11,025,548	£10,859,774
20%	70%	£9,940,115	£10,238,299	£10,017,267	£9,976,983	£10,275,148	£10,054,116
25%	70%	£9,105,956	£9,478,687	£9,202,397	£9,152,017	£9,524,748	£9,248,458
30%	70%	£8,271,797	£8,719,074	£8,387,526	£8,327,070	£8,774,348	£8,442,800
35%	70%	£7,437,638	£7,959,462	£7,572,656	£7,502,123	£8,023,947	£7,637,141
40%	70%	£6,603,479	£7,199,850	£6,757,785	£6,677,176	£7,273,547	£6,831,483
45%	70%	£5,769,320	£6,440,237	£5,942,915	£5,852,230	£6,523,147	£6,025,825
50%	70%	£4,935,161	£5,680,624	£5,128,044	£5,027,284	£5,772,746	£5,220,166
100%	70%	£3,451,013	£1,935,703	£3,058,938	£3,263,755	£1,748,446	£2,871,681
10%	80%	£11,605,027	£11,775,418	£11,649,115	£11,617,310	£11,787,702	£11,661,397
15%	80%	£10,769,165	£11,024,752	£10,635,296	£10,787,590	£11,043,177	£10,853,721
20%	80%	£9,933,304	£10,274,087	£10,021,479	£9,957,870	£10,298,653	£10,046,044
40%	80%	£6,589,859	£7,271,425	£6,766,209	£6,638,991	£7,320,557	£6,815,340
45%	80%	£5,753,998	£6,520,759	£5,952,390	£5,809,270	£6,576,032	£6,007,664
50%	80%	£4,918,135	£5,770,094	£5,138,573	£4,979,550	£5,831,508	£5,199,988
10%	60%	£11,611,837	£11,739,630	£11,644,903	£11,636,403	£11,764,197	£11,669,468
15%	60%	£10,779,381	£10,971,071	£10,828,979	£10,816,230	£11,007,921	£10,865,828
20%	60%	£9,946,924	£10,202,512	£10,013,056	£9,996,056	£10,251,643	£10,062,187
25%	60%	£9,114,469	£9,433,953	£9,197,133	£9,175,883	£9,495,367	£9,258,547
30%	60%	£8,282,012	£8,665,393	£8,381,209	£8,355,710	£8,739,091	£8,454,907
35%	60%	£7,449,556	£7,896,834	£7,565,286	£7,535,536	£7,982,815	£7,651,267
40%	60%	£6,617,099	£7,128,275	£6,749,362	£6,715,363	£7,226,538	£6,847,626
50%	60%	£4,952,187	£5,591,156	£5,117,815	£5,075,017	£5,713,985	£5,340,345

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2	
No Units	30
Site Area	0.47 Ha

CIL Zone	1
Value Area	Med

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,037,424	£10,037,424	£10,037,424	£10,037,424	£10,037,424	£10,037,424
10%	70%	£8,755,309	£8,910,161	£8,799,438	£8,774,022	£8,928,273	£8,817,551
15%	70%	£8,115,152	£8,346,530	£8,180,445	£8,142,320	£8,373,698	£8,207,613
20%	70%	£7,474,394	£7,782,898	£7,561,452	£7,510,619	£7,819,122	£7,597,677
25%	70%	£6,833,636	£7,219,267	£6,942,459	£6,878,916	£7,264,547	£6,987,739
30%	70%	£6,192,878	£6,655,634	£6,323,465	£6,247,215	£6,709,971	£6,377,602
35%	70%	£5,552,122	£6,092,003	£5,704,472	£5,615,514	£6,155,395	£5,767,895
40%	70%	£4,911,364	£5,528,371	£5,085,479	£4,983,812	£5,600,820	£5,157,928
45%	70%	£4,270,606	£4,964,739	£4,466,486	£4,352,111	£5,046,244	£4,547,990
50%	70%	£3,629,848	£4,401,108	£3,847,493	£3,720,409	£4,491,669	£3,938,054
100%	70%	-£2,823,158	-£1,255,411	-£2,380,750	-£2,539,074	-£1,071,327	-£2,196,666
10%	80%	£8,751,767	£8,920,055	£8,801,514	£8,763,941	£8,940,130	£8,813,589
15%	80%	£8,108,939	£8,373,370	£8,183,559	£8,127,050	£8,391,482	£8,201,672
20%	80%	£7,466,109	£7,818,686	£7,565,604	£7,490,259	£7,842,835	£7,589,753
25%	80%	£6,823,281	£7,264,000	£6,947,649	£6,853,467	£7,294,188	£6,977,836
30%	80%	£6,180,453	£6,709,316	£6,329,694	£6,216,676	£6,745,541	£6,365,918
35%	80%	£5,537,623	£6,154,631	£5,711,739	£5,679,885	£6,196,982	£5,754,001
40%	80%	£4,894,795	£5,599,946	£5,093,784	£4,943,094	£5,648,245	£5,142,083
45%	80%	£4,251,966	£5,045,262	£4,475,829	£4,306,302	£5,099,598	£4,530,166
50%	80%	£3,609,137	£4,490,577	£3,857,873	£3,669,511	£4,550,951	£3,918,247
10%	80%	£8,760,052	£8,892,267	£8,797,362	£8,784,201	£8,916,417	£8,821,512
15%	80%	£8,121,365	£8,319,688	£8,177,331	£8,157,589	£8,355,913	£8,213,555
20%	80%	£7,482,678	£7,747,111	£7,571,300	£7,530,977	£7,797,409	£7,630,605
25%	80%	£6,843,992	£7,174,532	£6,937,269	£6,904,365	£7,234,906	£6,997,642
30%	80%	£6,205,305	£6,601,953	£6,317,237	£6,277,754	£6,674,402	£6,389,686
35%	80%	£5,566,619	£6,029,375	£5,697,206	£5,651,142	£6,113,898	£5,781,728
40%	80%	£4,927,933	£5,456,796	£5,077,175	£5,024,531	£5,553,394	£5,173,772
45%	80%	£4,289,246	£4,884,217	£4,457,143	£4,387,919	£4,932,890	£4,565,816
50%	80%	£3,650,559	£4,311,640	£3,837,112	£3,771,307	£4,432,387	£3,957,659

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£28,814,661	-£28,814,661	-£28,814,661	-£28,814,661	-£28,814,661	-£28,814,661
10%	70%	-£30,086,176	-£29,941,924	-£30,052,647	-£30,079,063	-£29,923,812	-£30,034,534
15%	70%	-£30,796,933	-£30,595,565	-£30,671,940	-£30,709,765	-£30,478,387	-£30,644,472
20%	70%	-£31,517,691	-£31,089,187	-£31,290,633	-£31,341,466	-£31,022,023	-£31,254,408
25%	70%	-£32,018,443	-£31,632,818	-£31,909,626	-£31,973,169	-£31,587,539	-£31,864,346
30%	70%	-£32,659,207	-£32,196,450	-£32,528,620	-£32,604,870	-£32,142,113	-£32,474,283
35%	70%	-£33,299,963	-£32,780,082	-£33,147,613	-£33,236,571	-£32,696,690	-£33,084,220
40%	70%	-£33,940,721	-£33,323,714	-£33,766,606	-£33,868,273	-£33,251,265	-£33,694,157
45%	70%	-£34,581,478	-£33,867,346	-£34,385,599	-£34,489,974	-£33,805,841	-£34,304,094
50%	70%	-£35,222,237	-£34,450,977	-£35,004,592	-£35,131,676	-£34,360,416	-£34,914,031
100%	70%	-£41,675,243	-£40,107,496	-£41,232,835	-£41,491,159	-£39,923,412	-£41,048,751
10%	80%	-£30,100,318	-£29,924,030	-£30,050,570	-£30,088,244	-£29,911,955	-£30,038,496
15%	80%	-£30,743,146	-£30,478,715	-£30,668,526	-£30,725,035	-£30,460,603	-£30,650,413
20%	80%	-£31,385,976	-£31,033,289	-£31,286,481	-£31,361,826	-£31,009,250	-£31,262,332
25%	80%	-£32,028,806	-£31,587,863	-£32,129,391	-£32,256,301	-£31,808,991	-£32,170,292
30%	80%	-£32,671,636	-£32,142,436	-£32,572,301	-£32,657,781	-£32,400,721	-£32,500,252
35%	80%	-£33,314,466	-£32,696,911	-£33,023,211	-£33,108,691	-£32,955,451	-£33,050,172
40%	80%	-£33,957,296	-£33,251,386	-£33,474,121	-£33,559,601	-£33,500,301	-£33,600,092
45%	80%	-£34,600,126	-£33,805,861	-£34,025,031	-£34,104,511	-£34,045,211	-£34,150,002
50%	80%	-£35,242,956	-£34,360,336	-£34,575,941	-£34,653,421	-£34,590,121	-£34,700,012
10%	60%	-£30,092,033	-£29,959,818	-£30,054,723	-£30,067,884	-£29,935,668	-£30,030,573
15%	60%	-£30,730,720	-£30,532,398	-£30,674,754	-£30,694,496	-£30,496,172	-£30,638,530
20%	60%	-£31,369,407	-£31,104,974	-£31,284,785	-£31,321,038	-£31,066,875	-£31,246,888
25%	60%	-£32,008,093	-£31,677,553	-£31,914,936	-£31,947,720	-£31,617,179	-£31,854,443
30%	60%	-£32,646,780	-£32,250,132	-£32,534,848	-£32,574,331	-£32,177,683	-£32,462,399
35%	60%	-£33,285,466	-£32,822,711	-£33,154,879	-£33,200,842	-£32,738,187	-£33,070,356
40%	60%	-£33,924,152	-£33,395,289	-£33,774,910	-£33,827,554	-£33,298,691	-£33,678,313
50%	60%	-£34,562,838	-£33,967,868	-£34,394,941	-£34,453,296	-£33,859,191	-£34,286,270

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£20,196,491	-£20,196,491	-£20,196,491	-£20,196,491	-£20,196,491	-£20,196,491
10%	70%	-£21,478,005	-£21,323,754	-£21,434,476	-£21,459,893	-£21,305,641	-£21,416,364
15%	70%	-£22,159,520	-£21,887,385	-£22,052,007	-£22,081,595	-£21,960,217	-£22,026,301
20%	70%	-£22,789,521	-£22,451,017	-£22,672,463	-£22,723,296	-£22,414,732	-£22,636,236
25%	70%	-£23,400,278	-£23,014,648	-£23,291,456	-£23,364,998	-£23,069,368	-£23,246,176
30%	70%	-£24,011,035	-£23,578,280	-£23,910,449	-£23,986,699	-£23,523,943	-£23,856,112
35%	70%	-£24,621,792	-£24,141,911	-£24,529,442	-£24,618,400	-£24,078,519	-£24,466,050
40%	70%	-£25,232,549	-£24,705,543	-£25,148,436	-£25,250,102	-£24,633,095	-£25,075,986
45%	70%	-£25,843,306	-£25,269,175	-£25,767,430	-£25,801,803	-£25,188,681	-£25,685,922
50%	70%	-£26,454,063	-£25,832,806	-£26,386,424	-£26,513,506	-£25,742,246	-£26,295,861
100%	70%	-£33,067,072	-£31,489,325	-£32,614,665	-£32,872,988	-£31,305,241	-£32,430,581
10%	80%	-£21,482,147	-£21,305,859	-£21,432,400	-£21,470,073	-£21,293,785	-£21,420,326
15%	80%	-£22,124,976	-£21,890,545	-£22,050,395	-£22,106,884	-£21,942,432	-£22,032,243
20%	80%	-£22,767,805	-£22,475,229	-£22,680,391	-£22,743,698	-£22,581,079	-£22,702,181
25%	80%	-£23,400,278	-£23,059,988	-£23,140,131	-£23,200,821	-£23,055,669	-£23,091,832
30%	80%	-£24,011,035	-£23,644,747	-£23,725,086	-£23,792,612	-£23,600,261	-£23,650,773
35%	80%	-£24,621,792	-£24,229,506	-£24,310,041	-£24,377,137	-£24,184,811	-£24,234,724
40%	80%	-£25,232,549	-£24,814,265	-£24,895,096	-£24,962,192	-£24,769,391	-£24,819,675
45%	80%	-£25,843,306	-£25,403,024	-£25,486,041	-£25,553,187	-£25,366,891	-£25,419,619
50%	80%	-£26,454,063	-£25,991,783	-£26,075,096	-£26,142,183	-£25,959,391	-£26,019,567
10%	60%	-£21,473,883	-£21,341,647	-£21,436,552	-£21,449,713	-£21,317,498	-£21,412,403
15%	60%	-£22,112,550	-£21,914,226	-£22,056,583	-£22,076,325	-£21,978,091	-£22,020,360
20%	60%	-£22,751,216	-£22,486,805	-£22,676,615	-£22,702,037	-£22,638,535	-£22,680,316
25%	60%	-£23,389,922	-£23,059,383	-£23,256,546	-£23,283,549	-£23,200,039	-£23,236,273
30%	60%	-£24,028,609	-£23,631,962	-£23,816,677	-£23,856,160	-£23,559,512	-£23,844,229
35%	60%	-£24,667,296	-£24,204,539	-£24,356,709	-£24,382,772	-£24,120,017	-£24,452,186
40%	60%	-£25,305,982	-£24,777,118	-£24,926,740	-£24,950,384	-£24,680,521	-£24,960,142
50%	60%	-£25,944,668	-£25,349,697	-£25,476,771	-£25,500,428	-£25,200,061	-£25,270,095

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£3,786,060	-£3,786,060	-£3,786,060	-£3,786,060	-£3,786,060	-£3,786,060
10%	70%	-£5,067,574	-£4,913,323	-£5,024,045	-£5,049,462	-£4,895,210	-£5,005,333
15%	70%	-£5,708,332	-£5,476,954	-£5,643,038	-£5,681,164	-£5,549,786	-£5,615,870
20%	70%	-£6,349,090	-£6,040,586	-£6,262,032	-£6,312,885	-£6,004,361	-£6,225,807
25%	70%	-£6,989,847	-£6,604,217	-£6,881,025	-£6,944,567	-£6,558,937	-£6,835,745
30%	70%	-£7,630,605	-£7,167,849	-£7,500,018	-£7,576,268	-£7,113,512	-£7,445,681
35%	70%	-£8,271,362	-£7,731,480	-£8,119,011	-£8,207,969	-£7,668,089	-£8,055,619
40%	70%	-£8,912,120	-£8,295,112	-£8,738,005	-£8,839,671	-£8,222,964	-£8,665,555
45%	70%	-£9,552,877	-£8,858,744	-£9,356,998	-£9,468,229	-£8,777,373	-£9,275,494
50%	70%	-£10,193,635	-£9,422,375	-£9,975,990	-£10,103,075	-£9,331,815	-£9,885,430
100%	70%	-£16,646,641	-£15,078,894	-£16,204,234	-£16,462,557	-£14,894,810	-£16,020,150
10%	80%	-£5,071,716	-£4,895,428	-£5,021,969	-£5,059,642	-£4,883,354	-£5,009,895
15%	80%	-£5,714,545	-£5,450,114	-£5,639,924	-£5,696,433	-£5,432,001	-£5,621,812

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,189,986	£5,189,986	£5,189,986	£5,189,986	£5,189,986	£5,189,986
10%	70%	£3,908,472	£4,062,723	£3,952,001	£3,926,894	£4,080,835	£3,970,113
15%	70%	£3,267,714	£3,493,092	£3,333,007	£3,294,882	£3,526,280	£3,360,175
20%	70%	£2,626,956	£2,935,460	£2,714,014	£2,663,181	£2,971,684	£2,750,239
25%	70%	£1,986,198	£2,371,829	£2,095,021	£2,031,479	£2,417,109	£2,140,301
30%	70%	£1,345,440	£1,808,197	£1,476,027	£1,399,777	£1,862,534	£1,530,364
35%	70%	£704,684	£1,244,565	£957,034	£758,076	£1,307,957	£920,427
40%	70%	£53,926	£680,933	£238,941	£136,374	£753,362	£310,490
45%	70%	£-576,832	£117,301	£-380,952	£-495,327	£198,806	£-299,447
50%	70%	£-1,217,590	£-446,330	£-999,945	£-1,127,029	£-355,769	£-909,384
100%	70%	£-7,670,596	£-6,102,849	£-7,228,188	£-7,486,512	£-5,918,765	£-7,044,104
10%	80%	£3,904,329	£4,060,617	£3,954,077	£3,916,403	£4,092,692	£3,966,151
15%	80%	£3,261,501	£3,525,932	£3,336,121	£3,279,812	£3,544,044	£3,354,234
20%	80%	£2,618,671	£2,971,248	£2,716,166	£2,642,821	£2,995,397	£2,742,315
25%	80%	£47,357	£752,508	£246,346	£95,656	£800,807	£294,645
30%	80%	£-595,472	£197,824	£-371,609	£-541,136	£252,160	£-317,272
35%	80%	£-1,238,301	£-356,861	£-989,564	£-1,177,927	£-296,487	£-929,190
40%	80%	£-2,012,814	£-4,044,829	£-3,948,924	£-3,936,763	£4,089,979	£-3,974,074
45%	80%	£-2,723,927	£-3,472,251	£-3,329,893	£-3,310,151	£3,508,475	£-3,368,117
50%	80%	£-3,352,240	£-2,899,673	£-2,709,862	£-2,683,539	£2,947,972	£-2,758,161
25%	60%	£1,996,554	£2,327,094	£2,089,831	£2,056,927	£2,387,468	£2,150,204
30%	60%	£1,357,867	£1,754,515	£1,469,799	£1,430,316	£1,826,964	£1,542,248
35%	60%	£719,181	£1,181,937	£849,768	£803,705	£1,266,460	£934,291
40%	60%	£30,495	£609,359	£229,737	£177,093	£736,956	£326,335
50%	60%	£-1,196,878	£-535,798	£-1,010,326	£-1,076,131	£-415,051	£-889,579

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,248,602	£7,248,602	£7,248,602	£7,248,602	£7,248,602	£7,248,602
10%	70%	£5,967,687	£6,121,339	£6,010,616	£5,985,205	£6,139,451	£6,028,729
15%	70%	£5,326,329	£5,557,708	£5,391,623	£5,353,497	£5,584,675	£5,418,791
20%	70%	£4,685,572	£4,994,075	£4,772,830	£4,721,796	£5,030,300	£4,808,854
25%	70%	£4,044,814	£4,430,444	£4,153,636	£4,090,094	£4,475,725	£4,198,917
30%	70%	£3,404,056	£3,866,812	£3,534,643	£3,458,393	£3,921,149	£3,588,980
35%	70%	£2,763,299	£3,303,181	£2,915,650	£2,826,892	£3,366,573	£2,979,043
40%	70%	£2,122,542	£2,739,551	£2,386,655	£2,314,969	£2,811,997	£2,368,165
45%	70%	£1,481,784	£2,175,917	£1,677,663	£1,583,289	£2,257,422	£1,759,168
50%	70%	£841,026	£1,612,286	£1,058,671	£931,587	£1,702,847	£1,149,232
100%	70%	£-5,611,980	£-4,044,233	£-5,169,572	£-5,427,896	£-3,860,149	£-4,985,488
10%	80%	£5,962,945	£6,139,233	£6,012,692	£5,975,019	£6,151,307	£6,024,766
15%	80%	£5,323,117	£5,554,549	£5,394,737	£5,356,228	£5,602,860	£5,412,849
20%	80%	£4,677,287	£5,029,863	£4,776,782	£4,701,437	£5,054,013	£4,800,931
25%	80%	£2,105,973	£2,811,124	£2,304,962	£2,154,271	£2,859,423	£2,353,261
30%	80%	£1,463,144	£2,256,440	£1,687,006	£1,517,480	£2,310,776	£1,741,343
35%	80%	£820,315	£1,701,754	£1,069,051	£890,689	£1,762,129	£1,129,425
40%	80%	£5,971,229	£6,103,445	£6,008,540	£5,995,379	£6,127,595	£6,032,690
45%	80%	£5,332,542	£5,520,866	£5,388,509	£5,368,767	£5,587,091	£5,424,733
50%	80%	£4,693,856	£4,958,288	£4,768,478	£4,742,155	£5,006,587	£4,816,776
25%	60%	£4,055,170	£4,385,710	£4,148,446	£4,115,543	£4,446,084	£4,208,819
30%	60%	£3,416,483	£3,813,131	£3,528,415	£3,488,932	£3,885,580	£3,600,863
35%	60%	£2,777,797	£3,240,553	£2,908,384	£2,862,320	£3,325,075	£2,992,906
40%	60%	£2,138,111	£2,667,974	£2,288,352	£2,235,708	£2,764,572	£2,384,950
50%	60%	£861,737	£1,522,817	£1,046,290	£982,484	£1,543,565	£1,169,037

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,157,308	£8,157,308	£8,157,308	£8,157,308	£8,157,308	£8,157,308
10%	70%	£6,875,793	£7,030,045	£6,919,322	£6,893,906	£7,048,157	£6,937,435
15%	70%	£6,235,036	£6,466,414	£6,300,329	£6,262,204	£6,493,582	£6,327,487
20%	70%	£5,594,278	£5,902,782	£5,681,336	£5,630,503	£5,939,006	£5,717,561
25%	70%	£4,953,520	£5,339,151	£5,062,343	£4,998,800	£5,384,431	£5,107,623
30%	70%	£4,312,762	£4,775,518	£4,443,349	£4,367,099	£4,828,855	£4,497,686
35%	70%	£3,672,006	£4,211,887	£3,824,356	£3,735,398	£4,275,279	£3,887,749
40%	70%	£3,031,248	£3,648,255	£3,205,963	£3,103,696	£3,720,704	£3,277,812
45%	70%	£2,390,490	£3,084,623	£2,596,370	£2,471,905	£3,166,128	£2,661,675
50%	70%	£1,749,732	£2,520,992	£1,967,377	£1,840,293	£2,611,553	£2,057,338
100%	70%	£-4,703,274	£-3,135,527	£-4,260,866	£-4,519,190	£-2,951,443	£-4,076,782
10%	80%	£6,871,651	£7,047,939	£6,921,398	£6,883,725	£7,060,014	£6,933,473
15%	80%	£6,228,823	£6,493,254	£6,303,443	£6,246,934	£6,511,366	£6,321,556
20%	80%	£5,585,993	£5,939,570	£5,686,468	£5,610,143	£5,938,650	£5,708,650
25%	80%	£4,943,165	£5,375,939	£5,213,668	£5,062,978	£5,378,129	£5,261,967
30%	80%	£4,302,337	£4,812,308	£4,551,197	£4,451,491	£4,816,603	£4,601,335
35%	80%	£3,661,509	£4,248,677	£3,910,306	£3,810,785	£4,272,015	£3,996,807
40%	80%	£3,020,681	£3,685,046	£3,259,415	£3,159,269	£3,637,486	£3,382,279
45%	80%	£2,379,853	£3,121,415	£2,608,524	£2,507,763	£3,092,957	£2,777,751
50%	80%	£1,739,025	£2,557,784	£1,967,633	£1,866,907	£2,548,428	£2,162,923
25%	60%	£4,325,189	£4,721,837	£4,437,121	£4,397,638	£4,794,286	£4,509,570
30%	60%	£3,684,503	£4,149,259	£3,817,090	£3,771,027	£4,233,782	£3,901,613
35%	60%	£3,043,817	£3,576,690	£3,197,059	£3,144,415	£3,673,278	£3,293,656
40%	60%	£2,403,131	£3,012,109	£2,557,572	£2,504,828	£2,958,772	£2,648,124
50%	60%	£1,762,444	£2,447,528	£1,896,998	£1,881,191	£2,552,271	£2,077,743

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,060,068	£5,060,068	£5,060,068	£5,060,068	£5,060,068	£5,060,068
10%	70%	£3,778,553	£3,932,805	£3,822,082	£3,796,655	£3,950,917	£3,840,194
15%	70%	£3,137,795	£3,289,173	£3,203,089	£3,164,963	£3,336,341	£3,230,297
20%	70%	£2,497,038	£2,805,541	£2,584,095	£2,533,262	£2,841,766	£2,620,320
25%	70%	£1,856,280	£2,241,910	£1,965,102	£1,901,560	£2,287,191	£2,010,383
30%	70%	£1,215,522	£1,678,278	£1,346,109	£1,289,858	£1,732,615	£1,400,446
35%	70%	£574,765	£1,114,647	£727,116	£638,158	£1,178,039	£790,508
40%	70%	£-65,992	£551,015	£108,123	£5,495	£623,463	£180,572
45%	70%	£-706,750	£12,817	£-510,871	£-626,245	£99,389	£-429,366
50%	70%	£-1,347,508	£-578,248	£-1,129,863	£-1,256,947	£-456,688	£-1,038,302
100%	70%	£-7,800,514	£-6,232,767	£-7,358,106	£-7,616,430	£-6,048,683	£-7,174,023
10%	80%	£3,774,411	£3,950,699	£3,824,158	£3,786,485	£3,962,773	£3,836,232
15%	80%	£3,131,582	£3,396,014	£3,206,203	£3,149,694	£3,414,126	£3,224,315
20%	80%	£2,493,753	£2,841,329	£2,598,248	£2,512,707	£2,955,479	£2,612,397
25%	80%	£1,856,924	£2,287,703	£1,965,816	£1,901,274	£2,310,911	£2,019,589
30%	80%	£1,216,166	£1,724,072	£1,346,109	£1,289,858	£1,732,615	£1,400,446
35%	80%	£574,765	£1,114,647	£727,116	£638,158	£1,178,039	£790,508
40%	80%	£-65,992	£551,015	£108,123	£5,495	£623,463	£180,572
45%	80%	£-706,750	£12,817	£-510,871	£-626,245	£99,389	£-429,366
50%	80%	£-1,347,508	£-578,248	£-1,129,863	£-1,256,947	£-456,688	£-1,038,302
25%	60%	£3,144,008	£3,342,332	£3,199,975	£3,180,233	£3,378,557	£3,236,198
30%	60%	£2,503,222	£2,769,754	£2,578,944	£2,553,621	£2,818,053	£2,628,242
35%	60%	£1,862,636	£2,197,175	£1,959,912	£1,927,090	£2,257,590	£2,020,285
40%	60%	£1,227,949	£1,624,597	£1,339,881	£1,300,398	£1,697,046	£1,412,329
45%	60%	£580,263	£1,052,019	£719,850	£673,786	£1,136,541	£804,372
50%	60%	£-67,423	£479,440	£99,818	£47,174	£576,038	£198,416
100%	60%	£-1,326,797	£-865,717	£-1,140,244	£-1,206,050	£-544,970	£-1,018,497

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,080,573	£9,080,573	£9,080,573	£9,080,573	£9,080,573	£9,080,573
10%	70%	£7,739,069	£7,953,310	£7,842,586	£7,817,171	£7,971,423	£7,960,700
15%	70%	£7,158,301	£7,389,679	£7,223,595	£7,185,466	£7,416,847	£7,250,763
20%	70%	£6,517,543	£6,826,047	£6,604,601	£6,553,768	£6,862,272	£6,640,826
25%	70%	£5,876,786	£6,262,416	£5,985,608	£5,922,066	£6,307,696	£6,030,888
30%	70%	£5,236,028	£5,698,784	£5,366,615	£5,290,365	£5,753,121	£5,420,952
35%	70%	£4,595,271	£5,135,153	£4,747,622	£4,658,664	£5,198,544	£4,811,014
40%	70%	£3,954,513	£4,571,521	£4,128,629	£4,026,862	£4,643,969	£4,201,078
45%	70%	£3,313,755	£4,007,889	£3,509,635	£3,395,260	£4,089,394	£3,591,140
50%	70%	£2,672,998	£3,444,258	£2,890,643	£2,783,558	£3,534,818	£2,981,203
100%	70%	£-3,780,008	£-2,212,261	£-3,337,601	£-3,595,924	£-2,028,177	£-3,153,517
10%	80%	£7,794,917	£7,971,205	£7,844,664	£7,806,991	£7,983,279	£7,856,738
15%	80%	£7,152,088	£7,419,519	£7,226,709	£7,170,200	£7,434,632	£7,244,821
20%	80%	£6,509,259	£6,861,835	£6,608,753	£6,533,408	£6,865,985	£6,632,903
40%	80%	£3,937,944	£4,643,096	£4,136,933	£3,986,243	£4,691,395	£4,186,232
45%	80%	£3,295,116	£4,088,411	£3,518,978	£3,349,452	£4,142,747	£3,573,315
50%	80%	£2,652,286	£3,533,726	£2,901,023	£2,712,660	£3,594,100	£2,961,397
10%	60%	£7,803,201	£7,935,417	£7,840,512	£7,827,351	£7,959,566	£7,864,661
15%	60%	£7,164,514	£7,362,338	£7,220,481	£7,200,739	£7,369,063	£7,256,704
20%	60%	£6,525,828	£6,790,260	£6,600,449	£6,574,127	£6,838,559	£6,648,748
25%	60%	£5,887,142	£6,217,681	£5,980,418	£5,947,515	£6,278,955	£6,040,791
30%	60%	£5,248,455	£5,645,102	£5,360,387	£5,320,904	£5,717,552	£5,432,835
35%	60%	£4,609,768	£5,072,525	£4,740,355	£4,694,292	£5,157,047	£4,824,878
40%	60%	£3,971,082	£4,499,946	£4,120,324	£4,067,680	£4,596,543	£4,216,922
50%	60%	£3,332,395	£3,927,367	£3,880,262	£3,814,456	£4,347,536	£3,601,009

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,357,132	£9,357,132	£9,357,132	£9,357,132	£9,357,132	£9,357,132
10%	70%	£8,075,817	£8,229,869	£8,119,146	£8,083,730	£8,247,981	£8,137,259
15%	70%	£7,434,859	£7,669,238	£7,500,153	£7,462,027	£7,693,405	£7,527,521
20%	70%	£6,794,102	£7,102,605	£6,881,160	£6,830,326	£7,138,830	£6,917,384
25%	70%	£6,153,344	£6,538,974	£6,262,166	£6,198,624	£6,594,255	£6,307,447
30%	70%	£5,512,586	£5,975,342	£5,643,173	£5,566,923	£6,029,679	£5,697,510
35%	70%	£4,871,829	£5,411,711	£5,024,180	£4,935,222	£5,475,103	£5,087,573
40%	70%	£4,231,072	£4,848,079	£4,405,187	£4,303,520	£4,830,527	£4,477,636
45%	70%	£3,590,314	£4,284,447	£3,786,193	£3,671,819	£4,365,952	£3,867,698
50%	70%	£2,949,556	£3,720,816	£3,167,201	£3,040,117	£3,811,377	£3,257,762
100%	70%	£-3,503,450	£-1,935,703	£-3,061,042	£-3,319,368	£-1,751,619	£-2,876,658
10%	80%	£8,071,475	£8,247,763	£8,121,222	£8,083,549	£8,299,837	£8,133,296
15%	80%	£7,428,647	£7,693,078	£7,503,267	£7,446,758	£7,711,190	£7,521,379
20%	80%	£6,785,817	£7,138,393	£6,885,312	£6,809,967	£7,162,543	£6,909,461
40%	80%	£4,214,503	£4,919,654	£4,413,492	£4,262,801	£4,967,953	£4,461,791
45%	80%	£3,571,674	£4,364,970	£3,795,536	£3,626,010	£4,419,369	£3,848,873
50%	80%	£2,928,845	£3,810,284	£3,177,581	£2,989,219	£3,870,659	£3,237,955
10%	60%	£8,079,759	£8,211,975	£8,117,070	£8,103,909	£8,236,125	£8,141,220
15%	60%	£7,441,072	£7,639,396	£7,497,039	£7,477,297	£7,675,621	£7,533,263
20%	60%	£6,802,386	£7,066,818	£6,877,008	£6,850,885	£7,115,117	£6,925,306
25%	60%	£6,163,700	£6,494,240	£6,256,976	£6,224,073	£6,554,614	£6,317,349
30%	60%	£5,525,013	£5,921,661	£5,636,945	£5,597,462	£5,994,110	£5,709,393
35%	60%	£4,886,327	£5,349,083	£5,016,914	£4,970,850	£5,433,605	£5,101,436
40%	60%	£4,247,641	£4,776,504	£4,396,882	£4,344,238	£4,873,102	£4,493,480
50%	60%	£3,608,955	£4,203,927	£3,856,820	£3,801,014	£4,352,096	£3,877,567

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

No Units	30
Site Area	0.47 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,117,807	£5,117,807	£5,117,807	£5,117,807	£5,117,807	£5,117,807
10%	70%	£5,218,407	£5,381,803	£5,271,080	£5,236,441	£5,399,837	£5,288,114
15%	70%	£4,768,707	£5,013,801	£4,847,717	£4,795,759	£5,040,852	£4,874,767
20%	70%	£4,319,008	£4,645,799	£4,424,353	£4,355,075	£4,681,867	£4,460,421
25%	70%	£3,869,307	£4,277,796	£4,000,989	£3,914,392	£4,322,882	£4,046,075
30%	70%	£3,419,608	£3,909,795	£3,577,626	£3,473,710	£3,963,896	£3,631,727
35%	70%	£2,969,907	£3,541,793	£3,154,282	£3,033,027	£3,604,912	£3,217,381
40%	70%	£2,520,208	£3,173,790	£2,730,899	£2,692,343	£3,245,927	£2,803,034
45%	70%	£2,070,508	£2,805,788	£2,307,534	£2,151,661	£2,886,942	£2,388,688
50%	70%	£1,620,808	£2,437,786	£1,884,171	£1,710,978	£2,527,957	£1,974,342
100%	70%	£2,923,232	£1,262,551	£2,387,891	£2,739,942	£1,079,262	£2,204,600
10%	80%	£5,213,193	£5,399,831	£5,273,300	£5,225,216	£5,411,954	£5,285,413
15%	80%	£4,760,886	£5,040,992	£4,851,182	£4,778,920	£5,059,027	£4,869,216
20%	80%	£4,308,579	£4,682,055	£4,428,973	£4,332,624	£4,706,100	£4,483,019
25%	80%	£3,856,272	£4,323,117	£4,006,765	£3,886,328	£4,353,173	£4,036,822
30%	80%	£3,403,965	£3,964,178	£3,584,557	£3,440,033	£4,000,246	£3,620,625
35%	80%	£2,951,658	£3,605,240	£3,162,349	£2,993,737	£3,647,319	£3,204,428
40%	80%	£2,499,350	£3,246,303	£2,740,140	£2,547,441	£3,294,394	£2,788,230
45%	80%	£2,047,043	£2,887,364	£2,317,931	£2,101,146	£2,941,467	£2,372,033
50%	80%	£1,594,736	£2,528,426	£1,895,723	£1,654,850	£2,588,540	£1,955,837
10%	60%	£5,223,622	£5,363,674	£5,268,770	£5,247,667	£5,387,720	£5,292,814
15%	60%	£4,776,529	£4,986,609	£4,844,251	£4,812,597	£5,022,677	£4,880,319
20%	60%	£4,329,436	£4,616,542	£4,411,732	£4,377,527	£4,657,633	£4,467,623
25%	60%	£3,882,343	£4,242,477	£3,995,213	£3,942,457	£4,292,590	£4,055,327
30%	60%	£3,435,251	£3,875,411	£3,570,694	£3,507,386	£3,927,547	£3,642,831
35%	60%	£2,988,158	£3,506,344	£3,146,175	£3,072,316	£3,562,504	£3,230,335
40%	60%	£2,541,065	£3,137,279	£2,721,657	£2,637,247	£3,197,460	£2,817,839
45%	60%	£2,093,972	£2,768,212	£2,297,138	£2,202,177	£2,832,417	£2,405,342
50%	60%	£1,646,879	£2,397,147	£1,872,619	£1,787,106	£2,467,373	£1,992,846

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£32,734,278	£32,734,278	£32,734,278	£32,734,278	£32,734,278	£32,734,278
10%	70%	£33,633,677	£33,470,282	£33,511,005	£33,615,644	£33,452,248	£33,562,971
15%	70%	£34,093,378	£33,838,284	£34,004,368	£34,056,326	£33,811,233	£33,977,318
20%	70%	£34,533,077	£34,206,286	£34,457,732	£34,497,099	£34,170,218	£34,301,664
25%	70%	£34,982,778	£34,574,289	£34,851,095	£34,937,933	£34,529,203	£34,806,010
30%	70%	£35,432,477	£34,942,290	£35,274,459	£35,378,375	£34,888,189	£35,220,358
35%	70%	£35,882,178	£35,310,292	£35,697,823	£35,819,058	£35,247,173	£35,834,704
40%	70%	£36,331,877	£35,678,295	£36,121,186	£36,256,741	£35,606,158	£36,049,050
45%	70%	£36,781,577	£36,046,297	£36,544,551	£36,700,424	£36,385,143	£36,463,397
50%	70%	£37,231,277	£36,414,299	£36,967,914	£37,141,107	£36,324,128	£36,877,743
100%	70%	£41,775,317	£40,114,636	£41,239,976	£41,592,027	£39,931,347	£41,056,685
10%	80%	£33,638,892	£33,452,154	£33,578,695	£33,626,869	£33,440,131	£33,566,672
15%	80%	£34,091,199	£33,811,093	£34,000,903	£34,073,184	£33,793,058	£33,982,869
20%	80%	£34,543,506	£34,170,030	£34,423,312	£34,519,461	£34,145,985	£34,309,066
25%	80%	£34,995,734	£35,565,789	£35,111,945	£35,304,944	£35,557,691	£35,063,855
30%	80%	£35,447,962	£35,964,720	£35,534,154	£35,750,939	£35,910,618	£35,480,051
35%	80%	£35,899,190	£36,323,659	£35,956,362	£37,197,235	£36,263,545	£36,896,248
40%	80%	£36,350,418	£36,682,598	£36,381,570	£36,804,418	£36,464,365	£36,559,270
45%	80%	£36,801,646	£37,041,537	£36,807,834	£37,038,488	£36,829,408	£36,971,768
50%	80%	£37,252,874	£37,399,476	£37,242,842	£37,434,558	£37,194,450	£37,384,263
10%	60%	£34,985,742	£34,619,605	£34,856,872	£34,909,628	£34,559,495	£34,796,758
15%	60%	£35,416,834	£34,986,674	£35,291,391	£35,344,699	£34,924,538	£35,209,254
20%	60%	£35,853,927	£35,373,741	£35,705,910	£35,779,768	£35,289,581	£35,621,750
25%	60%	£36,311,020	£35,750,806	£36,130,428	£36,214,838	£36,654,625	£36,034,246
30%	60%	£36,768,113	£36,127,858	£36,549,486	£36,649,979	£36,384,712	£36,859,239

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,116,107	£24,116,107	£24,116,107	£24,116,107	£24,116,107	£24,116,107
10%	70%	£25,015,507	£24,852,112	£24,962,834	£24,997,474	£24,834,077	£24,944,801
15%	70%	£25,465,207	£25,220,113	£25,385,198	£25,438,156	£25,193,063	£25,309,117
20%	70%	£25,914,907	£25,588,116	£25,809,561	£25,878,539	£25,552,048	£25,773,494
25%	70%	£26,364,607	£25,956,118	£26,232,925	£26,319,522	£25,911,033	£26,187,840
30%	70%	£26,814,307	£26,324,119	£26,656,289	£26,760,205	£26,270,018	£26,602,187
35%	70%	£27,264,007	£26,692,122	£27,079,652	£27,200,888	£26,629,002	£27,016,534
40%	70%	£27,713,707	£27,060,124	£27,503,016	£27,641,571	£26,997,987	£27,430,880
45%	70%	£28,163,407	£27,428,127	£27,926,380	£28,082,253	£27,346,973	£27,845,226
50%	70%	£28,613,107	£27,796,128	£28,349,744	£28,522,936	£27,705,958	£28,259,573
100%	70%	£33,157,146	£31,486,465	£32,621,806	£32,973,857	£31,313,176	£32,438,515
10%	80%	£25,020,721	£24,833,984	£24,960,520	£25,008,698	£24,821,961	£24,948,502
15%	80%	£25,472,028	£25,192,922	£25,382,733	£25,454,994	£25,174,888	£25,364,698
20%	80%	£25,923,335	£25,561,869	£25,804,941	£25,901,281	£25,627,914	£25,750,895
25%	80%	£26,374,642	£25,930,812	£26,349,774	£26,456,473	£26,039,521	£26,445,694
30%	80%	£26,825,949	£26,300,755	£26,771,607	£26,888,966	£26,522,068	£26,731,491
35%	80%	£27,277,256	£26,670,698	£27,200,440	£27,318,459	£27,004,615	£27,146,888
40%	80%	£27,728,563	£27,040,641	£27,623,273	£27,745,952	£27,430,172	£27,582,385
45%	80%	£28,179,870	£27,410,584	£28,048,106	£28,178,445	£27,815,227	£28,007,882
50%	80%	£28,631,177	£27,780,527	£28,472,939	£28,610,938	£28,100,282	£28,432,379
10%	60%	£25,010,293	£24,870,240	£24,985,145	£24,986,248	£24,848,194	£24,941,100
15%	60%	£25,457,386	£25,247,305	£25,389,684	£25,421,319	£25,211,238	£25,353,598
20%	60%	£25,904,478	£25,624,372	£25,814,183	£25,856,367	£25,576,281	£25,768,092
25%	60%	£26,351,571	£26,001,437	£26,238,702	£26,291,457	£25,941,325	£26,178,588
30%	60%	£26,798,664	£26,378,504	£26,663,221	£26,726,528	£26,306,367	£26,591,084
35%	60%	£27,245,757	£26,757,570	£27,087,739	£27,161,598	£26,671,411	£27,003,580
40%	60%	£27,692,850	£27,132,636	£27,512,257	£27,596,688	£27,036,454	£27,416,076
50%	60%	£28,139,943	£27,507,702	£27,937,285	£28,021,771	£27,461,497	£27,828,573

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,705,676	£7,705,676	£7,705,676	£7,705,676	£7,705,676	£7,705,676
10%	70%	£8,005,076	£8,441,881	£8,552,403	£8,587,043	£8,423,646	£8,534,370
15%	70%	£8,054,776	£8,809,882	£8,975,767	£8,972,785	£8,762,639	£8,949,716
20%	70%	£8,504,476	£8,177,885	£8,389,130	£8,468,408	£8,141,617	£8,363,063
25%	70%	£8,954,176	£8,545,887	£8,822,494	£8,909,991	£8,500,602	£8,777,409
30%	70%	£9,403,876	£8,913,888	£9,245,858	£9,349,774	£8,859,587	£9,191,758
35%	70%	£9,853,576	£9,281,891	£9,669,221	£9,790,457	£9,218,571	£9,106,103
40%	70%	£10,303,276	£9,649,893	£10,092,585	£10,231,140	£9,677,556	£9,503,469
45%	70%	£10,752,976	£10,017,896	£10,515,949	£10,671,892	£10,336,542	£10,454,735
50%	70%	£11,202,676	£10,385,897	£10,939,313	£11,112,505	£10,705,527	£10,849,142
100%	70%	£16,746,715	£15,086,035	£16,211,375	£16,563,426	£14,902,745	£16,028,084
10%	80%	£8,810,290	£8,423,553	£8,590,094	£8,598,287	£8,411,530	£8,538,071
15%	80%	£9,062,597	£8,782,491	£8,972,302	£8,944,583	£8,764,457	£8,954,287
20%	80%	£9,314,896	£9,141,428	£9,354,510	£9,348,890	£9,157,385	£9,370,464
25%	80%	£9,567,195	£9,500,371	£9,649,343	£9,641,722	£9,459,279	£9,575,953
30%	80%	£9,819,494	£9,869,304	£9,968,175	£9,960,604	£9,777,184	£9,883,4

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,270,369	£1,270,369	£1,270,369	£1,270,369	£1,270,369	£1,270,369
10%	70%	£370,479	£534,385	£423,642	£389,033	£552,399	£441,676
15%	70%	-£78,731	£166,363	£279	-£51,675	£193,414	£27,329
20%	70%	-£528,430	-£201,639	-£423,085	-£492,362	-£165,571	-£387,017
25%	70%	-£978,131	-£569,642	-£846,448	-£933,046	-£524,556	-£801,363
30%	70%	-£1,427,830	-£937,643	-£1,269,812	-£1,373,728	-£883,542	-£1,215,711
35%	70%	-£1,877,531	-£1,395,645	-£1,693,176	-£1,814,411	-£1,242,526	-£1,630,057
40%	70%	-£2,327,230	-£1,873,648	-£2,116,539	-£2,255,094	-£1,601,511	-£2,044,403
45%	70%	-£2,776,930	-£2,041,650	-£2,539,904	-£2,695,777	-£1,960,496	-£2,468,750
50%	70%	-£3,226,630	-£2,409,652	-£2,963,267	-£3,136,460	-£2,319,481	-£2,873,096
100%	70%	-£7,770,670	-£6,109,989	-£7,235,329	-£7,587,380	-£5,926,700	-£7,052,038
10%	80%	£385,755	£552,493	£426,952	£377,778	£594,516	£447,975
15%	80%	-£86,552	£193,555	£7,744	-£88,517	£211,569	£21,779
20%	80%	-£538,859	-£165,383	-£418,465	-£514,814	-£141,335	-£334,419
25%	80%	-£2,348,087	-£1,601,135	-£2,107,298	-£2,299,997	-£1,553,044	-£2,059,208
30%	80%	-£2,800,395	-£1,960,073	-£2,529,507	-£2,746,292	-£1,905,971	-£2,475,404
35%	80%	-£3,252,702	-£2,319,012	-£2,951,715	-£3,197,588	-£2,258,898	-£2,891,601
40%	80%	£376,184	£516,237	£421,332	£400,225	£640,299	£445,377
45%	80%	-£70,569	£139,171	-£1,187	-£34,841	£175,239	£32,891
50%	80%	-£518,002	-£237,895	-£427,706	-£469,911	-£169,805	-£379,615
25%	60%	-£965,095	-£614,961	-£852,225	-£904,981	-£554,848	-£792,111
30%	60%	-£1,412,187	-£992,027	-£1,276,744	-£1,340,052	-£919,891	-£1,204,607
35%	60%	-£1,859,280	-£1,369,094	-£1,701,263	-£1,775,121	-£1,284,934	-£1,617,103
40%	60%	-£2,306,373	-£1,746,159	-£2,125,781	-£2,210,191	-£1,649,978	-£2,029,599
50%	60%	-£3,200,559	-£2,500,291	-£2,974,819	-£3,080,332	-£2,380,065	-£2,854,592

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,328,985	£3,328,985	£3,328,985	£3,328,985	£3,328,985	£3,328,985
10%	70%	£2,429,586	£2,952,980	£2,482,258	£2,447,619	£2,811,015	£2,580,291
15%	70%	£1,979,885	£2,224,979	£2,058,894	£2,006,936	£2,252,030	£2,085,945
20%	70%	£1,530,185	£1,896,977	£1,636,531	£1,566,253	£1,893,044	£1,671,599
25%	70%	£1,080,485	£1,488,974	£1,212,167	£1,125,570	£1,534,059	£1,257,252
30%	70%	£630,785	£1,120,973	£788,804	£694,888	£1,175,074	£842,905
35%	70%	£181,085	£752,970	£365,440	£244,205	£816,595	£428,559
40%	70%	-£298,615	£394,968	-£57,823	-£195,473	£457,105	£34,212
45%	70%	-£718,314	£16,966	-£481,288	-£637,161	£98,120	-£400,134
50%	70%	-£1,168,014	-£351,036	-£904,652	-£1,077,844	-£260,866	-£814,480
100%	70%	-£5,712,054	-£4,051,374	-£5,176,713	-£5,528,764	-£3,868,084	-£4,993,423
10%	80%	£2,424,971	£2,611,109	£2,484,568	£2,436,354	£2,623,132	£2,496,591
15%	80%	£1,974,274	£2,252,170	£2,062,359	£1,990,098	£2,270,295	£2,080,394
20%	80%	£1,519,757	£1,893,233	£1,640,151	£1,543,802	£1,917,278	£1,684,197
25%	80%	-£289,472	£457,481	-£48,682	-£241,381	£505,571	-£592
30%	80%	-£741,779	£98,542	-£470,891	-£687,676	£152,645	-£416,789
35%	80%	-£1,194,086	-£260,396	-£893,099	-£1,133,972	-£200,282	-£632,986
40%	80%	£2,434,900	£2,574,852	£2,479,947	£2,458,945	£2,598,898	£2,503,392
45%	80%	£1,987,707	£2,107,737	£2,054,408	£2,023,775	£2,233,855	£2,001,496
50%	80%	£1,540,614	£1,820,720	£1,630,910	£1,588,705	£1,868,811	£1,679,000
25%	60%	£1,093,521	£1,443,655	£1,206,391	£1,153,635	£1,503,768	£1,266,504
30%	60%	£646,428	£1,066,588	£781,872	£718,564	£1,138,725	£854,009
35%	60%	£199,336	£689,522	£367,353	£293,494	£773,682	£441,513
40%	60%	-£247,757	£274,466	-£87,166	-£151,576	£499,938	£23,017
50%	60%	-£1,141,943	-£441,676	-£916,203	-£1,021,716	-£321,445	-£795,576

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,237,691	£4,237,691	£4,237,691	£4,237,691	£4,237,691	£4,237,691
10%	70%	£3,338,292	£3,591,687	£3,390,964	£3,356,325	£3,519,721	£3,408,998
15%	70%	£2,888,591	£3,133,685	£2,967,601	£2,915,643	£3,160,796	£2,994,851
20%	70%	£2,438,892	£2,785,683	£2,544,237	£2,474,959	£2,801,751	£2,580,305
25%	70%	£1,989,191	£2,397,680	£2,126,874	£2,034,276	£2,442,766	£2,165,959
30%	70%	£1,539,492	£2,029,679	£1,697,510	£1,593,594	£2,083,760	£1,751,611
35%	70%	£1,089,791	£1,661,677	£1,274,146	£1,152,911	£1,724,796	£1,337,265
40%	70%	£640,092	£1,293,674	£850,783	£712,228	£1,265,811	£922,519
45%	70%	£190,392	£925,672	£427,416	£271,545	£1,008,525	£599,572
50%	70%	-£259,308	£557,670	£4,055	-£169,138	£647,841	£34,226
100%	70%	-£4,803,348	-£3,142,667	-£4,268,007	-£4,620,058	-£2,959,378	-£4,084,716
10%	80%	£3,333,077	£3,519,815	£3,393,274	£3,345,100	£3,531,838	£3,405,297
15%	80%	£2,880,770	£3,160,876	£2,971,066	£2,898,805	£3,178,911	£2,989,100
20%	80%	£2,428,463	£2,811,939	£2,548,857	£2,485,588	£2,872,803	£2,732,803
25%	80%	£1,978,235	£2,462,937	£2,129,804	£2,067,325	£2,414,278	£2,208,114
30%	80%	£1,527,927	£2,113,935	£1,708,797	£1,635,811	£2,063,271	£1,848,611
35%	80%	£1,077,619	£1,764,933	£1,289,789	£1,216,825	£1,712,264	£1,503,611
40%	80%	£627,311	£1,415,931	£810,791	£737,859	£1,260,267	£1,048,611
45%	80%	£169,927	£1,067,248	£437,815	£221,030	£1,061,351	£491,918
50%	80%	-£285,380	£718,746	£15,607	-£225,266	£708,424	£75,721
10%	60%	£3,343,506	£3,483,559	£3,388,654	£3,367,551	£3,507,604	£3,412,699
15%	60%	£2,894,413	£3,136,493	£2,964,135	£2,932,481	£3,142,561	£3,000,203
20%	60%	£2,444,320	£2,789,427	£2,523,216	£2,491,411	£2,777,517	£2,637,407
25%	60%	£2,002,227	£2,352,361	£2,115,097	£2,062,341	£2,412,474	£2,175,211
30%	60%	£1,555,135	£1,975,295	£1,690,578	£1,627,270	£2,047,431	£1,762,715
35%	60%	£1,108,042	£1,598,228	£1,266,059	£1,192,201	£1,682,388	£1,350,219
40%	60%	£660,949	£1,221,163	£841,541	£757,131	£1,317,344	£937,723
50%	60%	-£233,237	£467,031	-£7,497	-£113,010	£587,257	£112,730

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,140,451	£1,140,451	£1,140,451	£1,140,451	£1,140,451	£1,140,451
10%	70%	£241,051	£404,446	£293,724	£259,085	£422,481	£311,757
15%	70%	-£208,648	£36,445	-£129,640	-£181,598	£53,496	-£102,589
20%	70%	-£669,349	-£331,557	-£553,003	-£622,281	-£295,490	-£516,935
25%	70%	-£1,108,049	-£699,560	-£976,367	-£1,062,964	-£654,475	-£931,282
30%	70%	-£1,557,749	-£1,067,561	-£1,399,730	-£1,503,646	-£1,013,460	-£1,345,629
35%	70%	-£2,007,449	-£1,435,564	-£1,823,094	-£1,944,330	-£1,372,444	-£1,759,975
40%	70%	-£2,457,149	-£1,893,566	-£2,246,458	-£2,385,013	-£1,731,429	-£2,174,322
45%	70%	-£2,906,849	-£2,351,568	-£2,669,822	-£2,825,695	-£2,090,414	-£2,688,668
50%	70%	-£3,356,549	-£2,809,570	-£3,093,196	-£3,266,378	-£2,449,400	-£3,003,014
100%	70%	-£7,900,588	-£6,239,908	-£7,365,247	-£7,717,298	-£6,056,618	-£7,181,967
10%	80%	£235,837	£422,574	£296,034	£247,860	£434,597	£304,057
15%	80%	-£216,470	£63,366	-£126,175	-£199,436	£91,671	-£108,140
20%	80%	-£699,777	£226,391	-£548,383	-£644,732	£271,256	-£524,307
25%	80%	-£1,148,006	-£1,131,054	-£1,237,216	-£1,329,915	-£1,062,963	-£1,189,126
30%	80%	-£1,597,213	-£1,582,092	-£1,689,377	-£1,782,076	-£1,413,011	-£1,546,189
35%	80%	-£2,046,422	-£2,036,970	-£2,143,662	-£2,236,361	-£1,867,046	-£2,001,332
40%	80%	-£2,495,631	-£2,486,179	-£2,593,457	-£2,686,156	-£2,312,031	-£2,427,421
45%	80%	-£2,944,840	-£2,935,388	-£3,042,742	-£3,135,441	-£2,760,906	-£2,876,511
50%	80%	-£3,394,049	-£3,384,597	-£3,491,836	-£3,584,535	-£3,210,681	-£3,326,611
10%	60%	£246,266	£386,318	£291,413	£270,310	£410,364	£315,458
15%	60%	-£200,327	£9,253	-£133,106	-£164,759	£45,321	-£97,038
20%	60%	-£647,620	£367,814	-£567,625	-£699,829	£319,723	-£509,534
25%	60%	-£1,095,013	-£744,879	-£982,143	-£1,034,899	-£684,766	-£922,030
30%	60%	-£1,542,106	-£1,121,946	-£1,406,662	-£1,469,970	-£1,049,809	-£1,334,526
35%	60%	-£1,989,199	-£1,499,012	-£1,831,181	-£1,905,040	-£1,414,852	-£1,747,022
40%	60%	-£2,436,291	-£1,876,078	-£2,256,699	-£2,340,110	-£1,779,896	-£2,159,517
50%	60%	-£3,380,477	-£2,630,210	-£3,104,737	-£3,210,250	-£2,509,983	-£2,984,510

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,160,957	£5,160,957	£5,160,957	£5,160,957	£5,160,957	£5,160,957
10%	70%	£4,261,557	£4,424,952	£4,314,230	£4,270,590	£4,442,986	£4,332,263
15%	70%	£3,611,856	£4,056,951	£3,890,866	£3,838,908	£4,084,001	£3,917,917
20%	70%	£3,362,157	£3,688,948	£3,467,502	£3,398,225	£3,725,016	£3,503,570
25%	70%	£2,912,457	£3,320,946	£3,044,139	£2,957,542	£3,366,031	£3,089,224
30%	70%	£2,462,757	£2,952,944	£2,620,775	£2,516,859	£3,007,046	£2,674,877
35%	70%	£2,013,057	£2,584,942	£2,197,412	£2,076,176	£2,648,062	£2,260,530
40%	70%	£1,563,357	£2,216,940	£1,774,048	£1,635,493	£2,289,076	£1,846,184
45%	70%	£1,113,657	£1,848,937	£1,350,684	£1,194,811	£1,930,091	£1,431,838
50%	70%	£663,957	£1,480,936	£927,320	£754,127	£1,571,106	£1,017,491
100%	70%	£-3,880,082	£-2,219,402	£-3,344,742	£-3,696,793	£-2,036,112	£-3,161,451
10%	80%	£4,256,343	£4,443,080	£4,316,539	£4,266,366	£4,455,103	£4,328,562
15%	80%	£3,604,935	£4,084,142	£3,894,331	£3,822,070	£4,102,176	£3,912,366
20%	80%	£3,351,128	£3,725,205	£3,472,123	£3,375,773	£3,749,249	£3,486,169
40%	80%	£1,542,500	£2,289,452	£1,793,290	£1,590,591	£2,337,543	£1,831,380
45%	80%	£1,090,193	£1,930,514	£1,361,081	£1,144,295	£1,984,616	£1,415,183
50%	80%	£637,886	£1,571,576	£938,872	£698,000	£1,631,689	£998,986
10%	60%	£4,266,771	£4,406,824	£4,311,919	£4,290,816	£4,430,870	£4,335,964
15%	60%	£3,619,678	£4,053,758	£3,887,400	£3,855,746	£4,065,826	£3,923,468
20%	60%	£3,372,586	£3,652,692	£3,462,381	£3,420,676	£3,700,763	£3,510,972
25%	60%	£2,925,493	£3,275,626	£3,038,362	£2,985,607	£3,335,739	£3,098,476
30%	60%	£2,478,400	£2,898,560	£2,613,843	£2,550,536	£2,970,697	£2,685,980
35%	60%	£2,031,307	£2,521,494	£2,189,324	£2,115,466	£2,605,653	£2,273,484
40%	60%	£1,584,214	£2,144,428	£1,764,807	£1,680,396	£2,240,610	£1,860,388
50%	60%	£660,029	£1,390,296	£915,769	£810,255	£1,510,523	£1,035,955

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,437,515	£5,437,515	£5,437,515	£5,437,515	£5,437,515	£5,437,515
10%	70%	£4,538,115	£4,701,510	£4,590,788	£4,556,149	£4,719,545	£4,608,921
15%	70%	£4,088,415	£4,333,509	£4,167,424	£4,115,466	£4,360,560	£4,194,475
20%	70%	£3,638,715	£3,965,507	£3,744,061	£3,674,793	£4,001,574	£3,780,129
25%	70%	£3,189,015	£3,597,504	£3,320,697	£3,234,100	£3,642,589	£3,365,782
30%	70%	£2,739,315	£3,229,503	£2,897,334	£2,793,418	£3,283,604	£2,951,435
35%	70%	£2,289,615	£2,861,500	£2,473,970	£2,352,735	£2,924,620	£2,537,089
40%	70%	£1,839,915	£2,493,498	£2,050,607	£1,912,051	£2,565,635	£2,122,742
45%	70%	£1,390,215	£2,125,496	£1,627,242	£1,471,369	£2,206,650	£1,708,396
50%	70%	£940,515	£1,757,494	£1,203,878	£1,030,686	£1,847,664	£1,294,050
100%	70%	£-3,603,524	£-1,942,844	£-3,068,183	£-3,420,234	£-1,759,554	£-2,884,893
10%	80%	£4,532,901	£4,719,639	£4,593,098	£4,544,924	£4,731,662	£4,605,121
15%	80%	£4,080,594	£4,360,700	£4,170,889	£4,098,628	£4,378,735	£4,188,924
20%	80%	£3,628,287	£4,001,763	£3,749,681	£3,652,332	£4,025,809	£3,772,727
40%	80%	£1,819,058	£2,586,011	£2,059,848	£1,867,149	£2,614,101	£2,107,938
45%	80%	£1,366,751	£2,207,072	£1,637,639	£1,420,854	£2,261,175	£1,691,741
50%	80%	£914,444	£1,848,134	£1,215,431	£974,558	£1,908,248	£1,275,544
10%	60%	£4,543,330	£4,683,382	£4,588,477	£4,567,375	£4,707,428	£4,612,522
15%	60%	£4,096,237	£4,366,317	£4,163,358	£4,132,305	£4,342,365	£4,200,026
20%	60%	£3,649,144	£3,929,250	£3,739,440	£3,697,235	£3,977,241	£3,787,530
25%	60%	£3,202,051	£3,552,185	£3,314,921	£3,262,165	£3,612,298	£3,375,034
30%	60%	£2,754,958	£3,175,118	£2,890,402	£2,827,094	£3,247,255	£2,962,539
35%	60%	£2,307,866	£2,798,052	£2,465,883	£2,392,024	£2,882,212	£2,550,043
40%	60%	£1,860,773	£2,420,986	£2,041,365	£1,956,954	£2,517,168	£2,137,547
50%	60%	£666,587	£1,666,854	£1,192,327	£1,096,814	£1,787,091	£1,212,554

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,989,405	£10,989,405	£10,989,405	£10,989,405	£10,989,405	£10,989,405
10%	70%	£9,613,733	£9,767,256	£9,656,533	£9,630,362	£9,783,885	£9,673,162
15%	70%	£8,925,897	£9,156,182	£8,990,097	£8,950,840	£9,181,125	£9,015,040
20%	70%	£8,238,060	£8,545,107	£8,323,661	£8,271,318	£8,578,364	£8,356,918
25%	70%	£7,550,224	£7,934,033	£7,657,225	£7,591,797	£7,975,604	£7,688,796
30%	70%	£6,862,388	£7,322,958	£6,990,788	£6,912,274	£7,372,845	£7,040,675
35%	70%	£6,174,552	£6,711,883	£6,324,352	£6,232,752	£6,770,084	£6,382,554
40%	70%	£5,486,716	£6,100,808	£5,657,917	£5,553,231	£6,167,324	£5,724,432
45%	70%	£4,798,880	£5,489,734	£4,981,481	£4,873,709	£5,564,564	£5,066,311
50%	70%	£4,111,043	£4,878,659	£4,325,044	£4,194,187	£4,961,804	£4,408,189
100%	70%	£2,612,578	£1,252,236	£2,377,576	£2,643,570	£1,083,228	£2,208,568
10%	80%	£9,608,931	£9,785,046	£9,638,505	£9,620,676	£9,796,131	£9,689,590
15%	80%	£8,919,683	£9,182,866	£8,993,055	£8,936,312	£9,199,495	£9,009,684
20%	80%	£8,229,775	£8,580,686	£8,327,605	£8,251,947	£8,602,858	£8,349,777
25%	80%	£7,539,869	£7,978,506	£7,662,155	£7,567,583	£8,006,221	£7,689,870
30%	80%	£6,849,961	£7,376,327	£6,996,705	£6,883,219	£7,409,585	£7,029,962
35%	80%	£6,160,055	£6,774,147	£6,331,255	£6,188,855	£6,812,948	£6,370,056
40%	80%	£5,470,147	£6,171,967	£5,665,805	£5,514,491	£6,216,311	£5,710,149
45%	80%	£4,780,239	£5,569,788	£5,000,355	£4,830,126	£5,619,674	£5,050,242
50%	80%	£4,090,333	£4,967,608	£4,334,905	£4,145,762	£5,023,037	£4,390,334
10%	60%	£9,617,875	£9,749,466	£9,654,561	£9,640,046	£9,771,838	£9,676,733
15%	60%	£8,932,110	£9,129,497	£8,987,139	£8,965,367	£9,162,755	£9,020,396
20%	60%	£8,246,344	£8,509,528	£8,319,117	£8,290,688	£8,511,717	£8,384,050
25%	60%	£7,560,580	£7,889,558	£7,652,295	£7,616,009	£7,944,987	£7,707,724
30%	60%	£6,874,815	£7,269,588	£6,984,873	£6,941,330	£7,336,104	£7,051,388
35%	60%	£6,189,049	£6,649,619	£6,317,450	£6,266,650	£6,727,220	£6,395,051
40%	60%	£5,503,285	£6,029,650	£5,650,028	£5,591,972	£6,118,337	£5,738,715
45%	60%	£4,817,520	£5,409,681	£4,982,606	£4,917,233	£5,508,454	£5,082,379
50%	60%	£4,131,754	£4,789,711	£4,315,184	£4,242,614	£4,900,570	£4,426,043

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,862,680	£27,862,680	£27,862,680	£27,862,680	£27,862,680	£27,862,680
10%	70%	£29,238,352	£29,094,829	£29,185,552	£29,221,723	£29,068,200	£29,178,923
15%	70%	£29,829,188	£29,695,933	£29,861,988	£29,931,245	£29,670,990	£29,837,045
20%	70%	£30,814,025	£30,398,376	£30,528,424	£30,590,187	£30,273,721	£30,495,167
25%	70%	£31,301,861	£30,918,052	£31,194,860	£31,260,288	£30,876,481	£31,153,289
30%	70%	£31,989,697	£31,529,127	£31,861,296	£31,939,811	£31,479,240	£31,811,409
35%	70%	£32,677,533	£32,140,201	£32,527,733	£32,610,333	£32,082,001	£32,469,531
40%	70%	£33,365,369	£32,751,277	£33,194,168	£33,298,854	£32,684,781	£33,127,653
45%	70%	£34,053,205	£33,362,351	£33,860,604	£33,978,376	£33,267,521	£33,785,774
50%	70%	£34,741,042	£33,973,426	£34,527,041	£34,657,898	£33,850,281	£34,443,896
100%	70%	£41,664,663	£40,104,321	£41,229,661	£41,495,655	£39,935,313	£41,060,653
10%	80%	£29,242,494	£29,067,039	£29,193,580	£29,231,409	£29,055,954	£29,182,494
15%	80%	£29,932,402	£29,669,219	£29,859,030	£29,915,773	£29,632,590	£29,842,401
20%	80%	£30,622,309	£30,271,399	£30,524,480	£30,690,138	£30,249,227	£30,502,308
25%	80%	£31,312,216	£30,690,119	£31,186,280	£31,357,984	£30,635,774	£31,141,533
30%	80%	£32,002,123	£30,108,848	£31,852,072	£32,029,778	£30,160,521	£31,882,123
35%	80%	£32,692,030	£29,527,577	£32,524,865	£32,696,572	£29,685,264	£32,562,030
40%	80%	£33,381,937	£28,946,306	£33,199,758	£33,368,366	£29,299,993	£33,241,937
45%	80%	£34,071,844	£28,365,035	£33,864,647	£34,037,159	£28,914,726	£33,921,844
50%	80%	£34,761,751	£27,783,764	£34,529,537	£34,706,952	£28,529,455	£34,601,751
10%	60%	£29,234,210	£29,102,619	£29,197,524	£29,212,039	£29,080,447	£29,175,352
15%	60%	£29,919,975	£29,722,588	£29,864,946	£29,896,718	£29,689,330	£29,831,688
20%	60%	£30,605,740	£30,342,657	£30,549,889	£30,581,987	£30,368,213	£30,489,026
25%	60%	£31,291,505	£30,962,727	£31,189,790	£31,236,076	£30,907,088	£31,144,361
30%	60%	£31,977,270	£30,582,797	£31,867,212	£31,910,755	£30,535,961	£31,800,697
35%	60%	£32,663,035	£30,202,868	£32,534,635	£32,585,434	£30,164,835	£32,457,034
40%	60%	£33,348,800	£29,822,939	£33,202,057	£33,260,113	£29,793,748	£33,113,370
50%	60%	£34,034,565	£29,443,010	£33,869,979	£33,928,169	£29,422,667	£33,779,706

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£19,244,509	£19,244,509	£19,244,509	£19,244,509	£19,244,509	£19,244,509
10%	70%	£20,620,181	£20,468,659	£20,577,362	£20,603,583	£20,450,030	£20,560,752
15%	70%	£21,308,017	£21,077,733	£21,243,817	£21,283,074	£21,052,790	£21,212,074
20%	70%	£21,995,854	£21,688,808	£21,910,253	£21,962,586	£21,655,590	£21,876,986
25%	70%	£22,683,690	£22,299,882	£22,576,690	£22,642,118	£22,258,310	£22,535,118
30%	70%	£23,371,527	£22,910,957	£23,243,126	£23,321,640	£22,861,070	£23,193,239
35%	70%	£24,059,363	£23,522,031	£23,909,562	£24,001,162	£23,463,831	£23,851,361
40%	70%	£24,747,199	£24,133,106	£24,575,998	£24,690,684	£24,066,590	£24,509,483
45%	70%	£25,435,035	£24,744,180	£25,242,434	£25,367,170	£24,669,346	£25,157,604
50%	70%	£26,122,871	£25,355,255	£25,908,870	£26,039,127	£25,272,111	£25,825,726
100%	70%	£33,046,492	£31,486,151	£32,611,490	£32,877,484	£31,317,143	£32,442,483
10%	60%	£20,624,324	£20,448,869	£20,575,409	£20,613,238	£20,437,783	£20,564,324
15%	60%	£21,314,231	£21,051,048	£21,240,860	£21,297,603	£21,034,419	£21,224,230
20%	60%	£22,004,138	£21,662,229	£21,908,300	£21,971,967	£21,648,138	£21,808,138
25%	60%	£22,694,045	£22,273,410	£22,568,740	£22,719,424	£22,071,603	£22,523,766
30%	60%	£23,383,952	£22,884,591	£23,229,180	£23,390,878	£22,684,241	£23,239,394
35%	60%	£24,073,859	£23,495,772	£23,899,620	£24,072,332	£23,299,369	£23,955,022
40%	60%	£24,763,766	£24,106,953	£24,568,360	£24,753,786	£23,918,498	£24,670,650
45%	60%	£25,453,673	£24,718,134	£25,237,100	£25,415,240	£24,537,627	£25,386,278
50%	60%	£26,143,580	£25,329,315	£25,905,840	£26,086,694	£25,156,756	£26,101,906
10%	80%	£20,618,039	£20,484,449	£20,579,333	£20,593,868	£20,462,277	£20,557,182
15%	80%	£21,307,946	£21,104,417	£21,246,776	£21,298,547	£21,071,189	£21,215,918
20%	80%	£21,997,853	£21,715,389	£21,848,706	£21,901,279	£21,684,043	£21,869,855
25%	80%	£22,687,760	£22,326,360	£22,561,620	£22,613,905	£22,288,327	£22,526,190
30%	80%	£23,377,667	£22,937,331	£23,246,540	£23,298,180	£22,897,101	£23,182,527
35%	80%	£24,067,574	£23,548,302	£23,917,460	£23,968,454	£23,506,694	£23,838,864
40%	80%	£24,757,481	£24,159,273	£24,586,380	£24,637,348	£24,115,778	£24,495,199
50%	80%	£25,447,388	£24,770,244	£25,255,300	£25,306,216	£24,724,907	£25,201,526

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,834,078	£2,834,078	£2,834,078	£2,834,078	£2,834,078	£2,834,078
10%	70%	£4,209,750	£4,056,228	£4,166,951	£4,191,122	£4,039,599	£4,150,321
15%	70%	£4,897,586	£4,667,302	£4,833,386	£4,872,643	£4,642,389	£4,808,443
20%	70%	£5,585,423	£5,278,377	£5,499,823	£5,552,185	£5,245,119	£5,466,585
25%	70%	£6,273,260	£5,889,451	£6,166,259	£6,231,687	£5,847,879	£6,124,687
30%	70%	£6,961,096	£6,500,526	£6,832,695	£6,911,210	£6,450,639	£6,782,808
35%	70%	£7,648,932	£7,111,600	£7,499,131	£7,590,731	£7,063,400	£7,440,930
40%	70%	£8,336,768	£7,722,675	£8,165,567	£8,270,253	£7,666,168	£8,099,052
45%	70%	£9,024,604	£8,333,749	£8,832,003	£8,945,776	£8,258,919	£8,757,173
50%	70%	£9,712,441	£8,944,824	£9,498,439	£9,629,298	£8,861,680	£9,415,295
100%	70%	£16,636,061	£15,075,720	£16,201,059	£16,467,053	£14,906,712	£16,032,052
10%	80%	£4,213,893	£4,038,438	£4,164,978	£4,202,807	£4,027,352	£4,153,893
15%	80%	£4,903,800	£4,640,617	£4,830,429	£4,887,172	£4,623,988	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£6,141,967	£6,141,967	£6,141,967	£6,141,967	£6,141,967	£6,141,967
10%	70%	£4,766,295	£4,919,818	£4,929,095	£4,782,924	£4,936,447	£4,825,724
15%	70%	£4,078,459	£4,308,744	£4,142,659	£4,103,402	£4,333,687	£4,167,602
20%	70%	£3,390,622	£3,697,699	£3,476,223	£3,423,880	£3,730,926	£3,509,480
25%	70%	£2,702,786	£3,086,595	£2,809,787	£2,744,359	£3,128,166	£2,851,356
30%	70%	£2,014,950	£2,475,520	£2,143,351	£2,054,836	£2,525,407	£2,193,238
35%	70%	£1,327,114	£1,864,446	£1,476,814	£1,385,314	£1,922,046	£1,535,116
40%	70%	£659,278	£1,253,370	£810,479	£705,793	£1,319,886	£976,894
45%	70%	£-46,558	£642,296	£144,043	£26,271	£717,126	£218,873
50%	70%	£-736,395	£31,251	£-522,394	£-653,251	£14,366	£-439,249
100%	70%	£-7,680,016	£-8,099,674	£-7,225,014	£-7,491,008	£-5,930,666	£-7,056,006
10%	80%	£4,762,153	£4,937,608	£4,811,067	£4,773,238	£4,948,693	£4,822,153
15%	80%	£4,072,245	£4,305,428	£4,145,617	£4,080,874	£4,352,057	£4,162,246
20%	80%	£3,382,338	£3,733,248	£3,480,167	£3,404,509	£3,755,420	£3,502,339
40%	80%	£622,709	£1,324,530	£818,367	£667,053	£1,368,873	£862,711
45%	80%	£-67,199	£722,350	£152,918	£-17,312	£772,236	£202,804
50%	80%	£-677,105	£120,170	£-512,533	£-701,676	£175,600	£-457,104
10%	80%	£4,770,437	£4,802,928	£4,807,123	£4,782,098	£4,824,200	£4,829,295
15%	80%	£4,084,672	£4,282,959	£4,139,701	£4,117,829	£4,315,317	£4,172,856
20%	60%	£3,398,907	£3,662,090	£3,472,270	£3,443,250	£3,706,434	£3,516,622
25%	60%	£2,713,142	£3,042,120	£2,804,857	£2,768,571	£3,097,549	£2,860,286
30%	60%	£2,027,377	£2,422,151	£2,137,435	£2,093,893	£2,488,666	£2,203,950
35%	60%	£1,341,611	£1,802,181	£1,470,012	£1,419,213	£1,879,782	£1,547,613
40%	60%	£655,847	£1,192,212	£892,559	£744,534	£1,270,899	£891,277
50%	60%	£-715,684	£-57,727	£-332,254	£-604,824	£53,132	£-421,385

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,200,583	£8,200,583	£8,200,583	£8,200,583	£8,200,583	£8,200,583
10%	70%	£6,824,911	£6,978,434	£6,987,710	£6,841,640	£6,995,062	£6,884,340
15%	70%	£6,137,075	£6,367,360	£6,201,275	£6,162,018	£6,392,303	£6,226,218
20%	70%	£5,449,238	£5,756,285	£5,534,839	£5,482,496	£5,789,542	£5,568,096
25%	70%	£4,761,402	£5,145,210	£4,868,403	£4,802,974	£5,186,782	£4,909,974
30%	70%	£4,073,566	£4,534,135	£4,201,966	£4,123,452	£4,584,022	£4,251,853
35%	70%	£3,385,730	£3,923,061	£3,535,530	£3,443,930	£3,981,262	£3,593,731
40%	70%	£2,697,894	£3,311,986	£2,869,095	£2,764,408	£3,315,502	£2,925,856
45%	70%	£2,010,058	£2,700,912	£2,202,658	£2,084,887	£2,775,742	£2,277,488
50%	70%	£1,322,221	£2,089,837	£1,536,222	£1,405,365	£2,172,981	£1,619,367
100%	70%	£-5,601,400	£-4,041,059	£-5,166,398	£-5,432,392	£-3,872,051	£-4,997,390
10%	80%	£6,820,769	£6,996,224	£6,969,683	£6,831,854	£7,007,309	£6,880,769
15%	80%	£6,130,961	£6,394,244	£6,204,232	£6,147,480	£6,419,673	£6,220,961
20%	80%	£5,440,953	£5,791,864	£5,538,783	£5,463,125	£5,814,035	£5,580,955
40%	80%	£2,681,325	£3,383,145	£2,876,983	£2,725,669	£3,427,489	£2,921,327
45%	80%	£1,991,417	£2,780,966	£2,211,533	£2,041,304	£2,830,852	£2,261,419
50%	80%	£1,301,510	£2,178,786	£1,546,083	£1,356,940	£2,234,215	£1,601,512
10%	80%	£6,829,053	£6,960,944	£6,965,739	£6,851,224	£6,982,816	£6,887,911
15%	80%	£6,143,288	£6,340,675	£6,198,317	£6,176,545	£6,373,932	£6,231,574
20%	60%	£5,457,522	£5,720,705	£5,530,895	£5,501,866	£5,765,049	£5,575,238
25%	60%	£4,771,758	£5,100,736	£4,863,473	£4,827,187	£5,156,165	£4,918,902
30%	60%	£4,085,993	£4,480,766	£4,196,051	£4,152,508	£4,547,282	£4,282,565
35%	60%	£3,400,227	£3,860,797	£3,528,628	£3,477,828	£3,938,398	£3,806,229
40%	60%	£2,714,463	£3,240,828	£2,851,206	£2,803,149	£3,329,515	£2,949,893
50%	60%	£1,342,932	£2,000,889	£1,526,361	£1,453,791	£2,111,747	£1,637,221

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,109,289	£9,109,289	£9,109,289	£9,109,289	£9,109,289	£9,109,289
10%	70%	£7,733,617	£7,887,140	£7,776,417	£7,750,246	£7,903,769	£7,793,046
15%	70%	£7,045,781	£7,276,966	£7,109,981	£7,079,724	£7,301,009	£7,134,924
20%	70%	£6,357,944	£6,664,991	£6,443,545	£6,391,292	£6,696,248	£6,476,802
25%	70%	£5,670,108	£6,053,917	£5,777,109	£5,711,681	£6,095,488	£5,818,680
30%	70%	£4,982,272	£5,442,842	£5,110,672	£5,032,158	£5,492,729	£5,160,560
35%	70%	£4,294,436	£4,831,768	£4,444,236	£4,352,636	£4,889,968	£4,502,438
40%	70%	£3,606,600	£4,220,692	£3,777,801	£3,673,115	£4,287,208	£3,844,216
45%	70%	£2,918,764	£3,609,616	£3,111,265	£3,020,593	£3,684,448	£3,186,195
50%	70%	£2,230,927	£2,998,543	£2,444,928	£2,314,071	£3,081,688	£2,528,073
100%	70%	£-4,692,694	£-3,132,352	£-4,257,692	£-4,523,686	£-2,963,344	£-4,088,684
10%	80%	£7,729,475	£7,904,930	£7,778,389	£7,740,560	£7,916,015	£7,789,475
15%	80%	£7,039,567	£7,302,750	£7,112,939	£7,056,196	£7,319,379	£7,129,568
20%	80%	£6,349,660	£6,607,570	£6,447,489	£6,371,851	£6,722,762	£6,480,661
40%	80%	£3,580,031	£4,291,851	£3,785,689	£3,634,375	£4,336,195	£3,630,033
45%	80%	£2,900,123	£3,689,672	£3,120,240	£2,950,010	£3,739,558	£3,170,126
50%	80%	£2,210,217	£3,087,492	£2,454,789	£2,265,646	£3,142,922	£2,510,218
10%	60%	£7,737,759	£7,869,350	£7,774,445	£7,759,930	£7,891,522	£7,796,617
15%	60%	£7,051,994	£7,249,381	£7,107,023	£7,085,251	£7,292,639	£7,140,280
20%	60%	£6,366,228	£6,629,412	£6,439,601	£6,410,572	£6,673,756	£6,483,944
25%	60%	£5,680,464	£6,009,442	£5,772,179	£5,735,893	£6,064,871	£5,827,608
30%	60%	£4,994,699	£5,389,473	£5,104,757	£5,061,214	£5,455,988	£5,171,272
35%	60%	£4,308,933	£4,769,503	£4,437,334	£4,386,535	£4,847,104	£4,514,935
40%	60%	£3,623,169	£4,149,534	£3,769,912	£3,711,856	£4,238,221	£3,858,599
50%	60%	£2,937,405	£3,529,565	£3,081,206	£3,023,149	£3,529,515	£3,249,893

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£6,012,049	£6,012,049	£6,012,049	£6,012,049	£6,012,049	£6,012,049
10%	70%	£4,636,377	£4,789,900	£4,679,176	£4,653,005	£4,806,528	£4,695,806
15%	70%	£3,948,541	£4,178,926	£4,012,741	£3,973,484	£4,203,769	£4,037,864
20%	70%	£3,260,704	£3,567,950	£3,346,205	£3,293,952	£3,601,009	£3,379,562
25%	70%	£2,572,868	£2,956,976	£2,679,868	£2,614,440	£2,998,248	£2,721,440
30%	70%	£1,885,032	£2,345,001	£2,013,432	£1,934,918	£2,395,488	£2,063,319
35%	70%	£1,197,196	£1,734,527	£1,346,996	£1,256,396	£1,792,728	£1,405,197
40%	70%	£509,360	£1,123,452	£680,561	£575,874	£1,189,968	£747,075
45%	70%	£-178,476	£512,378	£14,124	£-103,647	£597,208	£39,954
50%	70%	£-566,313	£-98,697	£-652,312	£-783,169	£-15,853	£-569,168
100%	70%	£-7,788,934	£-6,229,593	£-7,354,832	£-7,620,926	£-6,060,585	£-7,185,024
10%	80%	£4,632,236	£4,807,690	£4,681,149	£4,643,320	£4,818,775	£4,692,234
15%	80%	£3,942,327	£4,205,510	£4,015,698	£3,958,956	£4,222,139	£4,032,328
20%	80%	£3,252,419	£3,603,329	£3,350,249	£3,274,991	£3,625,501	£3,372,421
40%	80%	£492,791	£1,194,611	£898,449	£537,134	£1,238,955	£732,793
45%	80%	£-197,117	£592,432	£22,999	£-147,230	£642,318	£72,885
50%	80%	£-887,024	£-9,748	£-642,451	£-831,594	£45,681	£-587,022
10%	80%	£4,640,519	£4,772,110	£4,677,205	£4,662,690	£4,794,282	£4,699,377
15%	80%	£3,954,754	£4,152,141	£4,009,783	£3,985,011	£4,185,398	£4,043,040
20%	80%	£3,268,986	£3,532,171	£3,342,361	£3,313,332	£3,576,515	£3,386,703
25%	80%	£2,583,224	£2,912,202	£2,674,939	£2,638,653	£2,967,631	£2,730,395
30%	60%	£1,897,458	£2,292,232	£2,007,517	£1,963,974	£2,358,748	£2,074,031
35%	60%	£1,211,693	£1,672,263	£1,340,094	£1,289,294	£1,749,864	£1,417,695
40%	60%	£525,929	£1,052,294	£672,671	£614,615	£1,140,981	£761,359
50%	60%	£-846,602	£-187,645	£-662,173	£-734,743	£-76,787	£-551,313

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,032,555	£10,032,555	£10,032,555	£10,032,555	£10,032,555	£10,032,555
10%	70%	£9,856,882	£9,810,405	£9,859,682	£9,873,511	£9,827,034	£9,716,312
15%	70%	£7,969,046	£8,199,331	£8,033,247	£7,953,989	£8,224,274	£8,085,190
20%	70%	£7,281,209	£7,588,256	£7,366,810	£7,314,468	£7,621,514	£7,400,068
25%	70%	£6,593,373	£6,977,182	£6,700,374	£6,634,946	£7,018,754	£6,741,946
30%	70%	£5,905,537	£6,366,107	£6,033,938	£5,955,423	£6,415,994	£6,083,825
35%	70%	£5,217,701	£5,755,033	£5,367,502	£5,275,902	£5,813,233	£5,426,703
40%	70%	£4,529,865	£5,143,958	£4,701,066	£4,596,380	£5,210,474	£4,767,581
45%	70%	£3,842,029	£4,532,884	£4,034,630	£3,916,858	£4,607,714	£4,109,460
50%	70%	£3,154,192	£3,921,809	£3,368,194	£3,237,337	£4,004,953	£3,451,338
100%	70%	£-3,789,428	£-2,209,087	£-3,334,426	£-3,600,421	£-2,040,079	£-3,165,419
10%	80%	£8,652,740	£8,828,195	£8,701,654	£8,663,826	£8,839,281	£8,712,740
15%	80%	£7,962,833	£8,226,316	£8,036,204	£7,979,461	£8,242,644	£8,052,834
20%	80%	£7,272,925	£7,623,836	£7,370,754	£7,295,087	£7,646,007	£7,392,925
40%	80%	£4,513,296	£5,215,117	£4,708,954	£4,557,640	£5,259,461	£4,753,296
45%	80%	£3,823,389	£4,612,937	£4,043,505	£3,873,276	£4,662,823	£4,093,391
50%	80%	£3,133,482	£4,010,758	£3,378,054	£3,188,911	£4,066,187	£3,433,484
10%	60%	£9,461,025	£8,792,615	£8,697,710	£8,683,196	£8,814,787	£8,719,882
15%	60%	£7,875,259	£8,172,847	£8,030,289	£8,008,517	£8,205,304	£8,063,546
20%	60%	£7,289,494	£7,552,677	£7,362,866	£7,333,838	£7,597,021	£7,407,209
25%	60%	£6,603,730	£6,932,708	£6,695,444	£6,659,169	£6,988,137	£6,750,874
30%	60%	£5,917,964	£6,312,738	£6,028,022	£5,984,480	£6,379,254	£6,094,537
35%	60%	£5,232,199	£5,692,768	£5,360,599	£5,309,800	£5,770,370	£5,438,200
40%	60%	£4,546,434	£5,072,800	£4,693,177	£4,635,121	£5,161,486	£4,781,865
50%	60%	£3,174,904	£3,832,861	£3,368,233	£3,285,763	£3,943,719	£3,469,193

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,309,113	£10,309,113	£10,309,113	£10,309,113	£10,309,113	£10,309,113
10%	70%	£9,933,441	£9,096,964	£9,976,240	£9,950,070	£9,103,592	£9,992,870
15%	70%	£9,245,605	£8,475,890	£9,309,805	£9,270,548	£8,508,853	£9,334,745
20%	70%	£7,557,768	£7,864,815	£7,643,369	£7,591,026	£7,898,072	£7,676,626
25%	70%	£6,869,932	£7,253,740	£6,978,933	£6,911,504	£7,295,312	£7,018,504
30%	70%	£6,182,096	£6,642,665	£6,310,496	£6,231,982	£6,692,552	£6,360,383
35%	70%	£5,494,260	£6,031,591	£5,644,060	£5,552,460	£6,089,792	£5,702,261
40%	70%	£4,806,424	£5,420,516	£4,977,625	£4,872,938	£5,487,032	£5,044,135
45%	70%	£4,118,588	£4,809,442	£4,311,188	£4,153,417	£4,884,272	£4,395,018
50%	70%	£3,430,751	£4,198,367	£3,644,752	£3,513,895	£4,281,511	£3,727,897
100%	70%	£-3,492,870	£-1,932,529	£-3,057,868	£-3,323,862	£-1,763,521	£-2,888,860
10%	80%	£8,929,299	£9,104,754	£8,978,213	£8,940,384	£9,115,839	£8,989,298
15%	80%	£8,239,391	£8,502,574	£8,312,762	£8,295,020	£8,519,203	£8,239,392
20%	80%	£7,549,483	£7,900,394	£7,647,513	£7,571,655	£7,922,565	£7,669,485
40%	80%	£4,789,855	£5,491,675	£4,985,513	£4,834,199	£5,536,019	£5,029,857
45%	80%	£4,099,947	£4,889,496	£4,320,063	£4,149,834	£4,939,382	£4,369,949
50%	80%	£3,410,040	£4,287,316	£3,654,613	£3,465,470	£4,342,745	£3,710,042
10%	60%	£8,937,583	£9,069,174	£8,974,269	£8,959,754	£9,091,346	£8,996,441
15%	60%	£8,251,818	£8,449,205	£8,306,847	£8,285,075	£8,462,462	£8,340,104
20%	60%	£7,566,052	£7,829,235	£7,639,425	£7,610,396	£7,873,579	£7,683,758
25%	60%	£6,880,288	£7,209,266	£6,972,003	£6,935,717	£7,264,695	£7,027,432
30%	60%	£6,194,523	£6,589,296	£6,304,581	£6,261,038	£6,655,812	£6,371,095
35%	60%	£5,508,757	£5,969,327	£5,637,158	£5,586,358	£6,046,928	£5,714,759
40%	60%	£4,822,993	£5,349,358	£4,969,736	£4,911,679	£5,438,045	£5,058,423
50%	60%	£3,451,462	£4,109,419	£3,624,891	£3,562,321	£4,220,277	£3,746,751

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,571,348	£5,571,348	£5,571,348	£5,571,348	£5,571,348	£5,571,348
10%	70%	£5,627,297	£5,790,693	£5,679,969	£5,644,706	£5,808,102	£5,697,379
15%	70%	£5,155,271	£5,400,364	£5,234,279	£5,181,385	£5,426,479	£5,260,395
20%	70%	£4,683,245	£5,010,036	£4,788,590	£4,718,064	£5,044,856	£4,823,409
25%	70%	£4,211,219	£4,619,708	£4,342,902	£4,254,744	£4,663,233	£4,386,425
30%	70%	£3,739,194	£4,229,381	£3,897,212	£3,791,423	£4,281,609	£3,949,441
35%	70%	£3,267,168	£3,839,053	£3,451,523	£3,328,102	£3,899,896	£3,512,456
40%	70%	£2,795,143	£3,448,725	£3,005,833	£2,864,780	£3,518,363	£3,075,471
45%	70%	£2,323,117	£3,058,397	£2,560,144	£2,401,459	£3,136,740	£2,638,486
50%	70%	£1,851,091	£2,668,070	£2,114,455	£1,938,139	£2,755,117	£2,201,502
100%	70%	£2,916,091	£1,255,411	£2,390,750	£2,739,149	£1,078,469	£2,203,807
10%	80%	£5,621,849	£5,808,586	£5,682,045	£5,633,455	£5,820,192	£5,693,651
15%	80%	£5,147,098	£5,427,205	£5,237,394	£5,164,507	£5,444,615	£5,254,804
20%	80%	£4,672,348	£5,045,824	£4,792,743	£4,695,561	£5,069,037	£4,815,955
25%	80%	£4,197,598	£4,664,443	£4,348,092	£4,226,615	£4,693,459	£4,377,108
30%	80%	£3,722,849	£4,283,062	£3,903,441	£3,757,667	£4,317,881	£3,938,260
35%	80%	£3,248,099	£3,901,681	£3,458,789	£3,288,721	£3,942,304	£3,499,411
40%	80%	£2,773,349	£3,520,300	£3,014,138	£2,810,774	£3,566,726	£3,060,564
45%	80%	£2,298,599	£3,138,919	£2,569,487	£2,350,828	£3,191,148	£2,621,715
50%	80%	£1,823,849	£2,757,538	£2,124,835	£1,881,880	£2,815,570	£2,182,867
10%	60%	£5,632,745	£5,772,798	£5,677,893	£5,655,957	£5,796,011	£5,701,106
15%	60%	£5,163,444	£5,373,524	£5,231,165	£5,198,623	£5,408,343	£5,265,964
20%	60%	£4,694,142	£4,974,249	£4,784,438	£4,740,568	£4,950,671	£4,830,263
25%	60%	£4,224,841	£4,574,975	£4,337,710	£4,282,873	£4,633,006	£4,395,742
30%	60%	£3,755,539	£4,175,699	£3,890,883	£3,825,178	£4,245,338	£3,960,621
35%	60%	£3,286,238	£3,776,425	£3,444,256	£3,367,482	£3,857,669	£3,525,500
40%	60%	£2,816,936	£3,377,150	£2,997,529	£2,909,787	£3,470,001	£3,090,379
45%	60%	£2,347,635	£2,977,876	£2,530,801	£2,452,082	£3,082,332	£2,655,258
50%	60%	£1,878,334	£2,578,601	£2,104,074	£1,994,397	£2,694,664	£2,220,137

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£32,280,737	£32,280,737	£32,280,737	£32,280,737	£32,280,737	£32,280,737
10%	70%	£33,224,788	£33,061,392	£33,172,116	£33,207,379	£33,043,983	£33,154,706
15%	70%	£33,696,814	£33,451,721	£33,617,806	£33,670,700	£33,425,696	£33,591,690
20%	70%	£34,169,840	£33,842,049	£34,063,494	£34,144,021	£33,827,229	£34,028,676
25%	70%	£34,642,866	£34,232,378	£34,509,183	£34,597,341	£34,188,852	£34,465,660
30%	70%	£35,115,891	£34,622,707	£34,954,873	£35,060,662	£34,570,476	£34,902,644
35%	70%	£35,588,917	£35,013,036	£35,400,562	£35,523,983	£34,952,099	£35,339,629
40%	70%	£36,061,942	£35,403,365	£35,846,252	£35,987,304	£35,333,722	£35,776,613
45%	70%	£36,534,968	£35,793,694	£36,291,941	£36,450,625	£35,715,345	£36,213,599
50%	70%	£37,007,994	£36,184,023	£36,737,630	£36,913,946	£36,096,968	£36,650,583
100%	70%	£41,768,176	£40,107,496	£41,232,835	£41,591,234	£39,900,553	£41,055,892
10%	80%	£33,230,237	£33,043,499	£33,170,040	£33,218,630	£33,031,893	£33,158,434
15%	80%	£33,704,987	£33,424,880	£33,614,690	£33,687,578	£33,407,470	£33,597,281
20%	80%	£34,179,737	£33,806,291	£34,059,342	£34,156,524	£33,783,048	£34,036,129
25%	80%	£34,654,487	£34,187,702	£34,534,092	£34,613,576	£34,268,569	£34,515,021
30%	80%	£35,129,237	£34,569,113	£35,008,842	£35,090,628	£34,650,090	£34,993,913
35%	80%	£35,603,987	£34,950,524	£35,483,592	£35,572,680	£35,031,611	£35,472,805
40%	80%	£36,078,737	£35,331,935	£35,958,342	£36,044,732	£35,413,132	£35,951,697
45%	80%	£36,553,487	£35,713,346	£36,433,092	£36,516,784	£35,794,653	£36,430,589
50%	80%	£37,028,237	£36,094,757	£36,907,842	£36,989,836	£36,176,174	£36,909,481
10%	60%	£33,219,339	£33,079,287	£33,174,192	£33,198,128	£33,056,074	£33,150,979
15%	60%	£33,694,641	£33,478,561	£33,620,920	£33,653,822	£33,443,742	£33,588,101
20%	60%	£34,169,943	£33,877,836	£34,067,647	£34,111,817	£33,931,411	£34,019,222
25%	60%	£34,645,245	£34,277,111	£34,514,374	£34,569,212	£34,219,078	£34,456,343
30%	60%	£35,120,547	£34,676,386	£35,061,101	£35,126,050	£34,606,747	£35,093,464
35%	60%	£35,595,849	£35,075,661	£35,507,829	£35,573,892	£34,994,116	£35,570,585
40%	60%	£36,071,151	£35,474,936	£36,052,558	£36,120,744	£35,382,084	£36,047,706
50%	60%	£36,546,453	£35,874,211	£36,597,286	£36,667,586	£35,770,006	£36,524,827

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,662,566	£23,662,566	£23,662,566	£23,662,566	£23,662,566	£23,662,566
10%	70%	£24,606,618	£24,443,222	£24,553,945	£24,599,208	£24,425,812	£24,536,536
15%	70%	£25,070,644	£24,933,551	£24,999,635	£25,052,530	£24,807,435	£24,973,550
20%	70%	£25,534,670	£25,223,878	£25,445,324	£25,515,851	£25,189,058	£25,470,505
25%	70%	£26,000,696	£25,614,206	£25,891,013	£25,979,171	£25,570,681	£25,847,489
30%	70%	£26,466,722	£26,004,534	£26,336,702	£26,442,492	£25,952,305	£26,284,474
35%	70%	£26,932,748	£26,394,862	£26,782,393	£26,905,813	£26,333,228	£26,721,459
40%	70%	£27,398,774	£26,785,190	£27,228,084	£27,399,134	£26,715,551	£27,158,443
45%	70%	£27,864,800	£27,175,517	£27,673,775	£27,864,455	£27,097,175	£27,595,427
50%	70%	£28,330,826	£27,565,845	£28,119,466	£28,288,776	£27,478,798	£28,032,412
100%	70%	£33,150,005	£31,489,325	£32,614,665	£32,973,063	£31,312,383	£32,437,722
10%	80%	£24,612,067	£24,425,328	£24,551,869	£24,600,460	£24,413,722	£24,540,263
15%	80%	£25,088,617	£24,806,709	£24,996,520	£25,093,407	£24,793,300	£24,979,111
20%	80%	£25,564,167	£25,198,090	£25,441,172	£25,530,293	£25,181,917	£25,416,989
25%	80%	£26,039,717	£25,589,471	£25,887,823	£25,977,184	£25,570,438	£26,003,974
30%	80%	£26,515,267	£25,980,852	£26,333,473	£26,464,075	£25,958,959	£26,490,959
35%	80%	£26,990,817	£26,372,233	£26,779,124	£26,950,426	£26,347,480	£26,977,944
40%	80%	£27,466,367	£26,763,614	£27,224,775	£27,336,777	£26,730,001	£27,464,929
45%	80%	£27,941,917	£27,154,995	£27,670,426	£27,782,128	£27,111,522	£27,951,914
50%	80%	£28,417,467	£27,546,376	£28,115,777	£28,227,479	£27,493,043	£28,402,900
10%	60%	£24,601,169	£24,461,116	£24,556,021	£24,577,957	£24,437,903	£24,532,808
15%	60%	£25,076,471	£24,860,391	£25,002,749	£25,035,652	£24,825,572	£24,967,930
20%	60%	£25,551,773	£25,251,666	£25,449,478	£25,482,381	£25,213,240	£25,402,051
25%	60%	£26,027,075	£25,642,941	£25,896,204	£25,931,042	£25,600,908	£25,838,172
30%	60%	£26,502,377	£26,034,216	£26,341,931	£26,408,737	£25,988,577	£26,273,293
35%	60%	£26,977,679	£26,425,491	£26,788,659	£26,866,432	£26,376,245	£26,708,414
40%	60%	£27,452,981	£26,816,766	£27,236,388	£27,324,127	£26,763,914	£27,143,535
50%	60%	£27,928,283	£27,208,041	£27,684,113	£27,772,016	£27,151,585	£27,628,656

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,252,135	£7,252,135	£7,252,135	£7,252,135	£7,252,135	£7,252,135
10%	70%	£8,196,187	£8,032,791	£8,143,514	£8,178,777	£8,015,381	£8,126,105
15%	70%	£9,089,213	£8,423,120	£8,389,204	£8,424,089	£8,307,029	£8,563,095
20%	70%	£9,982,239	£8,813,447	£9,034,893	£9,105,420	£8,778,627	£9,000,074
25%	70%	£10,875,265	£9,203,775	£9,480,582	£9,561,747	£9,160,250	£9,437,058
30%	70%	£11,768,291	£9,594,103	£9,926,271	£10,032,061	£9,541,874	£9,874,043
35%	70%	£12,661,317	£9,984,431	£10,371,961	£10,493,382	£9,923,497	£10,311,028
40%	70%	£13,554,343	£10,374,759	£10,817,651	£10,954,703	£10,305,121	£10,747,012
45%	70%	£14,447,369	£10,765,086	£11,262,341	£11,416,024	£10,686,744	£11,184,997
50%	70%	£15,340,395	£11,155,414	£11,707,031	£11,877,345	£11,068,367	£11,621,981
100%	70%	£16,739,574	£15,078,894	£16,204,234	£16,562,632	£14,901,952	£16,027,291
10%	80%	£8,201,638	£8,014,897	£8,141,438	£8,190,029	£8,003,291	£8,129,832
15%	80%	£8,676,388	£8,396,276	£8,596,089	£8,656,976		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,723,910	£1,723,910	£1,723,910	£1,723,910	£1,723,910	£1,723,910
10%	70%	£779,859	£343,255	£332,531	£797,289	£380,864	£349,841
15%	70%	£507,833	£552,926	£386,841	£333,947	£579,041	£412,957
20%	70%	£164,193	£162,598	£58,847	£128,374	£197,418	£24,029
25%	70%	£636,219	£227,729	£504,536	£582,694	£184,205	£461,013
30%	70%	£1,108,244	£618,057	£950,226	£1,056,015	£565,829	£897,997
35%	70%	£1,580,269	£1,008,385	£1,395,915	£1,519,396	£947,452	£1,334,862
40%	70%	£2,052,295	£1,398,713	£1,841,905	£1,982,657	£1,329,075	£1,771,955
45%	70%	£2,524,321	£1,789,040	£2,287,294	£2,445,979	£1,710,698	£2,208,952
50%	70%	£2,996,347	£2,179,368	£2,732,583	£2,909,299	£2,092,321	£2,645,936
100%	70%	£7,783,529	£6,102,849	£7,228,186	£7,586,587	£5,925,906	£7,051,245
10%	80%	£774,410	£961,148	£834,607	£786,017	£972,754	£846,213
15%	80%	£299,660	£579,767	£389,957	£317,969	£597,177	£407,366
20%	80%	£175,080	£198,386	£54,695	£151,877	£221,589	£31,482
40%	80%	£2,074,089	£1,327,138	£1,833,300	£2,027,664	£1,280,712	£1,786,874
45%	80%	£2,548,839	£1,708,519	£2,277,951	£2,496,610	£1,656,290	£2,225,723
50%	80%	£3,023,588	£2,089,900	£2,772,603	£2,965,558	£2,031,868	£2,664,571
10%	80%	£789,308	£925,360	£839,455	£808,529	£948,573	£853,868
15%	80%	£316,036	£559,086	£383,727	£350,825	£560,905	£418,546
20%	60%	£153,296	£126,811	£62,999	£106,870	£173,236	£16,575
25%	60%	£622,597	£272,463	£509,727	£564,565	£214,431	£451,696
30%	60%	£1,091,899	£671,739	£956,454	£1,022,280	£602,100	£886,817
35%	60%	£1,561,200	£1,071,013	£1,403,182	£1,479,956	£869,769	£1,321,938
40%	60%	£2,030,501	£1,470,288	£1,849,909	£1,937,651	£1,377,437	£1,757,059
50%	60%	£2,969,104	£2,268,837	£2,743,364	£2,853,041	£2,152,774	£2,627,301

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,782,526	£3,782,526	£3,782,526	£3,782,526	£3,782,526	£3,782,526
10%	70%	£2,838,474	£3,391,871	£2,891,147	£2,855,894	£3,318,280	£2,898,587
15%	70%	£2,366,440	£2,611,542	£2,445,457	£2,392,563	£2,637,657	£2,471,572
20%	70%	£1,894,423	£2,221,214	£1,999,768	£1,929,242	£2,256,034	£2,034,587
25%	70%	£1,422,397	£1,830,886	£1,554,079	£1,465,922	£1,874,411	£1,597,603
30%	70%	£950,372	£1,440,559	£1,108,389	£1,002,600	£1,492,787	£1,160,619
35%	70%	£478,346	£1,050,231	£662,700	£559,279	£1,111,164	£723,634
40%	70%	£15,321	£659,903	£211,011	£75,858	£729,541	£296,868
45%	70%	£465,705	£269,575	£228,678	£387,363	£347,918	£150,336
50%	70%	£937,731	£120,752	£674,367	£850,683	£33,705	£587,320
100%	70%	£5,704,913	£4,044,233	£5,169,572	£5,527,971	£3,867,291	£4,992,629
10%	80%	£2,833,025	£3,019,764	£2,893,223	£2,844,632	£3,031,370	£2,904,829
15%	80%	£2,358,276	£2,628,893	£2,449,572	£2,375,685	£2,658,792	£2,465,983
20%	80%	£1,883,526	£2,257,002	£2,003,920	£1,906,739	£2,280,215	£2,027,133
40%	80%	£15,473	£731,478	£225,316	£30,952	£777,904	£271,742
45%	80%	£490,223	£350,097	£219,335	£437,995	£402,325	£167,107
50%	80%	£964,973	£31,284	£663,987	£906,942	£26,748	£605,955
10%	80%	£2,843,923	£2,983,976	£2,899,071	£2,867,135	£3,007,189	£2,912,284
15%	80%	£2,374,621	£2,594,701	£2,442,343	£2,409,440	£2,619,520	£2,477,162
20%	60%	£1,905,320	£2,185,427	£1,995,616	£1,951,745	£2,231,852	£2,042,041
25%	60%	£1,436,019	£1,786,152	£1,548,888	£1,494,051	£1,844,184	£1,606,920
30%	60%	£966,717	£1,386,877	£1,102,161	£1,036,356	£1,456,516	£1,171,799
35%	60%	£497,416	£987,602	£655,433	£578,660	£1,068,847	£736,678
40%	60%	£28,114	£589,328	£208,706	£120,965	£681,179	£301,557
50%	60%	£910,485	£230,221	£684,748	£794,425	£94,158	£568,685

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,691,232	£4,691,232	£4,691,232	£4,691,232	£4,691,232	£4,691,232
10%	70%	£3,747,181	£3,910,977	£3,799,853	£3,764,590	£3,927,956	£3,817,263
15%	70%	£3,275,155	£3,520,248	£3,351,163	£3,301,259	£3,566,353	£3,380,278
20%	70%	£2,803,129	£3,129,520	£2,908,475	£2,837,948	£3,164,740	£2,943,293
25%	70%	£2,331,103	£2,739,593	£2,462,786	£2,374,628	£2,783,117	£2,506,309
30%	70%	£1,859,078	£2,349,265	£2,017,096	£1,911,307	£2,401,493	£2,069,325
35%	70%	£1,387,053	£1,958,937	£1,571,407	£1,447,986	£2,019,870	£1,632,340
40%	70%	£915,027	£1,568,609	£1,125,717	£984,665	£1,538,247	£1,195,356
45%	70%	£443,001	£1,178,282	£680,028	£521,341	£1,256,624	£758,370
50%	70%	£29,025	£787,954	£234,339	£58,023	£875,001	£321,386
100%	70%	£4,796,207	£3,135,527	£4,260,866	£4,619,265	£2,958,584	£4,083,923
10%	80%	£3,741,732	£3,928,470	£3,801,929	£3,753,339	£3,940,076	£3,813,535
15%	80%	£3,266,982	£3,547,089	£3,357,278	£3,284,391	£3,564,499	£3,374,688
20%	80%	£2,792,232	£3,155,798	£2,912,627	£2,815,445	£3,186,922	£2,951,940
40%	80%	£893,233	£1,640,184	£1,134,022	£939,656	£1,686,610	£1,180,448
45%	80%	£418,483	£1,258,803	£689,371	£470,712	£1,311,032	£741,599
50%	80%	£56,267	£877,422	£244,719	£1,764	£935,454	£302,751
10%	60%	£3,752,630	£3,892,682	£3,797,777	£3,775,841	£3,915,895	£3,820,990
15%	60%	£3,283,328	£3,493,498	£3,351,049	£3,318,147	£3,528,227	£3,385,968
20%	60%	£2,814,026	£3,094,133	£2,904,322	£2,860,452	£3,140,556	£2,959,747
25%	60%	£2,344,725	£2,694,859	£2,457,595	£2,402,757	£2,752,891	£2,515,626
30%	60%	£1,875,423	£2,295,583	£2,010,868	£1,945,062	£2,365,222	£2,080,505
35%	60%	£1,406,122	£1,896,309	£1,564,140	£1,487,366	£1,977,553	£1,645,384
40%	60%	£936,821	£1,497,034	£1,117,413	£1,029,671	£1,589,885	£1,210,263
50%	60%	£1,782	£898,485	£223,958	£114,281	£814,848	£340,021

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,593,992	£1,593,992	£1,593,992	£1,593,992	£1,593,992	£1,593,992
10%	70%	£649,940	£813,336	£702,613	£667,350	£830,746	£720,022
15%	70%	£177,014	£423,868	£295,323	£204,029	£480,123	£293,036
20%	70%	£294,111	£32,680	£188,766	£259,292	£67,900	£153,947
25%	70%	£766,137	£357,648	£634,455	£722,613	£314,123	£590,931
30%	70%	£1,238,162	£747,976	£1,080,145	£1,185,934	£695,747	£1,027,915
35%	70%	£1,710,188	£1,138,303	£1,525,834	£1,649,255	£1,077,370	£1,464,901
40%	70%	£2,182,214	£1,528,631	£1,971,524	£2,112,578	£1,458,993	£1,901,885
45%	70%	£2,654,239	£1,918,959	£2,417,212	£2,575,897	£1,840,616	£2,338,870
50%	70%	£3,126,265	£2,309,287	£2,862,901	£3,039,217	£2,222,239	£2,775,854
100%	70%	£7,893,447	£6,232,767	£7,358,106	£7,716,505	£6,055,825	£7,181,163
10%	80%	£644,491	£831,230	£704,689	£656,098	£842,836	£716,295
15%	80%	£169,742	£449,849	£280,038	£187,151	£467,258	£277,448
20%	80%	£305,006	£64,469	£184,614	£281,795	£317,681	£180,401
40%	80%	£2,004,007	£1,457,056	£1,983,218	£2,157,582	£1,410,630	£1,916,793
45%	80%	£2,678,757	£1,838,437	£2,407,869	£2,626,529	£1,786,209	£2,365,641
50%	80%	£3,153,507	£2,219,818	£2,852,521	£3,095,476	£2,161,786	£2,794,489
10%	60%	£655,389	£795,442	£700,537	£678,601	£818,655	£723,750
15%	60%	£186,087	£396,167	£253,809	£220,906	£430,966	£298,628
20%	60%	£283,214	£3,107	£192,918	£236,789	£33,319	£146,463
25%	60%	£752,515	£402,382	£639,646	£694,453	£344,350	£581,614
30%	60%	£1,221,817	£801,657	£1,086,373	£1,152,178	£732,018	£1,016,735
35%	60%	£1,691,118	£1,200,332	£1,533,101	£1,609,874	£1,119,687	£1,451,856
40%	60%	£2,160,420	£1,600,206	£1,979,828	£2,067,589	£1,507,355	£1,886,977
50%	60%	£3,099,023	£2,398,755	£2,873,283	£2,982,959	£2,262,693	£2,757,219

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,614,498	£5,614,498	£5,614,498	£5,614,498	£5,614,498	£5,614,498
10%	70%	£4,670,446	£4,833,842	£4,723,119	£4,687,855	£4,851,252	£4,740,528
15%	70%	£4,198,420	£4,443,513	£4,277,429	£4,224,534	£4,469,625	£4,303,544
20%	70%	£3,726,394	£4,053,186	£3,831,740	£3,761,213	£4,088,006	£3,866,555
25%	70%	£3,254,368	£3,662,858	£3,386,051	£3,297,893	£3,706,383	£3,429,575
30%	70%	£2,782,342	£3,272,530	£2,940,361	£2,834,572	£3,324,758	£2,992,590
35%	70%	£2,310,316	£2,882,202	£2,494,672	£2,371,251	£2,943,135	£2,555,605
40%	70%	£1,838,290	£2,491,875	£2,048,982	£1,907,930	£2,561,512	£2,118,621
45%	70%	£1,366,264	£2,101,547	£1,603,293	£1,444,609	£2,179,889	£1,681,636
50%	70%	£894,241	£1,711,219	£1,157,604	£981,289	£1,798,266	£1,244,652
100%	70%	£-3,872,941	£-2,212,261	£-3,337,601	£-3,695,999	£-2,035,319	£-3,760,658
10%	80%	£4,664,997	£4,851,736	£4,725,195	£4,676,604	£4,863,342	£4,736,801
15%	80%	£4,190,247	£4,470,352	£4,280,544	£4,207,957	£4,487,764	£4,297,953
20%	80%	£3,715,496	£4,088,974	£3,835,892	£3,738,710	£4,112,187	£3,859,105
40%	80%	£1,816,498	£2,563,450	£2,057,287	£1,862,923	£2,609,876	£2,103,713
45%	80%	£1,341,749	£2,182,069	£1,612,636	£1,393,977	£2,234,297	£1,664,865
50%	80%	£866,999	£1,800,688	£1,167,984	£925,030	£1,858,720	£1,226,016
10%	80%	£4,676,895	£4,815,948	£4,721,043	£4,699,107	£4,839,161	£4,744,256
15%	80%	£4,206,593	£4,416,673	£4,274,315	£4,241,472	£4,451,492	£4,309,134
20%	60%	£3,737,291	£4,017,399	£3,827,588	£3,783,717	£4,063,823	£3,874,013
25%	60%	£3,267,990	£3,618,124	£3,380,860	£3,326,022	£3,676,156	£3,438,892
30%	60%	£2,798,689	£3,218,849	£2,934,133	£2,868,327	£3,288,487	£3,003,771
35%	60%	£2,329,388	£2,819,574	£2,487,405	£2,410,631	£2,900,819	£2,568,650
40%	60%	£1,860,086	£2,420,300	£2,040,678	£1,962,937	£2,513,150	£2,133,529
50%	60%	£891,483	£1,621,751	£1,147,223	£1,037,547	£1,737,613	£1,263,287

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,891,056	£5,891,056	£5,891,056	£5,891,056	£5,891,056	£5,891,056
10%	70%	£4,947,004	£5,110,401	£4,999,677	£4,964,414	£5,127,810	£5,017,087
15%	70%	£4,474,978	£4,720,072	£4,553,987	£4,501,053	£4,746,187	£4,580,102
20%	70%	£4,002,953	£4,329,744	£4,108,298	£4,037,772	£4,364,564	£4,143,117
25%	70%	£3,530,927	£3,939,416	£3,662,609	£3,574,452	£3,982,941	£3,706,133
30%	70%	£3,058,902	£3,549,088	£3,216,919	£3,111,130	£3,601,317	£3,269,149
35%	70%	£2,586,876	£3,158,761	£2,771,230	£2,647,909	£3,219,694	£2,832,164
40%	70%	£2,114,851	£2,768,433	£2,325,541	£2,184,488	£2,838,071	£2,395,179
45%	70%	£1,642,825	£2,378,105	£1,879,852	£1,721,167	£2,456,448	£1,958,194
50%	70%	£1,170,799	£1,987,777	£1,434,163	£1,257,847	£2,074,825	£1,521,210
100%	70%	£-3,696,383	£-1,935,703	£-3,061,042	£-3,419,441	£-1,758,761	£-2,884,099
10%	80%	£4,941,555	£5,128,294	£5,001,753	£4,953,162	£5,139,900	£5,013,359
15%	80%	£4,466,806	£4,746,913	£4,557,102	£4,484,215	£4,764,322	£4,574,512
20%	80%	£3,992,056	£4,365,532	£4,112,450	£4,015,269	£4,388,745	£4,135,865
40%	80%	£2,093,057	£2,840,008	£2,333,846	£2,139,482	£2,886,434	£2,380,272
45%	80%	£1,618,307	£2,458,627	£1,889,195	£1,670,535	£2,510,855	£1,941,423
50%	80%	£1,143,557	£2,077,246	£1,444,543	£1,201,588	£2,135,278	£1,502,575
10%	60%	£4,952,453	£5,092,506	£4,997,601	£4,975,665	£5,115,719	£5,020,814
15%	60%	£4,483,151	£4,693,231	£4,550,873	£4,517,970	£4,728,050	£4,585,892
20%	60%	£4,013,850	£4,293,957	£4,104,146	£4,060,275	£4,340,382	£4,150,571
25%	60%	£3,544,549	£3,894,682	£3,657,418	£3,602,581	£3,952,714	£3,715,450
30%	60%	£3,075,247	£3,495,407	£3,210,691	£3,144,886	£3,565,046	£3,280,329
35%	60%	£2,605,946	£3,096,132	£2,763,963	£2,687,190	£3,177,377	£2,845,208
40%	60%	£2,136,644	£2,696,858	£2,317,236	£2,229,495	£2,789,709	£2,410,087
50%	60%	£1,189,042	£1,899,309	£1,423,792	£1,314,105	£2,014,572	£1,539,845

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	2
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,153,290	£2,153,290	£2,153,290	£2,153,290	£2,153,290	£2,153,290
10%	70%	£1,622,208	£1,814,206	£1,689,386	£1,639,461	£1,831,460	£1,706,639
15%	70%	£1,356,666	£1,644,664	£1,457,433	£1,382,546	£1,670,545	£1,483,314
20%	70%	£1,091,124	£1,475,122	£1,225,481	£1,125,631	£1,509,629	£1,259,987
25%	70%	£825,583	£1,305,580	£993,528	£868,716	£1,348,714	£1,036,662
30%	70%	£560,041	£1,136,038	£761,576	£611,801	£1,187,789	£813,336
35%	70%	£294,499	£966,497	£529,623	£354,886	£1,028,883	£590,010
40%	70%	£28,958	£796,955	£297,671	£97,971	£865,967	£366,685
45%	70%	£-240,453	£627,413	£65,719	£-161,544	£705,052	£143,358
50%	70%	£-510,338	£457,870	£-168,952	£-422,660	£544,137	£-81,275
100%	70%	£-3,209,184	£-1,257,791	£-2,526,414	£-3,033,829	£-1,082,435	£-2,251,058
10%	80%	£1,612,761	£1,802,179	£1,689,526	£1,624,253	£1,843,881	£1,701,029
15%	80%	£1,342,481	£1,671,622	£1,457,644	£1,359,735	£1,688,876	£1,474,897
20%	80%	£1,072,211	£1,511,066	£1,225,761	£1,095,215	£1,534,071	£1,248,766
25%	80%	£801,942	£1,350,510	£993,879	£830,697	£1,379,266	£1,022,635
30%	80%	£531,671	£1,189,954	£761,997	£566,178	£1,224,461	£796,503
35%	80%	£261,401	£1,029,398	£530,114	£301,660	£1,069,655	£570,373
40%	80%	£-93,014	£868,841	£298,233	£37,140	£914,951	£344,241
45%	80%	£-283,704	£708,285	£66,350	£-231,097	£760,045	£118,110
50%	80%	£-558,394	£547,730	£-168,240	£-499,942	£605,241	£-109,788
10%	60%	£1,631,665	£1,796,235	£1,689,245	£1,654,668	£1,819,239	£1,712,250
15%	60%	£1,370,851	£1,617,707	£1,457,223	£1,405,358	£1,652,213	£1,491,730
20%	60%	£1,110,039	£1,419,179	£1,212,259	£1,158,047	£1,485,187	£1,271,209
25%	60%	£849,224	£1,260,650	£993,178	£906,735	£1,318,162	£1,050,689
30%	60%	£588,411	£1,082,122	£761,155	£657,425	£1,151,136	£830,169
35%	60%	£327,597	£903,595	£529,133	£408,113	£984,110	£609,648
40%	60%	£66,784	£725,067	£297,110	£158,802	£817,085	£389,128
45%	60%	£-197,203	£546,539	£65,088	£-91,989	£650,059	£168,808
50%	60%	£-462,282	£368,011	£-169,685	£-345,378	£483,033	£-52,762

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-36,698,795	£-36,698,795	£-36,698,795	£-36,698,795	£-36,698,795	£-36,698,795
10%	70%	£-37,229,877	£-37,037,679	£-37,162,699	£-37,212,624	£-37,020,625	£-37,145,446
15%	70%	£-37,495,419	£-37,207,421	£-37,294,652	£-37,499,539	£-37,181,540	£-37,265,771
20%	70%	£-37,760,961	£-37,378,952	£-37,626,504	£-37,765,454	£-37,242,456	£-37,592,097
25%	70%	£-38,026,502	£-37,548,504	£-37,858,557	£-37,983,369	£-37,503,371	£-37,815,423
30%	70%	£-38,292,044	£-37,718,046	£-38,090,509	£-38,240,284	£-37,664,286	£-38,038,749
35%	70%	£-38,557,586	£-37,887,588	£-38,322,462	£-38,497,199	£-37,825,201	£-38,262,075
40%	70%	£-38,823,127	£-38,057,130	£-38,554,414	£-38,754,113	£-37,986,118	£-38,485,400
45%	70%	£-39,088,669	£-38,226,672	£-38,786,366	£-39,013,029	£-38,147,033	£-38,708,726
50%	70%	£-39,354,211	£-38,396,215	£-39,021,037	£-39,274,745	£-38,307,948	£-38,933,350
100%	70%	£-42,061,269	£-40,109,875	£-41,378,499	£-41,885,913	£-39,934,520	£-41,203,143
10%	80%	£-37,238,334	£-37,019,906	£-37,162,559	£-37,227,832	£-37,008,404	£-37,151,056
15%	80%	£-37,503,876	£-37,180,463	£-37,384,441	£-37,492,350	£-37,183,209	£-37,377,188
20%	80%	£-37,769,418	£-37,341,019	£-37,626,324	£-37,756,870	£-37,319,014	£-37,603,319
25%	80%	£-38,034,960	£-37,501,571	£-38,053,244	£-38,014,945	£-37,492,234	£-38,027,645
30%	80%	£-38,300,502	£-37,662,123	£-38,285,164	£-38,276,865	£-37,673,353	£-38,252,071
35%	80%	£-38,566,044	£-37,822,675	£-38,516,084	£-38,557,776	£-37,854,472	£-38,476,397
40%	80%	£-38,831,586	£-37,983,227	£-38,746,999	£-38,798,687	£-38,035,587	£-38,700,723
45%	80%	£-39,097,128	£-38,143,779	£-38,977,919	£-39,050,597	£-38,216,696	£-38,925,049
50%	80%	£-39,362,670	£-38,304,331	£-39,208,839	£-39,302,507	£-38,397,805	£-39,149,375
10%	60%	£-37,220,420	£-37,055,850	£-37,162,840	£-37,197,416	£-37,032,646	£-37,139,835
15%	60%	£-37,485,962	£-37,216,392	£-37,384,822	£-37,446,727	£-37,199,872	£-37,360,355
20%	60%	£-37,751,504	£-37,376,934	£-37,626,802	£-37,756,870	£-37,361,014	£-37,636,886
25%	60%	£-38,017,046	£-37,537,476	£-37,868,782	£-38,017,029	£-37,542,153	£-37,913,417
30%	60%	£-38,282,588	£-37,698,018	£-38,110,702	£-38,277,571	£-37,723,292	£-38,140,948
35%	60%	£-38,548,130	£-37,858,560	£-38,352,624	£-38,538,113	£-37,904,431	£-38,368,479
40%	60%	£-38,813,672	£-38,019,102	£-38,594,676	£-38,803,655	£-38,085,570	£-38,593,010
45%	60%	£-39,079,214	£-38,179,644	£-38,836,728	£-39,064,197	£-38,266,719	£-38,818,541
50%	60%	£-39,344,756	£-38,340,186	£-39,078,780	£-39,324,739	£-38,447,868	£-39,044,072

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-28,080,624	£-28,080,624	£-28,080,624	£-28,080,624	£-28,080,624	£-28,080,624
10%	70%	£-28,611,707	£-28,419,708	£-28,544,528	£-28,594,453	£-28,402,454	£-28,527,276
15%	70%	£-29,142,790	£-28,589,250	£-29,176,481	£-29,151,369	£-28,553,370	£-29,159,601
20%	70%	£-29,673,873	£-28,758,792	£-29,608,433	£-29,108,283	£-28,724,286	£-29,673,927
25%	70%	£-30,204,956	£-28,928,334	£-30,140,386	£-29,365,199	£-28,885,201	£-29,197,252
30%	70%	£-30,736,039	£-29,097,876	£-30,672,338	£-29,622,113	£-29,046,116	£-29,420,578
35%	70%	£-31,267,122	£-29,267,418	£-31,204,292	£-29,879,029	£-29,207,031	£-29,643,905
40%	70%	£-31,798,205	£-29,436,960	£-31,736,244	£-30,135,943	£-29,367,947	£-29,867,230
45%	70%	£-32,329,288	£-29,606,502	£-32,268,196	£-30,392,856	£-29,528,861	£-30,090,556
50%	70%	£-32,860,371	£-29,776,044	£-32,800,148	£-30,650,769	£-29,689,775	£-30,315,190
100%	70%	£-33,433,098	£-31,491,705	£-33,260,328	£-33,267,743	£-31,316,350	£-32,584,973
10%	80%	£-28,621,164	£-28,401,736	£-28,544,388	£-28,609,661	£-28,390,233	£-28,532,886
15%	80%	£-28,886,706	£-28,562,278	£-28,776,271	£-28,874,180	£-28,545,039	£-28,759,017
20%	80%	£-29,152,248	£-28,722,820	£-29,008,153	£-29,138,889	£-28,699,945	£-29,085,149
25%	80%	£-29,417,790	£-28,883,362	£-29,248,036	£-29,389,772	£-28,859,860	£-29,318,281
30%	80%	£-29,683,332	£-29,043,904	£-29,487,919	£-29,640,655	£-29,019,775	£-29,549,413
35%	80%	£-29,948,874	£-29,204,446	£-29,737,802	£-29,891,538	£-29,179,689	£-29,780,545
40%	80%	£-30,214,416	£-29,364,988	£-30,002,685	£-30,142,421	£-29,339,604	£-30,011,677
45%	80%	£-30,479,958	£-29,525,530	£-30,253,568	£-30,393,304	£-29,499,519	£-30,262,809
50%	80%	£-30,745,500	£-29,686,072	£-30,504,451	£-30,644,187	£-29,659,434	£-30,514,041
10%	60%	£-28,602,250	£-28,437,678	£-28,544,699	£-28,579,246	£-28,414,676	£-28,521,864
15%	60%	£-28,867,792	£-28,598,220	£-28,776,892	£-28,829,556	£-28,581,701	£-28,742,184
20%	60%	£-29,133,334	£-28,758,762	£-29,008,985	£-29,079,469	£-28,742,727	£-28,985,705
25%	60%	£-29,398,876	£-28,919,304	£-29,259,868	£-29,330,352	£-28,903,752	£-29,237,037
30%	60%	£-29,664,418	£-29,079,846	£-29,510,751	£-29,581,235	£-29,064,777	£-29,488,169
35%	60%	£-29,929,960	£-29,240,388	£-29,761,634	£-29,832,118	£-29,225,802	£-29,739,301
40%	60%	£-30,195,502	£-29,400,930	£-30,012,517	£-30,083,001	£-29,386,827	£-29,989,433
45%	60%	£-30,461,044	£-29,561,472	£-30,263,400	£-30,333,884	£-29,547,852	£-30,240,565
50%	60%	£-30,726,586	£-29,722,014	£-30,514,283	£-30,584,767	£-29,708,877	£-30,491,697

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-11,670,193	£-11,670,193	£-11,670,193	£-11,670,193	£-11,670,193	£-11,670,193
10%	70%	£-12,201,276	£-12,009,277	£-12,134,097	£-12,194,022	£-11,992,023	£-12,116,846
15%	70%	£-12,732,359	£-12,178,819	£-12,588,050	£-12,440,938	£-12,152,398	£-12,340,010
20%	70%	£-13,263,442	£-12,348,361	£-13,031,903	£-12,697,852	£-12,313,855	£-12,563,496
25%	70%	£-13,794,525	£-12,517,903	£-13,485,756	£-12,956,766	£-12,474,770	£-12,786,821
30%	70%	£-14,325,608	£-12,687,445	£-13,939,609	£-13,215,680	£-12,635,685	£-13,010,147
35%	70%	£-14,856,691	£-12,856,987	£-14,393,462	£-13,474,594	£-12,796,600	£-13,233,472
40%	70%	£-15,387,774	£-13,026,529	£-14,847,315	£-13,725,508	£-12,957,516	£-13,456,798
45%	70%	£-15,918,857					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,694,148	-£2,694,148	-£2,694,148	-£2,694,148	-£2,694,148	-£2,694,148
10%	70%	-£3,225,290	-£3,093,232	-£3,158,052	-£3,207,977	-£3,015,978	-£3,140,799
15%	70%	-£3,490,772	-£3,202,773	-£3,390,005	-£3,464,892	-£3,176,893	-£3,364,124
20%	70%	-£3,756,314	-£3,372,315	-£3,621,957	-£3,721,807	-£3,337,809	-£3,587,450
25%	70%	-£4,021,855	-£3,541,857	-£3,853,910	-£3,978,722	-£3,498,724	-£3,810,776
30%	70%	-£4,287,397	-£3,711,399	-£4,085,862	-£4,235,636	-£3,659,639	-£4,034,102
35%	70%	-£4,552,939	-£3,880,941	-£4,317,815	-£4,492,552	-£3,820,554	-£4,257,428
40%	70%	-£4,818,480	-£4,050,483	-£4,549,767	-£4,749,466	-£3,981,471	-£4,480,753
45%	70%	-£5,083,921	-£4,220,025	-£4,781,719	-£5,006,382	-£4,142,386	-£4,704,079
50%	70%	-£5,349,362	-£4,389,568	-£5,013,671	-£5,263,296	-£4,303,301	-£4,927,405
100%	70%	-£8,056,622	-£6,105,228	-£7,373,852	-£7,881,268	-£5,929,873	-£7,198,498
10%	80%	-£3,234,687	-£3,015,259	-£3,157,912	-£3,223,185	-£3,003,757	-£3,146,409
15%	80%	-£3,500,169	-£3,175,816	-£3,389,794	-£3,457,703	-£3,158,562	-£3,372,541
20%	80%	-£3,765,651	-£3,336,373	-£3,621,677	-£3,752,223	-£3,313,367	-£3,598,672
40%	80%	-£4,856,452	-£3,978,597	-£4,549,205	-£4,810,298	-£3,932,587	-£4,503,196
45%	80%	-£5,121,942	-£4,139,153	-£4,781,088	-£5,078,535	-£4,087,392	-£4,729,328
50%	80%	-£5,408,832	-£4,299,708	-£5,015,677	-£5,347,390	-£4,242,197	-£4,957,226
10%	80%	-£3,218,773	-£3,051,203	-£3,158,183	-£3,192,769	-£3,028,199	-£3,135,188
15%	80%	-£3,478,255	-£3,220,751	-£3,390,215	-£3,442,980	-£3,185,255	-£3,355,708
20%	80%	-£3,737,737	-£3,408,259	-£3,622,238	-£3,691,391	-£3,362,250	-£3,576,229
25%	80%	-£3,998,219	-£3,586,767	-£3,854,260	-£3,940,703	-£3,529,276	-£3,796,749
30%	80%	-£4,258,701	-£3,765,316	-£4,086,283	-£4,190,013	-£3,696,302	-£4,017,269
35%	80%	-£4,519,184	-£3,943,843	-£4,318,305	-£4,439,325	-£3,863,328	-£4,237,790
40%	80%	-£4,780,666	-£4,122,371	-£4,550,328	-£4,688,636	-£4,030,353	-£4,458,310
50%	80%	-£5,042,148	-£4,300,900	-£4,782,351	-£4,937,947	-£4,191,378	-£4,678,830

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£635,532	-£635,532	-£635,532	-£635,532	-£635,532	-£635,532
10%	70%	-£1,166,615	-£974,616	-£1,089,636	-£1,148,361	-£957,362	-£1,082,183
15%	70%	-£1,432,156	-£1,144,158	-£1,331,389	-£1,406,276	-£1,118,277	-£1,305,509
20%	70%	-£1,697,697	-£1,313,700	-£1,563,341	-£1,663,191	-£1,279,193	-£1,528,635
25%	70%	-£1,963,238	-£1,483,242	-£1,795,294	-£1,920,106	-£1,440,109	-£1,752,160
30%	70%	-£2,228,779	-£1,652,784	-£2,027,246	-£2,172,021	-£1,601,024	-£1,975,486
35%	70%	-£2,494,320	-£1,822,326	-£2,259,199	-£2,433,936	-£1,761,939	-£2,198,812
40%	70%	-£2,759,861	-£1,991,868	-£2,491,151	-£2,690,851	-£1,922,855	-£2,422,138
45%	70%	-£3,025,402	-£2,161,410	-£2,723,103	-£2,950,366	-£2,083,770	-£2,645,464
50%	70%	-£3,290,943	-£2,330,953	-£2,955,055	-£3,211,482	-£2,244,685	-£2,870,097
100%	70%	-£5,998,006	-£4,046,613	-£5,315,236	-£5,822,651	-£3,871,257	-£5,139,881
10%	80%	-£1,176,071	-£956,643	-£1,099,296	-£1,164,569	-£945,141	-£1,087,794
15%	80%	-£1,441,612	-£1,117,200	-£1,331,179	-£1,428,087	-£1,099,341	-£1,313,025
20%	80%	-£1,707,153	-£1,277,756	-£1,563,061	-£1,693,607	-£1,254,751	-£1,540,056
40%	80%	-£2,797,836	-£1,919,981	-£2,490,590	-£2,751,682	-£1,873,971	-£2,444,581
45%	80%	-£3,072,526	-£2,080,537	-£2,722,472	-£3,019,919	-£2,028,777	-£2,670,712
50%	80%	-£3,347,216	-£2,241,093	-£2,954,361	-£3,288,765	-£2,183,581	-£2,898,610
10%	80%	-£1,157,158	-£992,587	-£1,099,577	-£1,134,154	-£969,583	-£1,076,572
15%	80%	-£1,417,699	-£1,171,115	-£1,331,599	-£1,383,464	-£1,138,609	-£1,297,092
20%	80%	-£1,678,240	-£1,349,644	-£1,563,622	-£1,632,776	-£1,303,635	-£1,517,613
25%	80%	-£1,938,781	-£1,528,172	-£1,795,644	-£1,882,087	-£1,470,660	-£1,738,133
30%	80%	-£2,200,411	-£1,706,700	-£2,027,667	-£2,131,398	-£1,637,686	-£1,958,653
35%	80%	-£2,461,225	-£1,885,227	-£2,259,690	-£2,380,709	-£1,804,712	-£2,179,174
40%	80%	-£2,722,039	-£2,063,755	-£2,491,712	-£2,630,200	-£1,971,738	-£2,399,694
50%	80%	-£2,982,853	-£2,242,283	-£2,723,735	-£2,879,711	-£2,138,763	-£2,619,214

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£273,174	£273,174	£273,174	£273,174	£273,174	£273,174
10%	70%	-£257,908	-£65,910	-£190,730	-£240,655	-£48,656	-£173,477
15%	70%	-£523,450	-£235,452	-£422,683	-£497,570	-£209,571	-£386,802
20%	70%	-£788,992	-£404,994	-£654,635	-£754,485	-£370,487	-£620,128
25%	70%	-£1,054,533	-£574,535	-£886,588	-£1,011,400	-£531,402	-£843,454
30%	70%	-£1,320,075	-£744,077	-£1,118,540	-£1,268,315	-£692,317	-£1,066,780
35%	70%	-£1,585,617	-£913,619	-£1,350,493	-£1,525,230	-£853,232	-£1,290,106
40%	70%	-£1,851,158	-£1,083,161	-£1,582,445	-£1,782,145	-£1,014,149	-£1,513,431
45%	70%	-£2,116,699	-£1,252,703	-£1,814,397	-£2,041,060	-£1,175,064	-£1,736,756
50%	70%	-£2,382,240	-£1,422,246	-£2,046,349	-£2,302,776	-£1,335,979	-£1,961,391
100%	70%	-£5,089,300	-£3,137,907	-£4,406,530	-£4,913,944	-£2,962,551	-£4,231,174
10%	80%	-£267,365	-£47,937	-£190,590	-£255,863	-£36,435	-£179,087
15%	80%	-£532,906	-£208,494	-£422,472	-£520,381	-£191,240	-£405,219
20%	80%	-£798,447	-£389,050	-£654,385	-£784,900	-£350,045	-£633,850
40%	80%	-£1,889,130	-£1,011,275	-£1,581,883	-£1,842,976	-£965,265	-£1,535,874
45%	80%	-£2,163,820	-£1,171,813	-£1,813,766	-£2,111,213	-£1,120,071	-£1,762,006
50%	80%	-£2,438,510	-£1,332,366	-£2,045,649	-£2,360,058	-£1,274,875	-£1,989,904
10%	80%	-£248,451	-£83,881	-£190,871	-£225,448	-£60,877	-£167,866
15%	80%	-£509,295	-£292,409	-£422,893	-£474,758	-£227,903	-£388,386
20%	80%	-£770,178	-£440,937	-£654,916	-£724,069	-£394,928	-£608,907
25%	80%	-£1,030,892	-£619,465	-£886,938	-£973,381	-£561,954	-£829,427
30%	80%	-£1,291,705	-£797,994	-£1,118,961	-£1,222,691	-£728,980	-£1,049,947
35%	80%	-£1,552,519	-£976,521	-£1,350,983	-£1,472,003	-£896,006	-£1,270,468
40%	80%	-£1,813,332	-£1,155,049	-£1,583,006	-£1,721,314	-£1,063,031	-£1,490,988
50%	80%	-£2,074,145	-£1,333,577	-£1,815,029	-£1,972,626	-£1,229,056	-£1,711,508

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,824,066	-£2,824,066	-£2,824,066	-£2,824,066	-£2,824,066	-£2,824,066
10%	70%	-£3,355,149	-£3,163,150	-£3,287,970	-£3,337,895	-£3,145,896	-£3,270,717
15%	70%	-£3,920,690	-£3,532,692	-£3,519,923	-£3,591,810	-£3,308,811	-£3,494,043
20%	70%	-£4,486,231	-£3,902,234	-£3,751,875	-£4,023,767	-£3,467,727	-£4,017,359
25%	70%	-£4,151,774	-£3,671,776	-£3,583,828	-£4,108,640	-£3,628,643	-£3,940,694
30%	70%	-£4,417,315	-£3,841,318	-£4,215,780	-£4,365,555	-£3,789,558	-£4,164,020
35%	70%	-£4,682,857	-£4,010,860	-£4,447,733	-£4,622,470	-£3,950,473	-£4,387,346
40%	70%	-£4,948,399	-£4,180,402	-£4,679,685	-£4,879,385	-£4,111,389	-£4,610,672
45%	70%	-£5,213,940	-£4,349,944	-£4,911,637	-£5,139,290	-£4,272,304	-£4,833,998
50%	70%	-£5,479,481	-£4,519,487	-£5,143,589	-£5,400,016	-£4,433,219	-£5,058,631
100%	70%	-£8,186,540	-£6,235,147	-£7,503,770	-£8,011,185	-£6,059,791	-£7,328,415
10%	80%	-£3,364,605	-£3,145,178	-£3,287,830	-£3,353,103	-£3,133,675	-£3,276,328
15%	80%	-£3,634,875	-£3,305,734	-£3,519,713	-£3,617,622	-£3,288,481	-£3,502,459
20%	80%	-£3,905,145	-£3,466,290	-£3,751,595	-£3,882,141	-£3,443,285	-£3,728,590
40%	80%	-£4,996,370	-£4,108,515	-£4,679,124	-£4,940,216	-£4,062,505	-£4,633,115
45%	80%	-£5,261,060	-£4,269,071	-£4,911,006	-£5,208,453	-£4,217,311	-£4,859,246
50%	80%	-£5,525,750	-£4,429,627	-£5,142,888	-£5,477,299	-£4,372,115	-£5,087,144
10%	80%	-£3,345,632	-£3,181,121	-£3,288,111	-£3,322,688	-£3,158,117	-£3,265,106
15%	80%	-£3,606,506	-£3,359,649	-£3,520,134	-£3,571,998	-£3,325,143	-£3,485,626
20%	80%	-£3,867,310	-£3,538,178	-£3,752,156	-£3,821,310	-£3,492,169	-£3,706,147
25%	80%	-£4,128,132	-£3,716,706	-£3,984,179	-£4,070,621	-£3,659,194	-£3,926,667
30%	80%	-£4,388,945	-£3,895,234	-£4,216,201	-£4,319,932	-£3,826,220	-£4,147,187
35%	80%	-£4,649,759	-£4,073,761	-£4,448,224	-£4,569,243	-£3,993,246	-£4,367,708
40%	80%	-£4,910,572	-£4,252,289	-£4,680,246	-£4,818,554	-£4,160,272	-£4,588,228
50%	80%	-£5,171,385	-£4,430,817	-£4,912,268	-£5,067,865	-£4,327,300	-£4,808,748

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,196,440	£1,196,440	£1,196,440	£1,196,440	£1,196,440	£1,196,440
10%	70%	£885,357	£957,356	£732,336	£882,811	£874,810	£749,798
15%	70%	£399,816	£687,814	£500,583	£425,655	£713,694	£526,463
20%	70%	£134,273	£518,272	£268,631	£168,781	£562,778	£303,137
25%	70%	£-131,268	£348,730	£36,678	£-88,135	£391,863	£79,812
30%	70%	£-396,809	£179,188	£-195,275	£-345,049	£230,948	£-143,514
35%	70%	£-662,352	£16,646	£-427,228	£-601,955	£70,033	£-366,941
40%	70%	£-927,895	£-169,898	£-359,180	£-958,879	£-59,883	£-590,166
45%	70%	£-1,197,304	£-329,438	£-891,132	£-1,118,394	£-251,798	£-813,492
50%	70%	£-1,467,168	£-498,981	£-1,125,803	£-1,379,510	£-412,713	£-1,038,126
100%	70%	£-4,166,034	£-2,214,641	£-3,483,264	£-3,990,679	£-2,039,286	£-3,307,909
10%	80%	£655,900	£975,328	£732,676	£667,403	£886,831	£744,178
15%	80%	£385,930	£714,771	£500,793	£402,884	£732,025	£519,047
20%	80%	£115,361	£554,216	£268,910	£138,365	£577,021	£291,915
25%	80%	£-965,864	£-88,009	£-658,618	£-919,710	£-42,000	£-612,609
30%	80%	£-1,240,554	£-248,565	£-890,500	£-1,187,948	£-196,805	£-838,740
35%	80%	£-1,515,245	£-409,121	£-1,125,090	£-1,456,793	£-351,610	£-1,066,638
40%	80%	£-1,790,336	£-239,394	£-1,325,395	£-1,697,818	£-662,368	£-1,355,400
45%	80%	£-2,065,427	£-69,856	£-1,525,372	£-1,948,507	£-965,363	£-1,644,880
50%	80%	£-2,340,518	£-149,328	£-1,725,350	£-2,189,196	£-1,268,337	£-1,934,359
100%	80%	£-6,840,604	£-3,303,800	£-5,136,327	£-5,910,115	£-3,611,311	£-5,038,838
10%	60%	£368,440	£125,272	£-195,695	£-299,426	£194,286	£-126,682
15%	60%	£-929,254	£-53,255	£-427,718	£-548,737	£-27,260	£-347,203
20%	60%	£-1,419,132	£-231,784	£-669,740	£-998,049	£-139,766	£-567,723
25%	60%	£-1,908,010	£-488,840	£-1,126,516	£-1,302,229	£-473,817	£-1,008,612

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,472,998	£1,472,998	£1,472,998	£1,472,998	£1,472,998	£1,472,998
10%	70%	£941,915	£1,133,914	£1,009,094	£959,169	£1,151,168	£1,026,347
15%	70%	£676,374	£964,372	£777,141	£702,254	£990,253	£803,021
20%	70%	£410,832	£794,830	£545,189	£445,339	£829,337	£579,695
25%	70%	£145,290	£625,288	£313,236	£188,424	£668,421	£396,370
30%	70%	£-120,251	£455,746	£81,284	£-68,491	£507,506	£133,044
35%	70%	£-385,793	£286,204	£-150,689	£-325,406	£346,591	£-90,282
40%	70%	£-651,335	£116,662	£-382,621	£-592,321	£185,978	£-313,608
45%	70%	£-916,877	£-52,880	£-614,573	£-841,836	£-24,780	£-536,934
50%	70%	£-1,190,630	£-222,423	£-840,245	£-1,102,952	£-136,155	£-761,567
100%	70%	£-3,889,476	£-1,938,083	£-3,206,706	£-3,714,121	£-1,762,727	£-3,031,351
10%	80%	£932,459	£1,151,887	£1,009,234	£943,961	£1,163,389	£1,020,736
15%	80%	£662,189	£991,330	£777,351	£679,443	£1,008,583	£794,805
20%	80%	£391,919	£830,774	£545,469	£414,923	£853,779	£568,474
25%	80%	£-969,306	£188,549	£-382,060	£-643,152	£-294,559	£-336,051
30%	80%	£-1,243,797	£-27,993	£-613,942	£-911,389	£-79,753	£-562,182
35%	80%	£-1,518,288	£-132,563	£-848,532	£-1,180,235	£-275,051	£-790,080
40%	80%	£-1,792,779	£-115,943	£-1,008,953	£-1,374,376	£-1,138,947	£-1,031,958
45%	80%	£-2,067,270	£-37,415	£-1,178,331	£-1,525,966	£-871,921	£-1,141,438
50%	80%	£-2,341,761	£-179,888	£-1,354,908	£-1,745,754	£-604,895	£-1,390,917
100%	80%	£-7,041,847	£-3,580,358	£-5,312,896	£-6,226,443	£-3,637,870	£-5,370,397
10%	60%	£301,881	£401,830	£80,863	£-22,868	£470,844	£149,577
15%	60%	£-32,695	£223,303	£-151,160	£-272,179	£303,818	£-70,844
20%	60%	£-313,608	£44,775	£-383,182	£-521,490	£136,792	£-291,164
25%	60%	£-608,099	£-312,282	£-499,967	£-825,670	£-197,259	£-473,654

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	High

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,131,606	£3,131,606	£3,131,606	£3,131,606	£3,131,606	£3,131,606
10%	70%	£2,509,000	£2,695,237	£2,573,980	£2,526,487	£2,712,725	£2,591,467
15%	70%	£2,197,696	£2,477,052	£2,295,167	£2,223,927	£2,503,284	£2,321,399
20%	70%	£1,886,394	£2,258,868	£2,016,354	£1,921,368	£2,293,843	£2,051,329
25%	70%	£1,575,090	£2,040,683	£1,737,542	£1,618,809	£2,084,402	£1,781,260
30%	70%	£1,263,787	£1,822,499	£1,458,728	£1,316,249	£1,874,962	£1,511,191
35%	70%	£952,484	£1,604,314	£1,179,615	£1,015,690	£1,665,520	£1,241,122
40%	70%	£641,181	£1,386,129	£901,102	£711,131	£1,456,080	£971,052
45%	70%	£329,877	£1,167,944	£622,289	£408,571	£1,246,639	£700,984
50%	70%	£18,574	£949,760	£343,477	£106,012	£1,037,198	£430,914
100%	70%	£3,145,069	£1,252,236	£2,484,836	£2,967,333	£1,074,501	£2,306,901
0%	80%	£2,500,184	£2,713,027	£2,574,447	£2,511,842	£2,724,685	£2,586,106
10%	80%	£2,184,473	£2,503,737	£2,295,868	£2,201,961	£2,521,224	£2,313,356
20%	80%	£1,868,762	£2,294,447	£2,017,288	£1,892,079	£2,317,764	£2,040,606
25%	80%	£1,553,051	£2,085,158	£1,738,710	£1,682,196	£2,114,303	£1,767,855
30%	80%	£1,237,340	£1,875,868	£1,460,130	£1,272,315	£1,910,842	£1,495,106
35%	80%	£921,629	£1,666,578	£1,181,551	£862,433	£1,707,383	£1,222,355
40%	80%	£605,918	£1,457,288	£902,971	£652,552	£1,503,922	£949,605
45%	80%	£290,207	£1,247,998	£624,392	£342,669	£1,300,461	£676,855
50%	80%	£25,921	£1,038,709	£345,813	£32,767	£1,097,000	£404,105
10%	80%	£2,517,815	£2,677,448	£2,573,513	£2,541,132	£2,700,764	£2,596,829
15%	80%	£2,210,920	£2,450,368	£2,294,466	£2,245,895	£2,485,343	£2,329,442
20%	80%	£1,904,024	£2,223,289	£2,015,419	£1,950,658	£2,204,885	£2,052,053
25%	80%	£1,597,129	£1,996,209	£1,736,373	£1,655,421	£2,054,501	£1,794,664
30%	80%	£1,290,234	£1,769,130	£1,457,327	£1,360,184	£1,838,080	£1,527,277
35%	80%	£983,339	£1,542,050	£1,178,280	£1,064,947	£1,623,659	£1,259,888
40%	80%	£676,443	£1,314,971	£899,233	£769,710	£1,408,237	£992,501
45%	80%	£369,548	£1,087,891	£620,186	£520,186	£1,192,817	£725,112
50%	80%	£62,652	£860,812	£341,140	£178,236	£977,386	£487,723

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£36,720,479	£36,720,479	£36,720,479	£36,720,479	£36,720,479	£36,720,479
10%	70%	£36,343,085	£36,156,848	£36,276,105	£36,325,588	£36,139,380	£36,260,618
15%	70%	£36,054,389	£36,375,033	£36,556,918	£36,628,167	£36,349,901	£36,530,686
20%	70%	£36,065,691	£36,693,217	£36,656,721	£36,930,717	£36,559,242	£36,800,756
25%	70%	£37,276,956	£36,811,402	£37,114,543	£37,233,276	£36,787,583	£37,070,825
30%	70%	£37,588,298	£37,029,586	£37,393,357	£37,535,835	£36,977,123	£37,340,894
35%	70%	£37,899,601	£37,247,771	£37,672,170	£37,638,395	£37,186,565	£37,610,963
40%	70%	£38,210,904	£37,465,956	£37,950,983	£38,140,954	£37,396,005	£37,881,033
45%	70%	£38,522,208	£37,684,141	£38,229,796	£38,443,513	£37,606,446	£38,151,101
50%	70%	£38,833,511	£37,902,325	£38,508,608	£38,746,073	£37,816,886	£38,421,171
100%	70%	£41,997,154	£40,104,321	£41,336,721	£41,819,417	£39,926,586	£41,158,985
10%	80%	£36,351,901	£36,139,058	£36,277,638	£36,340,243	£36,127,400	£36,265,979
15%	80%	£36,667,612	£36,348,348	£36,556,217	£36,650,124	£36,330,881	£36,539,729
20%	80%	£36,983,323	£36,557,639	£36,834,796	£36,960,006	£36,534,321	£36,811,478
25%	80%	£37,246,167	£37,394,797	£37,949,114	£38,189,533	£37,346,163	£37,902,600
30%	80%	£38,561,878	£37,604,087	£38,227,693	£38,509,416	£37,551,624	£38,175,230
35%	80%	£38,878,006	£37,813,378	£38,506,272	£38,819,297	£37,755,085	£38,447,980
40%	80%	£39,334,270	£38,174,637	£38,778,572	£38,310,953	£38,151,321	£38,255,256
45%	80%	£39,641,185	£38,401,717	£39,057,619	£39,606,190	£38,366,742	£38,522,643
50%	80%	£39,948,081	£38,628,796	£39,336,666	£39,991,427	£38,582,163	£38,793,032
10%	80%	£37,254,956	£38,855,876	£37,115,712	£37,196,664	£36,797,584	£37,057,420
15%	80%	£37,561,851	£37,082,955	£37,394,758	£37,491,901	£37,013,005	£37,324,808
20%	80%	£37,868,746	£37,310,035	£37,673,805	£37,787,138	£37,228,426	£37,592,197
25%	80%	£38,175,642	£37,537,114	£37,952,852	£38,082,375	£37,443,847	£37,859,584
30%	80%	£38,789,433	£37,981,273	£38,510,945	£38,672,849	£37,874,688	£38,384,362

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,102,309	£27,102,309	£27,102,309	£27,102,309	£27,102,309	£27,102,309
10%	70%	£27,724,915	£27,538,678	£27,659,935	£27,707,428	£27,521,190	£27,642,447
15%	70%	£28,036,218	£27,758,862	£27,939,747	£28,009,987	£27,730,331	£27,812,516
20%	70%	£28,347,521	£27,979,047	£28,217,560	£28,312,546	£27,940,071	£28,182,586
25%	70%	£28,658,824	£28,193,231	£28,496,373	£28,615,106	£28,149,512	£28,452,654
30%	70%	£28,970,128	£28,411,416	£28,775,187	£28,917,685	£28,358,953	£28,722,724
35%	70%	£29,281,430	£28,629,600	£29,054,000	£29,204,224	£28,568,394	£28,992,792
40%	70%	£29,592,734	£28,847,784	£29,332,812	£29,522,764	£28,777,834	£29,262,862
45%	70%	£29,904,037	£29,065,970	£29,611,625	£29,835,303	£29,089,276	£29,532,931
50%	70%	£30,215,341	£29,284,155	£29,890,438	£30,127,902	£29,196,716	£29,803,000
100%	70%	£33,378,983	£31,486,151	£32,718,550	£33,201,247	£31,308,415	£32,540,815
10%	80%	£27,733,730	£27,520,888	£27,659,467	£27,722,072	£27,509,230	£27,647,808
15%	80%	£28,049,441	£27,730,178	£27,938,046	£28,031,954	£27,712,690	£27,820,559
20%	80%	£28,365,153	£27,939,468	£28,216,626	£28,341,835	£27,919,309	£28,193,309
25%	80%	£28,627,997	£28,176,627	£28,330,943	£28,581,363	£28,229,983	£28,284,309
30%	80%	£29,043,707	£28,985,917	£29,609,523	£29,891,245	£28,933,454	£29,557,060
35%	80%	£30,259,836	£29,195,205	£29,888,102	£30,201,127	£29,136,914	£29,829,810
40%	80%	£27,718,100	£27,556,467	£27,660,402	£27,692,782	£27,533,190	£27,637,085
45%	80%	£28,022,995	£27,783,547	£27,959,448	£27,998,019	£27,748,571	£27,904,473
50%	80%	£28,338,890	£28,010,626	£28,218,495	£28,283,258	£27,963,993	£28,171,061
10%	80%	£28,636,785	£28,237,706	£28,497,541	£28,578,493	£28,173,414	£28,438,250
15%	80%	£28,943,681	£28,464,785	£28,776,588	£28,873,730	£28,394,834	£28,706,638
20%	80%	£29,250,576	£28,691,865	£29,055,635	£29,168,367	£28,610,255	£28,974,026
25%	80%	£29,557,471	£28,918,944	£29,334,682	£29,464,205	£28,825,677	£29,241,414
30%	80%	£30,171,263	£29,373,103	£29,892,774	£30,054,679	£29,258,519	£29,776,191

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,691,878	£10,691,878	£10,691,878	£10,691,878	£10,691,878	£10,691,878
10%	70%	£11,314,484	£11,128,247	£11,249,504	£11,296,997	£11,110,759	£11,232,016
15%	70%	£11,626,787	£11,346,431	£11,529,316	£11,577,588	£11,320,290	£11,509,085
20%	70%	£11,937,090	£11,564,616	£11,807,129	£11,902,115	£11,529,540	£11,772,155
25%	70%	£12,248,393	£11,782,800	£12,085,942	£12,204,675	£11,739,081	£12,042,223
30%	70%	£12,559,697	£12,000,985	£12,364,756	£12,507,234	£11,948,522	£12,312,293
35%	70%	£12,870,999	£12,219,169	£12,643,569	£12,809,793	£12,157,983	£12,582,361
40%	70%	£13,182,303	£12,437,353	£12,922,381	£13,112,353	£12,367,493	£12,852,431
45%	70%	£13,493,606	£12,655,538	£13,201,194	£13,414,912	£12,576,045	£13,122,500
50%	70%	£13,804,910	£12,873,724	£13,480,007	£13,717,471	£12,786,285	£13,392,569
100%	70%	£16,968,552	£15,075,720	£16,308,119	£16,790,816	£14,897,984	£16,130,384
10%	80%	£11,323,299	£11,110,457	£11,249,036	£11,311,641	£11,098,799	£11,237,377
15%	80%	£11,639,010	£11,319,747	£11,527,615	£11,621,523	£11,302,290	£11,510,128
20%	80%	£11,954,722	£11,529,037	£11,806,198	£11,911,404	£11,518,140	£11,498,042
25%	80%	£13,217,566	£12,966,196	£12,902,512	£13,170,932	£12,319,582	£12,873,878
30%	80%	£13,533,276	£12,575,486	£13,199,092	£13,480,814	£12,523,023	£13,146,629
35%	80%	£13,849,405	£12,784,775	£13,477,671	£13,790,696	£12,726,483	£13,419,379
40%	80%	£13,305,689	£11,146,038	£11,249,971	£11,282,351	£11,122,719	£11,226,654
45%	80%	£11,812,564	£11,373,116	£11,529,017	£11,577,588	£11,338,140	£11,498,042
50%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,715,832	-£1,715,832	-£1,715,832	-£1,715,832	-£1,715,832	-£1,715,832
10%	70%	-£2,338,438	-£2,152,201	-£2,273,458	-£2,332,961	-£2,134,713	-£2,255,971
15%	70%	-£2,649,742	-£2,370,386	-£2,552,271	-£2,623,510	-£2,344,154	-£2,526,039
20%	70%	-£2,961,044	-£2,588,570	-£2,831,084	-£2,926,070	-£2,553,595	-£2,796,109
25%	70%	-£3,272,348	-£2,806,755	-£3,109,896	-£3,228,629	-£2,763,036	-£3,066,178
30%	70%	-£3,583,651	-£3,024,939	-£3,388,710	-£3,531,188	-£2,972,476	-£3,336,247
35%	70%	-£3,894,954	-£3,243,124	-£3,667,523	-£3,833,748	-£3,181,917	-£3,606,316
40%	70%	-£4,206,257	-£3,461,308	-£3,946,336	-£4,136,307	-£3,391,358	-£3,876,386
45%	70%	-£4,517,561	-£3,679,494	-£4,225,149	-£4,438,866	-£3,600,799	-£4,146,454
50%	70%	-£4,828,864	-£3,897,678	-£4,503,961	-£4,741,426	-£3,810,239	-£4,416,524
100%	70%	-£7,992,507	-£6,099,674	-£7,332,074	-£7,814,770	-£5,921,939	-£7,154,338
10%	80%	-£2,347,254	-£2,134,411	-£2,272,991	-£2,356,596	-£2,122,753	-£2,261,332
15%	80%	-£2,662,965	-£2,343,701	-£2,551,570	-£2,645,477	-£2,328,214	-£2,534,082
20%	80%	-£2,978,676	-£2,552,991	-£2,830,149	-£2,955,359	-£2,529,674	-£2,806,832
40%	80%	-£4,241,520	-£3,390,150	-£3,944,467	-£4,194,886	-£3,343,516	-£3,897,833
45%	80%	-£4,557,231	-£3,599,440	-£4,223,046	-£4,504,769	-£3,546,977	-£4,170,583
50%	80%	-£4,873,359	-£3,808,729	-£4,501,626	-£4,814,650	-£3,750,438	-£4,443,333
10%	80%	-£2,338,623	-£2,169,989	-£2,273,925	-£2,308,396	-£2,146,674	-£2,250,609
15%	80%	-£2,654,518	-£2,387,070	-£2,552,972	-£2,601,543	-£2,362,085	-£2,517,886
20%	60%	-£2,943,414	-£2,624,149	-£2,832,019	-£2,896,780	-£2,577,516	-£2,785,385
25%	60%	-£3,250,309	-£2,851,229	-£3,111,065	-£3,192,017	-£2,792,937	-£3,052,773
30%	60%	-£3,557,204	-£3,078,308	-£3,390,111	-£3,487,254	-£3,008,358	-£3,320,161
35%	60%	-£3,864,099	-£3,305,389	-£3,669,158	-£3,782,491	-£3,223,779	-£3,587,550
40%	60%	-£4,170,995	-£3,532,467	-£3,948,205	-£4,077,728	-£3,439,200	-£3,854,937
50%	60%	-£4,784,786	-£3,986,626	-£4,506,298	-£4,668,202	-£3,870,402	-£4,389,715

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£342,783	£342,783	£342,783	£342,783	£342,783	£342,783
10%	70%	-£279,823	-£33,596	-£214,842	-£286,335	-£76,897	-£187,855
15%	70%	-£581,126	-£311,770	-£493,655	-£564,895	-£285,539	-£467,424
20%	70%	-£902,429	-£529,955	-£772,468	-£867,454	-£494,979	-£737,493
25%	70%	-£1,213,732	-£748,139	-£1,051,281	-£1,170,013	-£704,420	-£1,007,562
30%	70%	-£1,525,036	-£966,323	-£1,330,094	-£1,472,573	-£913,860	-£1,277,632
35%	70%	-£1,836,339	-£1,184,508	-£1,608,907	-£1,775,132	-£1,125,302	-£1,547,702
40%	70%	-£2,147,642	-£1,402,693	-£1,887,720	-£2,077,691	-£1,332,742	-£1,817,770
45%	70%	-£2,458,945	-£1,620,878	-£2,166,533	-£2,380,251	-£1,542,183	-£2,087,838
50%	70%	-£2,770,249	-£1,839,062	-£2,445,346	-£2,682,810	-£1,751,624	-£2,357,908
100%	70%	-£5,933,891	-£4,041,059	-£5,273,458	-£5,756,155	-£3,863,323	-£5,095,723
10%	80%	-£288,638	-£75,796	-£214,375	-£276,980	-£64,137	-£202,716
15%	80%	-£604,349	-£285,065	-£492,954	-£586,861	-£287,588	-£475,467
20%	80%	-£920,061	-£494,375	-£771,534	-£896,743	-£471,058	-£748,216
40%	80%	-£2,182,904	-£1,331,534	-£1,885,851	-£2,136,271	-£1,284,900	-£1,839,217
45%	80%	-£2,498,615	-£1,540,824	-£2,164,431	-£2,446,153	-£1,488,361	-£2,111,968
50%	80%	-£2,814,744	-£1,750,113	-£2,443,009	-£2,756,035	-£1,691,822	-£2,384,717
10%	80%	-£271,007	-£111,375	-£215,309	-£247,690	-£88,058	-£191,993
15%	80%	-£577,903	-£338,455	-£494,356	-£542,927	-£303,478	-£459,381
20%	60%	-£884,798	-£565,534	-£773,403	-£838,164	-£518,901	-£726,769
25%	60%	-£1,191,693	-£792,613	-£1,052,449	-£1,133,401	-£734,321	-£994,158
30%	60%	-£1,498,588	-£1,019,692	-£1,331,496	-£1,428,638	-£949,742	-£1,261,545
35%	60%	-£1,805,484	-£1,246,772	-£1,610,542	-£1,723,875	-£1,165,163	-£1,528,934
40%	60%	-£2,112,379	-£1,473,851	-£1,889,589	-£2,018,112	-£1,380,585	-£1,796,322
50%	60%	-£2,726,171	-£1,928,010	-£2,447,682	-£2,609,586	-£1,811,426	-£2,331,099

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,251,490	£1,251,490	£1,251,490	£1,251,490	£1,251,490	£1,251,490
10%	70%	£629,884	£815,121	£693,864	£646,371	£832,609	£711,351
15%	70%	£317,580	£396,936	£415,051	£343,812	£623,168	£441,283
20%	70%	£6,278	£378,752	£136,298	£41,252	£413,727	£171,213
25%	70%	-£305,026	£160,567	-£142,574	-£261,307	£204,286	-£98,856
30%	70%	-£616,329	-£57,617	-£421,388	-£563,866	-£5,154	-£368,925
35%	70%	-£927,632	-£275,802	-£700,201	-£866,426	-£214,596	-£638,994
40%	70%	-£1,238,935	-£493,987	-£979,014	-£1,168,995	-£424,036	-£909,964
45%	70%	-£1,550,239	-£712,172	-£1,267,827	-£1,471,545	-£633,477	-£1,179,132
50%	70%	-£1,861,542	-£930,356	-£1,536,639	-£1,774,104	-£842,917	-£1,449,202
100%	70%	-£5,025,185	-£3,132,352	-£4,364,752	-£4,847,448	-£2,954,617	-£4,187,016
10%	80%	£620,068	£832,911	£894,331	£631,726	£844,569	£705,990
15%	80%	£304,357	£623,621	£415,752	£321,845	£641,108	£433,240
20%	80%	-£114,854	£414,331	£112,172	-£11,983	£412,732	£191,990
40%	80%	-£1,274,198	-£422,828	-£977,145	-£1,227,564	-£376,194	-£930,511
45%	80%	-£1,589,909	-£632,118	-£1,255,724	-£1,537,447	-£579,655	-£1,203,261
50%	80%	-£1,906,037	-£841,407	-£1,534,303	-£1,847,329	-£783,116	-£1,476,011
10%	60%	£637,699	£797,332	£693,397	£661,016	£820,648	£716,713
15%	60%	£330,804	£570,252	£414,350	£366,779	£605,227	£449,226
20%	60%	£23,608	£343,173	£135,303	£70,542	£389,896	£181,637
25%	60%	-£282,987	£116,093	-£143,743	-£224,695	£174,385	-£85,452
30%	60%	-£589,882	-£110,986	-£422,789	-£519,932	-£41,036	-£352,839
35%	60%	-£896,777	-£338,066	-£701,836	-£815,169	-£256,457	-£620,228
40%	60%	-£1,203,673	-£565,145	-£980,883	-£1,110,406	-£471,878	-£887,615
50%	60%	-£1,817,464	-£1,019,304	-£1,538,876	-£1,700,880	-£602,720	-£1,422,393

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,845,751	-£1,845,751	-£1,845,751	-£1,845,751	-£1,845,751	-£1,845,751
10%	70%	-£2,468,357	-£2,282,120	-£2,403,376	-£2,450,889	-£2,264,631	-£2,385,889
15%	70%	-£2,779,660	-£2,500,304	-£2,682,189	-£2,753,459	-£2,474,073	-£2,655,958
20%	70%	-£3,090,963	-£2,718,489	-£2,961,002	-£3,055,988	-£2,683,513	-£2,926,027
25%	70%	-£3,402,266	-£2,936,673	-£3,239,815	-£3,358,547	-£2,892,954	-£3,196,096
30%	70%	-£3,713,570	-£3,154,858	-£3,518,629	-£3,661,107	-£3,102,395	-£3,466,166
35%	70%	-£4,024,872	-£3,373,042	-£3,797,441	-£3,963,666	-£3,311,836	-£3,736,234
40%	70%	-£4,336,176	-£3,591,227	-£4,076,254	-£4,266,225	-£3,521,276	-£4,006,304
45%	70%	-£4,647,479	-£3,809,412	-£4,355,067	-£4,568,785	-£3,730,717	-£4,276,373
50%	70%	-£4,958,783	-£4,027,596	-£4,633,880	-£4,871,344	-£3,940,158	-£4,546,442
100%	70%	-£8,122,425	-£6,229,593	-£7,461,992	-£7,944,689	-£6,051,857	-£7,284,257
10%	80%	-£2,477,172	-£2,264,330	-£2,402,909	-£2,465,514	-£2,252,671	-£2,391,250
15%	80%	-£2,792,883	-£2,473,620	-£2,681,488	-£2,775,396	-£2,456,132	-£2,664,001
20%	80%	-£3,108,595	-£2,682,910	-£2,960,068	-£3,085,277	-£2,659,592	-£2,936,750
40%	80%	-£4,371,438	-£3,520,068	-£4,074,385	-£4,324,805	-£3,473,435	-£4,027,751
45%	80%	-£4,687,149	-£3,729,358	-£4,352,965	-£4,634,687	-£3,676,895	-£4,300,502
50%	80%	-£5,003,278	-£3,938,647	-£4,631,543	-£4,944,569	-£3,880,356	-£4,573,251
10%	60%	-£2,459,541	-£2,299,909	-£2,403,843	-£2,436,224	-£2,278,592	-£2,380,527
15%	60%	-£2,766,437	-£2,526,989	-£2,682,890	-£2,731,461	-£2,492,013	-£2,647,815
20%	60%	-£3,073,332	-£2,754,069	-£2,961,937	-£3,026,688	-£2,707,436	-£2,915,303
25%	60%	-£3,380,227	-£2,981,148	-£3,240,983	-£3,321,935	-£2,922,856	-£3,182,692
30%	60%	-£3,687,122	-£3,208,227	-£3,520,030	-£3,617,172	-£3,138,276	-£3,450,079
35%	60%	-£3,994,018	-£3,435,307	-£3,799,077	-£3,912,409	-£3,353,697	-£3,717,468
40%	60%	-£4,300,913	-£3,662,385	-£4,078,123	-£4,207,646	-£3,569,119	-£4,084,856
50%	60%	-£4,914,705	-£4,116,544	-£4,636,216	-£4,798,121	-£3,999,960	-£4,519,633

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,174,755	£2,174,755	£2,174,755	£2,174,755	£2,174,755	£2,174,755
10%	70%	£1,552,145	£1,738,386	£1,617,129	£1,569,636	£1,755,874	£1,634,617
15%	70%	£1,240,845	£1,520,202	£1,336,317	£1,267,077	£1,546,433	£1,364,546
20%	70%	£929,543	£1,302,017	£1,059,504	£964,518	£1,336,993	£1,094,478
25%	70%	£618,239	£1,083,833	£780,691	£661,958	£1,127,551	£824,410
30%	70%	£306,936	£865,648	£501,877	£359,399	£918,111	£554,340
35%	70%	£4,367	£647,464	£223,054	£56,840	£708,670	£284,271
40%	70%	£-315,670	£429,279	£-55,746	£-245,722	£499,230	£14,202
45%	70%	£-626,974	£211,094	£-334,561	£-548,279	£289,788	£-255,867
50%	70%	£-938,277	£-7,091	£-613,374	£-850,838	£80,348	£-525,936
100%	70%	£-4,101,919	£-2,209,087	£-3,441,486	£-3,924,183	£-2,031,352	£-3,263,751
10%	80%	£1,543,334	£1,756,176	£1,617,596	£1,554,992	£1,767,834	£1,629,256
15%	80%	£1,227,623	£1,546,896	£1,339,018	£1,245,110	£1,564,373	£1,356,505
20%	80%	£911,911	£1,337,696	£1,060,438	£935,229	£1,369,914	£1,083,755
40%	80%	£-350,933	£500,437	£-53,879	£-304,299	£547,071	£-7,245
45%	80%	£-666,643	£291,147	£-332,459	£-614,182	£343,610	£-279,996
50%	80%	£-982,772	£81,858	£-611,038	£-924,063	£140,149	£-552,746
10%	80%	£1,360,964	£1,720,597	£1,616,862	£1,584,282	£1,743,913	£1,639,979
15%	80%	£1,254,069	£1,493,517	£1,337,615	£1,280,045	£1,528,493	£1,372,591
20%	60%	£947,174	£1,266,438	£1,058,569	£993,808	£1,313,071	£1,105,203
25%	60%	£640,279	£1,039,358	£779,523	£698,571	£1,097,650	£837,814
30%	60%	£333,383	£812,279	£500,476	£403,334	£882,229	£570,426
35%	60%	£26,468	£585,199	£221,429	£108,096	£666,809	£303,038
40%	60%	£-280,407	£358,120	£-57,618	£-197,141	£451,367	£33,650
50%	60%	£-594,199	£-96,039	£-315,710	£-777,615	£20,545	£-499,127

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,451,313	£2,451,313	£2,451,313	£2,451,313	£2,451,313	£2,451,313
10%	70%	£1,928,707	£2,014,944	£1,893,688	£1,846,195	£2,032,433	£1,911,175
15%	70%	£1,617,404	£1,796,760	£1,614,875	£1,540,635	£1,822,991	£1,641,106
20%	70%	£1,206,101	£1,578,575	£1,336,062	£1,241,076	£1,613,551	£1,371,037
25%	70%	£894,798	£1,360,391	£1,057,249	£938,517	£1,404,110	£1,100,968
30%	70%	£583,494	£1,142,207	£778,436	£635,957	£1,194,670	£830,888
35%	70%	£272,192	£924,022	£499,623	£333,398	£985,228	£560,830
40%	70%	£-39,112	£705,837	£220,910	£-30,835	£775,786	£230,760
45%	70%	£-350,415	£487,652	£-58,003	£-271,721	£566,347	£20,682
50%	70%	£-661,719	£269,468	£-336,816	£-574,280	£356,906	£-249,378
100%	70%	£-3,825,361	£-1,932,529	£-3,164,928	£-3,647,625	£-1,754,793	£-2,987,193
10%	80%	£1,819,892	£2,032,734	£1,894,155	£1,831,550	£2,044,393	£1,905,814
15%	80%	£1,504,181	£1,823,444	£1,615,576	£1,521,969	£1,840,932	£1,633,063
20%	80%	£1,188,469	£1,614,155	£1,336,996	£1,211,787	£1,637,472	£1,360,314
40%	80%	£-74,374	£776,396	£222,679	£-27,741	£823,630	£268,313
45%	80%	£-390,085	£567,706	£-55,901	£-337,623	£620,169	£-3,438
50%	80%	£-706,214	£358,417	£-334,479	£-647,505	£416,708	£-276,187
10%	60%	£1,837,523	£1,997,155	£1,893,221	£1,860,840	£2,020,472	£1,916,537
15%	60%	£1,530,627	£1,770,075	£1,614,174	£1,565,953	£1,805,051	£1,649,145
20%	60%	£1,223,732	£1,542,896	£1,335,127	£1,270,366	£1,589,629	£1,381,761
25%	60%	£916,837	£1,315,917	£1,056,081	£975,129	£1,374,209	£1,114,372
30%	60%	£609,942	£1,088,838	£777,034	£679,892	£1,158,788	£846,985
35%	60%	£303,046	£861,758	£497,988	£384,655	£943,367	£579,596
40%	60%	£-3,849	£634,679	£218,941	£-89,418	£727,945	£312,208
50%	60%	£-617,641	£180,529	£-339,162	£-501,066	£297,104	£-222,569

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	Med

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,513,780	£2,513,780	£2,513,780	£2,513,780	£2,513,780	£2,513,780
10%	70%	£1,947,594	£2,138,881	£2,014,772	£1,958,993	£2,150,279	£2,026,170
15%	70%	£1,664,502	£1,951,431	£1,765,269	£1,681,599	£1,968,528	£1,782,367
20%	70%	£1,381,409	£1,763,982	£1,515,766	£1,404,205	£1,786,778	£1,538,562
25%	70%	£1,098,316	£1,576,532	£1,266,263	£1,126,812	£1,605,028	£1,294,758
30%	70%	£815,224	£1,389,083	£1,016,759	£849,418	£1,423,277	£1,050,954
35%	70%	£532,131	£1,201,634	£767,255	£572,025	£1,241,527	£807,149
40%	70%	£249,039	£1,014,185	£517,752	£294,631	£1,059,777	£563,345
45%	70%	£-34,611	£826,735	£268,249	£17,239	£878,027	£319,541
50%	70%	£-322,334	£639,285	£18,746	£-264,410	£696,276	£75,736
100%	70%	£-3,199,559	£-1,255,411	£-2,516,788	£-3,083,713	£-1,139,565	£-2,400,943
10%	80%	£1,938,161	£2,156,774	£2,014,937	£1,945,760	£2,164,373	£2,022,535
15%	80%	£1,650,353	£1,978,272	£1,765,515	£1,681,751	£1,989,670	£1,776,913
20%	80%	£1,362,544	£1,799,769	£1,516,094	£1,377,741	£1,814,966	£1,531,292
25%	80%	£1,074,734	£1,621,267	£1,266,673	£1,093,732	£1,640,264	£1,285,670
30%	80%	£786,925	£1,442,764	£1,017,251	£809,722	£1,465,561	£1,040,047
35%	80%	£499,117	£1,264,262	£767,830	£525,712	£1,290,857	£794,425
40%	80%	£211,308	£1,085,760	£518,408	£241,703	£1,116,154	£548,804
45%	80%	£-77,753	£907,257	£268,987	£-42,999	£941,451	£303,182
50%	80%	£-370,269	£728,755	£19,565	£-331,654	£766,748	£57,560
10%	60%	£1,957,028	£2,120,986	£2,014,608	£1,972,225	£2,136,185	£2,029,807
15%	60%	£1,678,651	£1,924,591	£1,765,024	£1,701,447	£1,947,387	£1,787,819
20%	60%	£1,400,274	£1,728,194	£1,515,438	£1,430,670	£1,645,833	£1,524,333
25%	60%	£1,121,898	£1,531,798	£1,265,852	£1,159,893	£1,569,792	£1,303,846
30%	60%	£843,522	£1,335,402	£1,016,267	£889,115	£1,380,995	£1,061,859
35%	60%	£565,146	£1,139,005	£766,682	£618,338	£1,192,197	£819,873
40%	60%	£286,770	£942,609	£517,096	£347,560	£1,003,400	£577,886
45%	60%	£-3,394	£746,213	£267,510	£-76,783	£814,802	£335,899
50%	60%	£-274,387	£549,816	£17,825	£-197,167	£625,805	£33,913

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-36,338,305	£-36,338,305	£-36,338,305	£-36,338,305	£-36,338,305	£-36,338,305
10%	70%	£-36,904,491	£-36,713,204	£-36,837,312	£-36,893,062	£-36,701,806	£-36,825,915
15%	70%	£-37,197,593	£-36,900,654	£-37,086,916	£-37,170,486	£-36,883,557	£-37,069,718
20%	70%	£-37,470,676	£-37,088,103	£-37,306,319	£-37,447,880	£-37,065,907	£-37,313,523
25%	70%	£-37,753,769	£-37,275,553	£-37,585,822	£-37,725,273	£-37,247,057	£-37,537,327
30%	70%	£-38,036,861	£-37,463,001	£-37,835,326	£-38,002,667	£-37,428,808	£-37,801,131
35%	70%	£-38,319,953	£-37,650,451	£-38,084,830	£-38,280,060	£-37,610,558	£-38,044,936
40%	70%	£-38,603,046	£-37,837,901	£-38,334,333	£-38,557,453	£-37,792,308	£-38,288,740
45%	70%	£-38,886,139	£-38,025,350	£-38,583,836	£-38,834,846	£-37,984,058	£-38,532,544
50%	70%	£-39,174,418	£-38,212,800	£-38,833,339	£-39,116,495	£-38,155,509	£-38,776,349
100%	70%	£-42,051,644	£-40,107,496	£-41,368,873	£-41,935,798	£-39,991,650	£-41,253,028
10%	80%	£-38,913,924	£-38,695,310	£-38,837,148	£-38,906,325	£-38,687,712	£-38,829,550
15%	80%	£-37,201,732	£-36,873,813	£-37,086,570	£-37,190,334	£-36,862,415	£-37,075,172
20%	80%	£-37,489,541	£-37,062,316	£-37,385,991	£-37,474,344	£-37,037,118	£-37,350,793
25%	80%	£-38,040,777	£-37,798,325	£-38,333,676	£-38,410,382	£-37,736,931	£-38,303,281
30%	80%	£-38,629,838	£-37,944,828	£-38,583,098	£-38,895,084	£-37,910,633	£-38,546,903
35%	80%	£-39,222,353	£-38,123,330	£-38,832,520	£-39,183,739	£-38,085,337	£-38,794,525
40%	80%	£-39,895,057	£-38,731,099	£-39,637,477	£-39,679,860	£-38,715,900	£-39,622,278
45%	80%	£-40,567,761	£-39,319,868	£-40,442,434	£-40,485,817	£-39,304,663	£-40,450,031
50%	80%	£-41,240,465	£-39,908,637	£-41,247,391	£-41,232,770	£-39,900,426	£-41,225,784
10%	60%	£-37,173,433	£-36,927,494	£-37,087,061	£-37,150,838	£-36,904,698	£-37,084,265
15%	60%	£-37,451,811	£-37,123,891	£-37,338,847	£-37,421,415	£-37,088,445	£-37,338,252
20%	60%	£-37,730,187	£-37,320,287	£-37,588,233	£-37,682,192	£-37,282,283	£-37,548,239
25%	60%	£-38,008,563	£-37,516,683	£-37,835,818	£-37,962,970	£-37,471,090	£-37,790,226
30%	60%	£-38,286,939	£-37,713,080	£-38,085,403	£-38,233,747	£-37,659,888	£-38,032,212
35%	60%	£-38,565,315	£-37,909,476	£-38,334,989	£-38,504,525	£-37,848,685	£-38,274,199
40%	60%	£-38,843,691	£-38,105,872	£-38,584,574	£-38,775,263	£-38,037,482	£-38,516,186
50%	60%	£-39,126,482	£-38,302,269	£-38,834,160	£-39,046,262	£-38,226,280	£-38,758,172

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-27,720,135	£-27,720,135	£-27,720,135	£-27,720,135	£-27,720,135	£-27,720,135
10%	70%	£-28,286,321	£-28,095,034	£-28,219,142	£-28,274,922	£-28,083,636	£-28,207,744
15%	70%	£-28,852,412	£-28,283,483	£-28,468,646	£-28,523,316	£-28,265,396	£-28,451,548
20%	70%	£-29,418,503	£-28,471,932	£-28,718,148	£-28,829,709	£-28,447,136	£-28,695,352
25%	70%	£-29,984,594	£-28,660,381	£-28,967,650	£-29,107,102	£-28,628,886	£-28,939,157
30%	70%	£-30,550,685	£-28,848,830	£-29,217,152	£-29,384,496	£-28,810,637	£-29,182,961
35%	70%	£-31,116,776	£-29,037,279	£-29,466,653	£-29,661,889	£-28,992,387	£-29,426,765
40%	70%	£-31,682,867	£-29,225,728	£-29,716,153	£-29,939,283	£-29,174,138	£-29,670,570
45%	70%	£-32,248,958	£-29,414,177	£-29,965,636	£-30,216,676	£-29,355,888	£-29,914,374
50%	70%	£-32,815,049	£-29,602,626	£-30,215,160	£-30,498,325	£-29,537,639	£-30,158,178
100%	70%	£-33,433,474	£-31,489,325	£-32,760,703	£-33,317,627	£-31,373,480	£-32,634,857
10%	80%	£-28,295,753	£-28,077,140	£-28,218,978	£-28,288,155	£-28,069,541	£-28,211,379
15%	80%	£-28,583,582	£-28,265,642	£-28,468,399	£-28,572,164	£-28,244,244	£-28,487,001
20%	80%	£-28,871,411	£-28,454,145	£-28,718,148	£-28,829,709	£-28,429,833	£-28,670,803
25%	80%	£-29,159,240	£-28,642,594	£-28,967,650	£-29,107,102	£-28,611,584	£-28,912,607
30%	80%	£-29,447,069	£-28,831,043	£-29,217,152	£-29,384,496	£-28,793,335	£-29,156,411
35%	80%	£-29,734,898	£-29,019,492	£-29,466,653	£-29,661,889	£-28,975,086	£-29,400,215
40%	80%	£-30,022,727	£-29,207,941	£-29,716,153	£-29,939,283	£-29,156,837	£-29,644,019
45%	80%	£-30,310,556	£-29,400,390	£-29,965,636	£-30,216,676	£-29,338,588	£-29,887,823
50%	80%	£-30,598,385	£-29,592,839	£-30,215,160	£-30,498,325	£-29,520,339	£-30,131,627
10%	60%	£-28,278,887	£-28,112,928	£-28,219,306	£-28,281,690	£-28,097,730	£-28,204,108
15%	60%	£-28,565,263	£-28,303,324	£-28,468,891	£-28,532,467	£-28,286,528	£-28,446,095
20%	60%	£-28,853,639	£-28,493,720	£-28,718,477	£-28,803,245	£-28,475,325	£-28,688,082
25%	60%	£-29,142,015	£-28,684,117	£-28,968,062	£-29,074,022	£-28,664,123	£-28,930,068
30%	60%	£-29,430,391	£-28,874,513	£-29,217,648	£-29,344,799	£-28,852,920	£-29,172,055
35%	60%	£-29,718,767	£-29,064,909	£-29,467,233	£-29,615,577	£-29,041,718	£-29,414,041
40%	60%	£-30,007,143	£-29,255,305	£-29,716,818	£-29,886,354	£-29,230,515	£-29,656,028
50%	60%	£-30,295,519	£-29,445,701	£-29,967,403	£-30,157,131	£-29,419,312	£-29,901,821

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-11,309,704	£-11,309,704	£-11,309,704	£-11,309,704	£-11,309,704	£-11,309,704
10%	70%	£-11,875,890	£-11,884,603	£-11,888,711	£-11,894,491	£-11,873,205	£-11,797,313
15%	70%	£-12,442,076	£-12,072,052	£-12,077,821	£-12,083,601	£-12,062,315	£-12,011,517
20%	70%	£-12,442,076	£-12,072,052	£-12,077,821	£-12,083,601	£-12,062,315	£-12,011,517
25%	70%	£-12,725,167	£-12,246,951	£-12,557,211	£-12,696,671	£-12,218,455	£-12,528,726
30%	70%	£-13,008,258	£-12,434,400	£-12,806,724	£-12,974,065	£-12,400,206	£-12,772,530
35%	70%	£-13,291,349	£-12,621,850	£-13,056,228	£-13,251,458	£-12,581,996	£-13,016,334
40%	70%	£-13,574,440	£-12,809,299	£-13,305,732	£-13,528,852	£-12,763,707	£-13,260,138
45%	70%	£-13,857,531	£-12,996,748	£-13,555,236	£-13,803,245	£-12,945,457	£-13,503,942
50%	70%	£-14,140,622	£-13,184,197	£-13,804,739	£-14,078,639	£-13,127,208	£-13,747,747

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,333,658	-£2,333,658	-£2,333,658	-£2,333,658	-£2,333,658	-£2,333,658
10%	70%	-£2,898,844	-£2,708,557	-£2,832,665	-£2,888,445	-£2,897,159	-£2,821,267
15%	70%	-£3,182,936	-£2,896,007	-£3,082,189	-£3,165,838	-£2,878,910	-£3,065,071
20%	70%	-£3,466,029	-£3,083,456	-£3,331,672	-£3,443,233	-£3,060,660	-£3,308,876
25%	70%	-£3,749,122	-£3,270,906	-£3,581,175	-£3,720,626	-£3,242,410	-£3,552,680
30%	70%	-£4,032,214	-£3,458,354	-£3,830,679	-£3,998,020	-£3,424,161	-£3,796,484
35%	70%	-£4,315,306	-£3,645,804	-£4,080,182	-£4,275,413	-£3,605,910	-£4,040,289
40%	70%	-£4,598,399	-£3,833,253	-£4,329,686	-£4,552,806	-£3,787,661	-£4,284,933
45%	70%	-£4,882,048	-£4,020,703	-£4,579,189	-£4,830,199	-£3,969,411	-£4,527,897
50%	70%	-£5,165,771	-£4,208,153	-£4,828,692	-£5,111,848	-£4,151,162	-£4,771,702
100%	70%	-£8,046,997	-£6,102,849	-£7,384,226	-£7,931,151	-£5,987,003	-£7,248,361
10%	80%	-£2,909,277	-£2,690,663	-£2,832,501	-£2,901,678	-£2,693,065	-£2,824,903
15%	80%	-£3,197,085	-£2,869,166	-£3,081,923	-£3,163,667	-£2,857,768	-£3,070,525
20%	80%	-£3,484,894	-£3,047,669	-£3,331,344	-£3,469,697	-£3,032,471	-£3,316,146
40%	80%	-£4,636,130	-£3,761,678	-£4,329,029	-£4,605,735	-£3,731,284	-£4,298,634
45%	80%	-£4,925,191	-£3,940,181	-£4,578,451	-£4,890,437	-£3,905,986	-£4,544,256
50%	80%	-£5,217,706	-£4,118,683	-£4,827,872	-£5,179,092	-£4,080,690	-£4,789,878
10%	80%	-£2,890,410	-£2,726,451	-£2,832,830	-£2,875,213	-£2,711,253	-£2,817,631
15%	80%	-£3,168,796	-£2,922,947	-£3,082,414	-£3,145,981	-£2,900,051	-£3,059,618
20%	60%	-£3,447,164	-£3,119,244	-£3,332,000	-£3,416,768	-£3,088,848	-£3,301,605
25%	60%	-£3,725,540	-£3,315,640	-£3,581,586	-£3,687,545	-£3,277,646	-£3,543,591
30%	60%	-£4,003,916	-£3,512,036	-£3,831,171	-£3,958,323	-£3,466,443	-£3,785,579
35%	60%	-£4,282,292	-£3,708,433	-£4,080,756	-£4,229,100	-£3,655,241	-£4,027,565
40%	60%	-£4,560,668	-£3,904,829	-£4,330,342	-£4,499,878	-£3,844,038	-£4,269,552
50%	60%	-£5,121,835	-£4,297,622	-£4,829,513	-£5,044,605	-£4,221,633	-£4,753,525

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£275,043	-£275,043	-£275,043	-£275,043	-£275,043	-£275,043
10%	70%	-£841,288	-£649,941	-£774,050	-£829,829	-£638,543	-£746,852
15%	70%	-£1,124,320	-£837,391	-£1,023,553	-£1,107,223	-£820,294	-£1,006,455
20%	70%	-£1,407,413	-£1,024,840	-£1,273,056	-£1,384,617	-£1,002,044	-£1,250,260
25%	70%	-£1,690,506	-£1,212,290	-£1,522,560	-£1,662,010	-£1,183,794	-£1,494,065
30%	70%	-£1,973,598	-£1,399,739	-£1,772,063	-£1,939,404	-£1,369,545	-£1,737,868
35%	70%	-£2,256,691	-£1,587,189	-£2,021,567	-£2,176,797	-£1,547,295	-£1,981,673
40%	70%	-£2,539,784	-£1,774,638	-£2,271,070	-£2,434,191	-£1,729,046	-£2,225,478
45%	70%	-£2,823,433	-£1,962,087	-£2,520,573	-£2,711,584	-£1,910,796	-£2,469,281
50%	70%	-£3,111,156	-£2,149,537	-£2,770,077	-£3,053,232	-£2,092,546	-£2,713,086
100%	70%	-£5,988,381	-£4,044,233	-£5,305,610	-£5,872,535	-£4,928,387	-£5,189,765
10%	80%	-£850,661	-£632,048	-£773,886	-£843,052	-£624,449	-£766,287
15%	80%	-£1,138,470	-£819,950	-£1,023,307	-£1,127,072	-£809,152	-£1,011,909
20%	80%	-£1,426,278	-£999,053	-£1,272,729	-£1,411,081	-£973,856	-£1,257,530
40%	80%	-£2,577,514	-£1,703,062	-£2,270,414	-£2,547,120	-£1,672,668	-£2,240,018
45%	80%	-£2,866,575	-£1,881,566	-£2,519,835	-£2,831,821	-£1,847,371	-£2,485,640
50%	80%	-£3,155,091	-£2,060,068	-£2,769,257	-£3,120,476	-£2,022,074	-£2,731,263
10%	80%	-£931,795	-£687,836	-£774,214	-£816,597	-£652,638	-£759,916
15%	80%	-£1,110,171	-£864,231	-£1,023,799	-£1,087,375	-£841,436	-£1,001,003
20%	60%	-£1,388,548	-£1,060,628	-£1,273,384	-£1,358,152	-£1,030,233	-£1,242,990
25%	60%	-£1,666,924	-£1,257,025	-£1,522,970	-£1,628,930	-£1,219,030	-£1,484,976
30%	60%	-£1,945,300	-£1,453,420	-£1,772,556	-£1,899,707	-£1,407,827	-£1,726,963
35%	60%	-£2,223,676	-£1,649,817	-£2,022,140	-£2,170,485	-£1,596,625	-£1,968,949
40%	60%	-£2,502,052	-£1,846,214	-£2,271,726	-£2,441,262	-£1,785,422	-£2,210,936
50%	60%	-£3,063,220	-£2,239,006	-£2,770,897	-£2,985,989	-£2,163,017	-£2,684,906

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£633,664	£633,664	£633,664	£633,664	£633,664	£633,664
10%	70%	£87,478	£286,765	£134,656	£78,877	£270,163	£146,054
15%	70%	-£215,614	£71,315	-£114,847	-£198,517	£88,412	-£37,749
20%	70%	-£498,707	-£116,134	-£364,350	-£475,911	-£93,338	-£341,554
25%	70%	-£781,800	-£303,584	-£613,853	-£753,304	-£275,088	-£585,358
30%	70%	-£1,064,892	-£491,033	-£863,537	-£1,030,698	-£456,839	-£829,162
35%	70%	-£1,347,984	-£678,482	-£1,112,861	-£1,308,091	-£638,589	-£1,072,967
40%	70%	-£1,631,077	-£865,931	-£1,362,384	-£1,585,489	-£820,339	-£1,316,771
45%	70%	-£1,914,726	-£1,053,381	-£1,611,867	-£1,862,877	-£1,002,089	-£1,560,575
50%	70%	-£2,202,449	-£1,240,831	-£1,861,370	-£2,144,526	-£1,183,840	-£1,804,380
100%	70%	-£5,079,675	-£3,135,527	-£4,396,904	-£4,963,829	-£3,019,681	-£4,281,059
10%	80%	£58,045	£276,658	£134,821	£65,644	£284,257	£142,419
15%	80%	-£229,763	£98,156	-£114,601	-£218,365	£109,594	-£103,203
20%	80%	-£517,278	-£80,347	-£360,022	-£450,742	-£68,545	-£346,845
40%	80%	-£1,668,808	-£794,356	-£1,361,707	-£1,638,413	-£763,962	-£1,331,312
45%	80%	-£1,957,869	-£972,859	-£1,611,129	-£1,923,115	-£938,664	-£1,576,934
50%	80%	-£2,250,384	-£1,151,361	-£1,860,551	-£2,211,770	-£1,113,368	-£1,822,556
10%	60%	£76,912	£240,870	£134,492	£92,108	£256,069	£148,691
15%	60%	-£201,464	£44,475	-£115,092	-£178,669	£87,271	-£32,296
20%	60%	-£479,842	-£151,822	-£368,678	-£449,446	-£121,526	-£334,263
25%	60%	-£758,218	-£348,318	-£614,264	-£720,223	-£310,324	-£576,270
30%	60%	-£1,036,594	-£544,714	-£863,849	-£991,001	-£499,121	-£818,257
35%	60%	-£1,314,970	-£741,111	-£1,113,434	-£1,261,778	-£687,919	-£1,060,243
40%	60%	-£1,593,346	-£937,507	-£1,363,020	-£1,532,556	-£876,716	-£1,302,230
50%	60%	-£2,154,513	-£1,330,300	-£1,862,181	-£2,077,289	-£1,254,513	-£1,786,203

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,463,577	-£2,463,577	-£2,463,577	-£2,463,577	-£2,463,577	-£2,463,577
10%	70%	-£3,029,762	-£2,838,475	-£2,962,584	-£3,018,363	-£2,827,077	-£2,951,186
15%	70%	-£3,312,854	-£3,025,925	-£3,212,087	-£3,295,797	-£3,008,828	-£3,194,990
20%	70%	-£3,595,947	-£3,213,374	-£3,461,590	-£3,573,151	-£3,190,578	-£3,438,794
25%	70%	-£3,879,040	-£3,400,824	-£3,711,094	-£3,850,544	-£3,372,328	-£3,682,599
30%	70%	-£4,162,132	-£3,588,273	-£3,960,597	-£4,127,938	-£3,554,079	-£3,926,402
35%	70%	-£4,445,225	-£3,775,723	-£4,210,101	-£4,405,331	-£3,735,829	-£4,170,207
40%	70%	-£4,728,318	-£3,963,172	-£4,459,604	-£4,682,725	-£3,917,580	-£4,414,012
45%	70%	-£5,011,411	-£4,150,621	-£4,709,107	-£4,960,118	-£4,099,330	-£4,657,815
50%	70%	-£5,294,504	-£4,338,071	-£4,958,611	-£5,241,767	-£4,281,081	-£4,901,620
100%	70%	-£8,176,916	-£6,232,767	-£7,494,144	-£8,061,069	-£6,116,921	-£7,378,299
10%	80%	-£3,039,195	-£2,820,582	-£2,962,420	-£3,031,596	-£2,812,983	-£2,954,821
15%	80%	-£3,327,004	-£2,999,084	-£3,211,841	-£3,315,606	-£2,987,686	-£3,200,443
20%	80%	-£3,614,812	-£3,177,587	-£3,461,263	-£3,599,615	-£3,162,390	-£3,446,064
40%	80%	-£4,766,048	-£3,991,597	-£4,458,949	-£4,735,654	-£3,861,202	-£4,428,552
45%	80%	-£5,055,109	-£4,070,100	-£4,708,369	-£5,020,356	-£4,035,905	-£4,674,174
50%	80%	-£5,347,625	-£4,248,602	-£4,957,791	-£5,309,010	-£4,210,609	-£4,919,797
10%	60%	-£3,020,329	-£2,856,370	-£2,962,748	-£3,005,131	-£2,841,172	-£2,947,550
15%	60%	-£3,298,705	-£3,052,765	-£3,212,333	-£3,275,909	-£3,029,970	-£3,189,537
20%	60%	-£3,577,082	-£3,249,162	-£3,461,918	-£3,546,686	-£3,216,767	-£3,431,524
25%	60%	-£3,855,458	-£3,445,559	-£3,711,504	-£3,817,464	-£3,407,565	-£3,673,510
30%	60%	-£4,133,834	-£3,641,954	-£3,961,090	-£4,088,241	-£3,596,362	-£3,915,497
35%	60%	-£4,412,210	-£3,838,351	-£4,210,674	-£4,359,019	-£3,785,160	-£4,157,483
40%	60%	-£4,690,586	-£4,034,748	-£4,460,260	-£4,629,796	-£3,973,957	-£4,399,470
50%	60%	-£5,251,754	-£4,427,540	-£4,959,431	-£5,174,523	-£4,367,552	-£4,883,443

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,556,929	£1,556,929	£1,556,929	£1,556,929	£1,556,929	£1,556,929
10%	70%	£980,743	£1,182,630	£1,057,822	£1,002,142	£1,193,429	£1,069,326
15%	70%	£707,651	£994,580	£806,416	£724,746	£1,011,677	£825,516
20%	70%	£424,559	£807,132	£558,916	£447,354	£829,928	£581,712
25%	70%	£141,466	£619,682	£309,412	£169,962	£648,178	£337,907
30%	70%	£-141,626	£432,233	£59,908	£-107,432	£466,427	£94,103
35%	70%	£-424,719	£244,783	£-189,595	£-384,825	£284,677	£-149,701
40%	70%	£-707,812	£57,234	£-439,099	£-662,219	£102,926	£-393,936
45%	70%	£-991,461	£-130,116	£-688,601	£-939,612	£-78,824	£-637,310
50%	70%	£-1,274,184	£-317,566	£-938,105	£-1,221,261	£-260,575	£-881,114
100%	70%	£-4,156,410	£-2,212,261	£-3,473,639	£-4,040,563	£-2,096,416	£-3,357,793
10%	80%	£981,311	£1,199,924	£1,058,086	£988,909	£1,207,523	£1,065,685
15%	80%	£683,302	£1,021,422	£808,665	£704,909	£1,032,920	£820,662
20%	80%	£405,693	£842,919	£559,243	£420,891	£858,116	£574,441
40%	80%	£-745,542	£128,909	£-436,442	£-715,148	£169,304	£-408,047
45%	80%	£-1,034,603	£-49,594	£-687,864	£-999,850	£-15,399	£-653,669
50%	80%	£-1,327,119	£-228,096	£-937,285	£-1,288,504	£-190,103	£-899,291
10%	60%	£1,000,177	£1,164,136	£1,057,758	£1,015,374	£1,179,334	£1,072,956
15%	60%	£721,801	£967,740	£808,173	£744,597	£930,536	£830,869
20%	60%	£443,424	£771,344	£558,587	£473,819	£691,739	£588,982
25%	60%	£165,048	£574,947	£309,002	£203,042	£612,941	£346,996
30%	60%	£-113,328	£378,551	£59,416	£-67,735	£424,144	£105,009
35%	60%	£-391,704	£182,155	£-190,169	£-338,513	£235,346	£-136,977
40%	60%	£-670,080	£-14,242	£-438,754	£-609,230	£46,549	£-378,964
50%	60%	£-1,231,248	£-407,634	£-838,926	£-1,154,017	£-331,046	£-662,837

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,833,487	£1,833,487	£1,833,487	£1,833,487	£1,833,487	£1,833,487
10%	70%	£1,267,302	£1,459,589	£1,334,480	£1,276,701	£1,469,987	£1,345,878
15%	70%	£984,210	£1,271,139	£1,084,977	£1,001,307	£1,288,236	£1,102,075
20%	70%	£701,117	£1,083,690	£835,474	£723,913	£1,106,486	£858,270
25%	70%	£418,024	£896,240	£585,970	£446,520	£924,736	£614,465
30%	70%	£134,932	£708,791	£336,467	£169,126	£742,985	£370,662
35%	70%	£-148,161	£521,341	£86,963	£-108,267	£561,235	£126,857
40%	70%	£-431,254	£333,892	£-162,540	£-385,661	£379,484	£-116,948
45%	70%	£-714,903	£146,443	£-412,043	£-663,054	£197,734	£-360,751
50%	70%	£-1,002,626	£-41,007	£-661,547	£-944,702	£15,984	£-604,556
100%	70%	£-3,879,851	£-1,935,703	£-3,197,080	£-3,764,005	£-1,819,857	£-3,081,235
10%	80%	£1,257,869	£1,476,482	£1,334,644	£1,265,468	£1,484,081	£1,342,243
15%	80%	£970,080	£1,297,980	£1,085,223	£981,458	£1,305,378	£1,096,621
20%	80%	£682,952	£1,119,477	£835,891	£697,449	£1,134,674	£851,030
40%	80%	£-468,984	£405,468	£-161,884	£-438,590	£435,962	£-131,488
45%	80%	£-758,045	£226,964	£-411,305	£-723,291	£261,159	£-377,110
50%	80%	£-1,050,561	£48,462	£-660,727	£-1,011,946	£86,456	£-622,733
10%	60%	£1,276,735	£1,440,694	£1,334,316	£1,291,933	£1,455,892	£1,349,514
15%	60%	£989,359	£1,244,299	£1,084,731	£1,021,155	£1,267,084	£1,107,527
20%	60%	£719,982	£1,047,902	£836,146	£750,376	£1,075,298	£865,540
25%	60%	£441,606	£851,505	£585,560	£479,800	£889,500	£623,554
30%	60%	£163,230	£655,110	£335,974	£208,823	£700,703	£381,567
35%	60%	£-115,146	£458,713	£86,390	£-61,955	£511,906	£139,581
40%	60%	£-393,522	£262,316	£-163,196	£-332,732	£323,108	£-102,406
50%	60%	£-884,690	£-130,476	£-662,367	£-877,459	£-54,487	£-586,379

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	3
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,885,953	£1,885,953	£1,885,953	£1,885,953	£1,885,953	£1,885,953
10%	70%	£1,384,198	£1,565,758	£1,453,135	£1,382,715	£1,564,276	£1,451,651
15%	70%	£1,128,321	£1,400,662	£1,231,726	£1,126,096	£1,398,437	£1,229,501
20%	70%	£872,444	£1,235,565	£1,010,317	£869,477	£1,232,598	£1,007,350
25%	70%	£616,566	£1,070,467	£788,908	£612,858	£1,066,759	£785,199
30%	70%	£360,689	£905,370	£567,498	£356,239	£900,620	£563,046
35%	70%	£104,812	£740,274	£346,090	£99,620	£735,081	£340,899
40%	70%	£-153,537	£575,176	£124,681	£-159,566	£569,243	£18,748
45%	70%	£-413,698	£410,079	£-98,310	£-420,383	£403,404	£-105,094
50%	70%	£-673,661	£244,982	£-323,341	£-681,199	£237,566	£-330,878
100%	70%	£-3,274,263	£-1,428,984	£-2,573,642	£-3,289,359	£-1,444,060	£-2,588,718
10%	80%	£1,374,681	£1,582,179	£1,453,466	£1,373,693	£1,581,190	£1,452,477
15%	80%	£1,114,046	£1,425,292	£1,232,223	£1,112,563	£1,423,809	£1,230,740
20%	80%	£853,411	£1,268,406	£1,010,980	£851,432	£1,266,428	£1,009,002
25%	80%	£592,775	£1,111,520	£789,737	£590,302	£1,109,047	£787,264
30%	80%	£332,140	£954,632	£568,493	£329,172	£951,666	£565,527
35%	80%	£71,503	£797,746	£347,250	£68,043	£794,284	£343,790
40%	80%	£-192,225	£640,859	£126,007	£-196,245	£636,903	£122,051
45%	80%	£-457,123	£483,972	£-96,794	£-461,646	£479,522	£-101,317
50%	80%	£-722,021	£327,085	£-321,655	£-727,047	£322,140	£-326,681
10%	60%	£1,393,714	£1,549,339	£1,452,803	£1,391,737	£1,547,360	£1,450,826
15%	60%	£1,142,596	£1,376,030	£1,231,229	£1,139,629	£1,373,064	£1,228,262
20%	60%	£891,477	£1,202,723	£1,009,653	£887,521	£1,198,761	£1,005,698
25%	60%	£640,357	£1,029,416	£788,079	£635,414	£1,024,471	£783,135
30%	60%	£389,239	£856,108	£566,505	£383,305	£850,175	£560,571
35%	60%	£138,120	£682,801	£344,929	£131,198	£675,879	£338,008
40%	60%	£-114,848	£509,494	£123,355	£-122,888	£501,583	£115,444
45%	60%	£-370,073	£336,187	£-98,827	£-379,119	£327,287	£-108,872
50%	60%	£-625,300	£162,879	£-325,025	£-635,350	£162,980	£-335,076

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-36,956,132	£-36,956,132	£-36,956,132	£-36,956,132	£-36,956,132	£-36,956,132
10%	70%	£-37,467,887	£-37,296,327	£-37,388,950	£-37,469,370	£-37,287,809	£-37,400,434
15%	70%	£-37,723,764	£-37,451,423	£-37,620,959	£-37,725,989	£-37,453,848	£-37,622,954
20%	70%	£-37,979,641	£-37,616,520	£-37,841,768	£-37,982,668	£-37,619,487	£-37,844,735
25%	70%	£-38,235,519	£-37,781,618	£-38,063,177	£-38,239,226	£-37,785,326	£-38,066,886
30%	70%	£-38,491,396	£-37,946,715	£-38,284,587	£-38,495,846	£-37,951,165	£-38,289,037
35%	70%	£-38,747,273	£-38,111,811	£-38,505,995	£-38,752,465	£-38,117,003	£-38,511,186
40%	70%	£-39,003,150	£-38,276,908	£-38,727,404	£-39,011,651	£-38,282,842	£-38,733,337
45%	70%	£-39,259,027	£-38,442,006	£-38,950,395	£-39,272,468	£-38,448,681	£-38,955,488
50%	70%	£-39,514,904	£-38,607,103	£-39,175,428	£-39,533,284	£-38,614,519	£-39,182,963
100%	70%	£-42,126,368	£-40,281,069	£-41,425,727	£-42,141,444	£-40,296,145	£-41,440,803
10%	80%	£-37,477,404	£-37,269,906	£-37,388,619	£-37,478,392	£-37,270,895	£-37,399,608
15%	80%	£-37,733,039	£-37,428,792	£-37,619,861	£-37,735,522	£-37,429,276	£-37,621,345
20%	80%	£-37,988,674	£-37,583,679	£-37,841,105	£-38,000,652	£-37,585,956	£-37,843,082
25%	80%	£-38,244,309	£-37,738,566	£-38,062,078	£-38,248,390	£-37,741,182	£-38,065,179
30%	80%	£-38,500,208	£-38,068,113	£-38,348,679	£-38,513,731	£-38,072,583	£-38,349,402
35%	80%	£-38,756,106	£-38,525,000	£-38,617,740	£-38,769,132	£-38,529,944	£-38,617,766
40%	80%	£-39,012,004	£-39,032,744	£-38,892,222	£-39,020,348	£-39,047,725	£-38,895,259
45%	80%	£-39,267,902	£-39,541,055	£-39,163,855	£-39,272,465	£-39,547,021	£-39,165,823
50%	80%	£-39,523,800	£-40,050,362	£-39,435,432	£-39,533,664	£-40,053,317	£-39,438,387
10%	60%	£-38,211,728	£-37,822,699	£-38,064,006	£-38,216,671	£-37,827,614	£-38,068,950
30%	60%	£-38,462,846	£-37,995,977	£-38,285,580	£-38,468,780	£-38,001,909	£-38,291,514
35%	60%	£-38,713,965	£-38,169,284	£-38,507,156	£-38,720,887	£-38,176,206	£-38,514,077
40%	60%	£-38,965,083	£-38,342,591	£-38,728,730	£-38,974,973	£-38,350,502	£-38,736,641
50%	60%	£-39,216,988	£-38,669,208	£-39,117,410	£-39,467,436	£-38,699,096	£-39,167,160

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-28,337,962	£-28,337,962	£-28,337,962	£-28,337,962	£-28,337,962	£-28,337,962
10%	70%	£-28,849,717	£-28,668,156	£-28,780,779	£-28,851,189	£-28,669,639	£-28,782,263
15%	70%	£-29,105,594	£-28,833,253	£-29,002,168	£-29,107,019	£-28,835,478	£-29,004,414
20%	70%	£-29,361,470	£-29,008,350	£-29,223,597	£-29,364,438	£-29,011,316	£-29,226,565
25%	70%	£-29,617,346	£-29,183,447	£-29,445,007	£-29,620,666	£-29,167,156	£-29,448,716
30%	70%	£-29,873,222	£-29,358,544	£-29,666,416	£-29,877,675	£-29,332,994	£-29,670,866
35%	70%	£-30,129,100	£-29,533,641	£-29,887,824	£-30,134,295	£-29,498,633	£-29,893,016
40%	70%	£-30,384,976	£-29,708,738	£-30,109,234	£-30,393,481	£-29,664,672	£-30,115,166
45%	70%	£-30,640,852	£-29,883,835	£-30,330,624	£-30,649,297	£-29,830,710	£-30,338,009
50%	70%	£-30,896,728	£-30,058,932	£-30,557,255	£-30,915,113	£-30,006,349	£-30,564,794
100%	70%	£-31,508,197	£-31,662,898	£-32,807,557	£-33,523,273	£-31,677,974	£-32,822,633
10%	80%	£-28,859,233	£-28,651,736	£-28,780,449	£-28,860,222	£-28,652,724	£-28,781,437
15%	80%	£-29,115,888	£-28,808,622	£-29,001,691	£-29,121,352	£-28,810,106	£-29,003,175
20%	80%	£-29,372,543	£-28,965,508	£-29,222,934	£-29,382,482	£-28,966,989	£-29,224,912
25%	80%	£-29,628,198	£-29,122,394	£-29,444,176	£-29,639,316	£-29,128,871	£-29,446,653
30%	80%	£-29,883,853	£-29,281,280	£-29,665,418	£-29,890,150	£-29,290,760	£-29,668,394
35%	80%	£-30,139,508	£-29,440,166	£-29,886,660	£-30,141,984	£-29,452,649	£-29,890,135
40%	80%	£-30,395,163	£-29,599,052	£-30,107,902	£-30,403,160	£-29,611,562	£-30,112,863
45%	80%	£-30,650,818	£-29,757,938	£-30,330,708	£-30,664,346	£-29,774,393	£-30,335,231
50%	80%	£-30,906,473	£-29,916,824	£-30,553,514	£-30,925,532	£-29,937,224	£-30,557,600
10%	60%	£-28,840,200	£-28,884,578	£-28,781,111	£-28,842,178	£-28,886,554	£-28,783,089
15%	60%	£-29,095,819	£-29,087,894	£-29,002,686	£-29,094,265	£-29,089,950	£-29,005,652
20%	60%	£-29,351,438	£-29,231,191	£-29,224,261	£-29,353,350	£-29,236,147	£-29,228,216
25%	60%	£-29,607,057	£-29,384,488	£-29,445,836	£-29,608,501	£-29,390,443	£-29,450,779
30%	60%	£-29,862,676	£-29,537,806	£-29,667,410	£-29,869,609	£-29,543,739	£-29,673,343
35%	60%	£-30,118,295	£-29,691,114	£-29,888,885	£-30,122,717	£-29,598,036	£-29,895,807
40%	60%	£-30,373,914	£-29,844,421	£-30,110,560	£-30,376,833	£-29,732,332	£-30,118,471
50%	60%	£-30,629,533	£-30,001,036	£-30,332,940	£-30,630,950	£-29,873,825	£-30,340,930

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-11,927,531	£-11,927,531	£-11,927,531	£-11,927,531	£-11,927,531	£-11,927,531
10%	70%	£-12,439,286	£-12,257,725	£-12,370,349	£-12,440,768	£-12,259,208	£-12,371,832
15%	70%	£-12,695,163	£-12,422,822	£-12,591,758	£-12,697,387	£-12,424,047	£-12,593,983
20%	70%	£-12,951,039	£-12,587,919	£-12,813,166	£-12,954,007	£-12,590,985	£-12,816,134
25%	70%	£-13,206,917	£-12,753,016	£-13,034,576	£-13,210,625	£-12,756,725	£-13,038,284
30%	70%	£-13,462,794	£-12,918,113	£-13,255,985	£-13,467,244	£-12,922,563	£-13,260,435
35%	70%	£-13,718,671	£-13,083,210	£-13,477,394	£-13,723,864	£-13,089,402	£-13,482,585
40%	70%	£-13,974,548	£-13,248,307	£-13,698,803	£-13,980,483	£-13,251,241	£-13,704,736
45%	70%	£-14,230,425	£-13,413,404	£-13,920,212	£-14,236,102	£-13,415,079	£-13,926,887
50%	70%	£-14,486,302	£-13,578,502	£-14,141,621	£-14,491,722	£-13,586,918	£-14,151,038
100%	70%	£-17,097,766	£-15,252,467	£-16,397,126	£-17,112,842	£-15,267,543	£-16,412,202
10%	80%	£-12,448,802	£-12,241,305	£-12,370,018	£-12,449,791	£-12,242,293	£-12,371,006
15%	80%	£-12,704,437	£-12,398,191	£-12,591,260	£-12,710,321	£-12,399,675	£-12,592,744
20%	80%	£-12,960,072	£-12,557,076	£			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,951,485	-£2,951,485	-£2,951,485	-£2,951,485	-£2,951,485	-£2,951,485
10%	70%	-£3,463,240	-£3,281,690	-£3,394,903	-£3,464,723	-£3,395,162	-£3,395,767
15%	70%	-£3,719,117	-£3,446,776	-£3,615,712	-£3,721,342	-£3,448,001	-£3,617,937
20%	70%	-£3,974,994	-£3,611,873	-£3,837,121	-£3,977,961	-£3,614,840	-£3,840,088
25%	70%	-£4,230,872	-£3,776,971	-£4,058,530	-£4,234,579	-£3,780,679	-£4,062,239
30%	70%	-£4,486,749	-£3,942,068	-£4,279,940	-£4,491,199	-£3,946,518	-£4,284,389
35%	70%	-£4,742,626	-£4,107,164	-£4,501,348	-£4,747,818	-£4,112,356	-£4,506,539
40%	70%	-£5,000,974	-£4,272,261	-£4,722,757	-£5,007,004	-£4,278,195	-£4,728,690
45%	70%	-£5,261,036	-£4,437,359	-£4,945,748	-£5,267,821	-£4,444,034	-£4,952,532
50%	70%	-£5,521,098	-£4,602,456	-£5,170,779	-£5,528,636	-£4,609,872	-£5,178,316
100%	70%	-£8,121,721	-£6,276,422	-£7,421,080	-£8,136,797	-£6,291,498	-£7,436,158
10%	80%	-£3,472,757	-£3,265,259	-£3,393,972	-£3,473,745	-£3,266,248	-£3,394,961
15%	80%	-£3,733,392	-£3,422,145	-£3,615,214	-£3,734,875	-£3,423,629	-£3,616,698
20%	80%	-£3,994,027	-£3,579,032	-£3,836,458	-£3,996,005	-£3,581,009	-£3,838,435
40%	80%	-£5,038,662	-£4,206,579	-£4,721,431	-£5,043,683	-£4,210,535	-£4,725,387
45%	80%	-£5,304,561	-£4,363,466	-£4,944,232	-£5,309,084	-£4,367,916	-£4,948,755
50%	80%	-£5,569,459	-£4,520,353	-£5,169,093	-£5,574,485	-£4,525,297	-£5,174,119
10%	80%	-£3,663,723	-£3,298,099	-£3,394,635	-£3,665,701	-£3,300,078	-£3,396,812
15%	80%	-£3,704,842	-£3,471,407	-£3,616,209	-£3,707,808	-£3,474,374	-£3,619,176
20%	60%	-£3,955,961	-£3,644,715	-£3,837,785	-£3,959,917	-£3,648,670	-£3,841,740
25%	60%	-£4,207,081	-£3,818,022	-£4,059,359	-£4,212,024	-£3,822,967	-£4,064,303
30%	60%	-£4,458,199	-£3,991,330	-£4,280,933	-£4,464,133	-£3,997,262	-£4,286,867
35%	60%	-£4,709,318	-£4,164,637	-£4,502,509	-£4,716,240	-£4,171,559	-£4,509,430
40%	60%	-£4,962,285	-£4,337,944	-£4,724,083	-£4,970,326	-£4,345,855	-£4,731,994
50%	60%	-£5,472,738	-£4,684,559	-£5,172,463	-£5,482,788	-£4,694,448	-£5,182,513

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£892,869	-£892,869	-£892,869	-£892,869	-£892,869	-£892,869
10%	70%	-£1,404,624	-£1,223,084	-£1,335,687	-£1,406,807	-£1,224,547	-£1,337,171
15%	70%	-£1,660,501	-£1,388,160	-£1,557,097	-£1,662,726	-£1,390,385	-£1,559,322
20%	70%	-£1,916,378	-£1,553,258	-£1,778,505	-£1,919,345	-£1,556,224	-£1,781,472
25%	70%	-£2,172,256	-£1,718,355	-£1,999,914	-£2,175,964	-£1,722,063	-£2,003,623
30%	70%	-£2,428,133	-£1,883,452	-£2,221,324	-£2,432,583	-£1,887,902	-£2,225,774
35%	70%	-£2,684,010	-£2,048,548	-£2,442,732	-£2,688,702	-£2,053,741	-£2,447,925
40%	70%	-£2,942,359	-£2,213,645	-£2,664,142	-£2,948,388	-£2,219,579	-£2,670,076
45%	70%	-£3,202,420	-£2,378,743	-£2,887,132	-£3,209,205	-£2,385,418	-£2,893,916
50%	70%	-£3,462,483	-£2,543,840	-£3,112,163	-£3,470,021	-£2,551,257	-£3,119,700
100%	70%	-£6,063,105	-£4,217,808	-£5,362,464	-£6,078,181	-£4,232,882	-£5,377,540
10%	80%	-£1,414,141	-£1,206,643	-£1,335,396	-£1,415,130	-£1,207,632	-£1,336,345
15%	80%	-£1,674,776	-£1,363,530	-£1,556,999	-£1,676,860	-£1,365,910	-£1,558,092
20%	80%	-£1,935,411	-£1,520,416	-£1,777,842	-£1,937,390	-£1,522,394	-£1,779,820
40%	80%	-£2,981,047	-£2,147,963	-£2,662,615	-£2,985,067	-£2,151,919	-£2,666,771
45%	80%	-£3,245,945	-£2,304,850	-£2,885,616	-£3,250,468	-£2,309,300	-£2,890,139
50%	80%	-£3,510,843	-£2,461,737	-£3,110,478	-£3,515,889	-£2,466,682	-£3,115,503
10%	80%	-£1,395,108	-£1,239,484	-£1,336,019	-£1,397,085	-£1,241,462	-£1,337,997
15%	80%	-£1,646,226	-£1,412,792	-£1,557,594	-£1,649,193	-£1,415,758	-£1,560,560
20%	60%	-£1,897,345	-£1,586,099	-£1,779,169	-£1,901,301	-£1,590,054	-£1,783,124
25%	60%	-£2,148,465	-£1,759,406	-£2,000,743	-£2,153,409	-£1,764,351	-£2,005,687
30%	60%	-£2,399,583	-£1,932,714	-£2,222,318	-£2,406,517	-£1,938,647	-£2,228,251
35%	60%	-£2,650,702	-£2,106,021	-£2,443,893	-£2,657,625	-£2,112,944	-£2,450,814
40%	60%	-£2,903,670	-£2,279,328	-£2,665,467	-£2,911,710	-£2,287,240	-£2,673,378
50%	60%	-£3,414,122	-£2,625,944	-£3,113,847	-£3,424,172	-£2,635,832	-£3,123,898

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£15,837	£15,837	£15,837	£15,837	£15,837	£15,837
10%	70%	-£495,918	-£314,358	-£426,981	-£497,401	-£315,840	-£428,465
15%	70%	-£751,795	-£479,454	-£646,390	-£754,020	-£481,679	-£650,615
20%	70%	-£1,007,672	-£644,551	-£868,799	-£1,010,639	-£647,518	-£872,766
25%	70%	-£1,263,550	-£809,649	-£1,091,208	-£1,267,257	-£813,357	-£1,094,917
30%	70%	-£1,519,427	-£974,746	-£1,312,618	-£1,523,877	-£979,196	-£1,317,068
35%	70%	-£1,775,304	-£1,139,842	-£1,534,026	-£1,780,496	-£1,145,034	-£1,539,217
40%	70%	-£2,033,622	-£1,304,939	-£1,755,435	-£2,039,682	-£1,310,873	-£1,761,368
45%	70%	-£2,292,741	-£1,470,037	-£1,976,845	-£2,300,499	-£1,476,712	-£1,985,210
50%	70%	-£2,553,776	-£1,635,134	-£2,203,457	-£2,561,315	-£1,642,550	-£2,210,954
100%	70%	-£5,154,399	-£3,309,100	-£4,453,758	-£5,169,475	-£3,324,176	-£4,468,834
10%	80%	-£505,435	-£297,937	-£266,650	-£506,423	-£298,926	-£267,937
15%	80%	-£766,070	-£454,824	-£397,892	-£767,553	-£456,307	-£399,376
20%	80%	-£1,026,705	-£617,710	-£560,786	-£1,028,983	-£621,110	-£563,660
40%	80%	-£2,072,340	-£1,239,257	-£1,754,109	-£2,076,381	-£1,243,213	-£1,758,065
45%	80%	-£2,337,239	-£1,396,144	-£1,976,910	-£2,341,762	-£1,400,594	-£1,981,433
50%	80%	-£2,602,137	-£1,553,031	-£2,201,771	-£2,607,163	-£1,557,975	-£2,206,797
10%	60%	-£486,402	-£300,777	-£247,313	-£488,379	-£302,756	-£249,290
15%	60%	-£747,520	-£459,086	-£394,887	-£749,487	-£460,052	-£396,364
20%	60%	-£998,638	-£617,993	-£504,463	-£999,596	-£621,348	-£506,418
25%	60%	-£1,239,759	-£850,700	-£692,037	-£1,244,702	-£855,645	-£698,981
30%	60%	-£1,490,877	-£1,024,008	-£831,611	-£1,496,811	-£1,029,940	-£837,545
35%	60%	-£1,741,996	-£1,197,315	-£963,187	-£1,748,918	-£1,204,237	-£970,108
40%	60%	-£1,994,964	-£1,370,622	-£1,106,761	-£2,003,004	-£1,378,533	-£1,106,672
50%	60%	-£2,506,416	-£1,717,237	-£1,405,141	-£2,516,466	-£1,727,128	-£1,408,191

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£3,081,403	-£3,081,403	-£3,081,403	-£3,081,403	-£3,081,403	-£3,081,403
10%	70%	-£3,593,158	-£3,411,598	-£3,524,221	-£3,594,641	-£3,413,081	-£3,525,705
15%	70%	-£3,948,035	-£3,576,694	-£3,745,631	-£3,951,260	-£3,579,919	-£3,747,266
20%	70%	-£4,104,912	-£3,741,792	-£3,967,039	-£4,107,880	-£3,748,758	-£3,970,006
25%	70%	-£4,360,790	-£3,906,889	-£4,188,448	-£4,364,498	-£3,910,598	-£4,192,157
30%	70%	-£4,616,667	-£4,071,986	-£4,409,858	-£4,621,117	-£4,076,436	-£4,414,308
35%	70%	-£4,872,544	-£4,237,082	-£4,631,266	-£4,877,736	-£4,242,275	-£4,636,458
40%	70%	-£5,130,893	-£4,402,180	-£4,852,676	-£5,136,922	-£4,408,113	-£4,858,608
45%	70%	-£5,390,954	-£4,567,277	-£5,075,086	-£5,397,739	-£4,573,952	-£5,082,450
50%	70%	-£5,651,017	-£4,732,374	-£5,300,697	-£5,656,555	-£4,739,791	-£5,308,234
100%	70%	-£8,251,639	-£6,406,340	-£7,550,998	-£8,266,715	-£6,421,616	-£7,566,074
10%	80%	-£3,602,675	-£3,395,177	-£3,523,890	-£3,603,664	-£3,396,166	-£3,524,879
15%	80%	-£3,863,310	-£3,560,264	-£3,745,133	-£3,864,794	-£3,563,547	-£3,746,616
20%	80%	-£4,123,945	-£3,729,350	-£3,966,376	-£4,126,524	-£3,710,928	-£3,968,354
40%	80%	-£5,169,581	-£4,336,497	-£4,851,349	-£5,173,602	-£4,340,453	-£4,853,305
45%	80%	-£5,434,479	-£4,493,385	-£5,074,150	-£5,439,002	-£4,497,834	-£5,078,673
50%	80%	-£5,699,378	-£4,650,271	-£5,299,012	-£5,704,403	-£4,655,216	-£5,304,037
10%	60%	-£3,583,642	-£3,428,018	-£3,524,553	-£3,585,619	-£3,429,996	-£3,526,531
15%	60%	-£3,834,761	-£3,601,326	-£3,746,128	-£3,837,727	-£3,604,292	-£3,749,094
20%	60%	-£4,085,879	-£3,774,633	-£3,967,703	-£4,089,835	-£3,778,588	-£3,971,658
25%	60%	-£4,336,999	-£3,947,940	-£4,189,277	-£4,341,943	-£3,952,885	-£4,184,221
30%	60%	-£4,588,118	-£4,121,248	-£4,410,852	-£4,594,051	-£4,127,181	-£4,416,785
35%	60%	-£4,839,236	-£4,294,555	-£4,632,427	-£4,846,159	-£4,301,478	-£4,639,348
40%	60%	-£5,092,204	-£4,467,862	-£4,854,001	-£5,100,244	-£4,475,774	-£4,861,913
50%	60%	-£5,602,658	-£4,814,478	-£5,302,381	-£5,612,706	-£4,824,368	-£5,312,432

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£939,102	£939,102	£939,102	£939,102	£939,102	£939,102
10%	70%	£427,347	£908,898	£498,284	£425,865	£807,425	£484,801
15%	70%	£171,470	£443,811	£274,875	£169,245	£441,586	£272,650
20%	70%	£84,407	£278,714	£53,467	£87,374	£275,748	£50,499
25%	70%	£340,284	£113,617	£167,943	£343,992	£109,908	£171,651
30%	70%	£596,161	£51,480	£389,352	£600,611	£55,930	£393,802
35%	70%	£852,038	£216,577	£610,761	£857,231	£221,769	£615,952
40%	70%	£1,110,387	£391,674	£332,170	£1,118,417	£387,608	£39,103
45%	70%	£1,370,449	£546,771	£1,056,161	£1,377,233	£553,446	£1,061,945
50%	70%	£1,630,511	£711,869	£1,280,191	£1,638,049	£719,285	£1,287,728
100%	70%	£4,231,133	£2,385,834	£3,530,493	£4,246,209	£2,400,910	£3,545,569
10%	80%	£417,831	£625,328	£496,615	£416,842	£624,340	£495,627
15%	80%	£157,196	£468,442	£275,373	£155,712	£466,958	£273,689
20%	80%	£103,440	£311,555	£54,129	£105,418	£309,578	£52,152
40%	80%	£1,149,075	£315,991	£830,843	£1,153,096	£319,047	£834,799
45%	80%	£1,413,973	£472,879	£1,053,644	£1,418,497	£477,329	£1,058,167
50%	80%	£1,678,872	£629,765	£1,278,506	£1,683,898	£634,710	£1,283,532
10%	60%	£436,964	£592,488	£495,952	£434,886	£590,509	£493,975
15%	60%	£185,745	£419,180	£274,378	£182,779	£416,214	£271,412
20%	60%	£85,373	£245,873	£52,803	£89,330	£241,918	£48,848
25%	60%	£316,493	£72,566	£168,772	£321,437	£67,621	£173,715
30%	60%	£567,612	£100,742	£390,346	£573,545	£106,675	£396,280
35%	60%	£818,731	£274,050	£611,921	£825,653	£280,972	£618,843
40%	60%	£1,071,698	£447,357	£833,496	£1,079,739	£455,295	£841,407
50%	60%	£1,324,150	£783,972	£1,281,676	£1,332,201	£803,661	£1,291,928

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,215,661	£1,215,661	£1,215,661	£1,215,661	£1,215,661	£1,215,661
10%	70%	£703,906	£985,466	£772,943	£702,423	£983,963	£771,359
15%	70%	£448,029	£720,370	£351,433	£446,804	£718,145	£349,208
20%	70%	£192,152	£555,272	£330,025	£189,185	£552,306	£327,058
25%	70%	£83,726	£390,175	£108,616	£87,434	£386,467	£104,907
30%	70%	£319,603	£225,078	£112,794	£324,053	£220,628	£117,244
35%	70%	£575,480	£93,982	£334,202	£580,672	£94,789	£339,393
40%	70%	£833,329	£105,116	£255,612	£839,258	£111,049	£844,544
45%	70%	£1,093,890	£270,213	£778,602	£1,100,675	£276,888	£785,386
50%	70%	£1,353,953	£435,310	£1,003,633	£1,361,491	£442,727	£1,011,170
100%	70%	£3,954,575	£2,109,276	£3,253,934	£3,969,651	£2,124,352	£3,269,010
10%	80%	£694,389	£901,887	£773,174	£693,400	£900,898	£772,185
15%	80%	£433,794	£745,000	£561,931	£432,270	£743,517	£560,448
20%	80%	£173,119	£589,114	£330,689	£171,140	£586,136	£328,710
40%	80%	£672,517	£39,433	£554,285	£676,537	£43,389	£558,241
45%	80%	£1,137,415	£196,320	£777,086	£1,141,938	£200,770	£781,609
50%	80%	£1,402,313	£353,207	£1,001,948	£1,407,339	£358,152	£1,006,973
10%	60%	£713,422	£869,046	£772,511	£711,445	£867,068	£770,533
15%	60%	£462,304	£695,738	£590,936	£459,337	£692,772	£587,970
20%	60%	£211,185	£522,431	£329,361	£207,226	£518,476	£325,406
25%	60%	£39,935	£349,124	£107,787	£44,879	£344,179	£102,843
30%	60%	£291,053	£175,816	£113,788	£296,987	£169,883	£119,721
35%	60%	£542,172	£2,509	£335,363	£549,095	£4,414	£342,284
40%	60%	£795,140	£170,798	£556,937	£803,180	£178,710	£564,848
50%	60%	£1,305,592	£517,414	£1,005,817	£1,315,642	£527,302	£1,015,368

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone 1

Value Area High

No Units 65  
Site Area 0.66 Ha

Sales value inflation 25.80%  
Build cost inflation 26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£28,006,902	£28,006,902	£28,006,902	£28,006,902	£28,006,902	£28,006,902
10%	70%	£24,307,791	£24,629,572	£24,381,049	£24,347,556	£24,669,336	£24,430,813
15%	70%	£22,458,235	£22,940,907	£22,583,123	£22,517,883	£23,000,554	£22,642,770
20%	70%	£20,608,679	£21,252,242	£20,775,196	£20,688,210	£21,331,772	£20,854,726
25%	70%	£18,759,125	£19,563,577	£18,967,270	£18,858,536	£19,662,989	£19,066,682
30%	70%	£16,909,569	£17,874,913	£17,159,344	£17,028,863	£17,994,206	£17,278,638
35%	70%	£15,060,013	£16,186,248	£15,351,417	£15,199,180	£16,325,424	£15,490,594
40%	70%	£13,210,458	£14,497,583	£13,543,491	£13,369,517	£14,656,641	£13,702,550
45%	70%	£11,360,902	£12,808,918	£11,735,564	£11,539,644	£12,987,859	£11,914,505
50%	70%	£9,511,347	£11,120,253	£9,927,638	£9,710,171	£11,319,077	£10,126,462
100%	70%	£5,260,272	£5,943,721	£8,402,142	£8,850,423	£5,533,872	£7,992,292
10%	80%	£24,307,791	£24,669,192	£24,381,049	£24,347,556	£24,694,701	£24,432,104
15%	80%	£22,447,211	£22,998,836	£22,589,940	£22,486,976	£23,038,600	£22,629,705
20%	80%	£20,593,981	£21,329,481	£20,784,286	£20,647,001	£21,382,500	£20,837,306
25%	80%	£18,740,751	£19,660,126	£18,978,632	£18,807,025	£19,726,400	£19,044,907
30%	80%	£16,887,521	£17,990,771	£17,172,977	£16,967,051	£18,070,300	£17,252,508
35%	80%	£15,034,291	£16,321,415	£15,367,324	£15,127,075	£16,414,200	£15,460,109
40%	80%	£13,181,061	£14,652,060	£13,561,670	£13,287,100	£14,758,099	£13,667,710
45%	80%	£11,327,831	£12,982,705	£11,756,016	£11,447,125	£13,101,999	£11,875,311
50%	80%	£9,474,400	£11,313,350	£9,950,362	£9,607,150	£11,445,899	£10,082,912
10%	60%	£24,315,139	£24,590,952	£24,386,505	£24,368,160	£24,643,972	£24,439,524
15%	60%	£22,469,259	£22,882,977	£22,576,305	£22,548,789	£22,962,508	£22,659,535
20%	60%	£20,623,378	£21,175,003	£20,766,106	£20,729,417	£21,281,042	£20,872,146
25%	60%	£18,777,497	£19,467,028	£18,955,907	£18,910,046	£19,599,578	£19,088,457
30%	60%	£16,931,616	£17,759,054	£17,145,709	£17,090,676	£17,918,113	£17,304,768
35%	60%	£15,085,735	£16,051,079	£15,335,510	£15,271,305	£16,236,648	£15,521,080
40%	60%	£13,239,854	£14,343,104	£13,525,311	£13,451,933	£14,555,183	£13,737,390
45%	60%	£11,393,974	£12,635,130	£11,715,113	£11,632,562	£12,873,719	£11,953,701
50%	60%	£9,548,093	£10,927,155	£9,904,914	£9,813,182	£11,192,253	£10,170,013

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£26,554,213	£26,554,213	£26,554,213	£26,554,213	£26,554,213	£26,554,213
10%	70%	£30,293,324	£29,931,543	£30,170,066	£30,213,559	£29,891,779	£30,130,301
15%	70%	£32,192,890	£31,620,298	£31,977,992	£32,043,232	£31,560,991	£31,918,345
20%	70%	£34,092,456	£33,309,052	£33,785,918	£33,872,059	£33,229,343	£33,738,389
25%	70%	£35,992,022	£34,997,537	£35,593,845	£35,702,578	£34,898,128	£35,494,433
30%	70%	£37,891,588	£36,686,202	£37,401,771	£37,532,252	£36,566,909	£37,282,477
35%	70%	£39,791,154	£38,374,867	£39,209,698	£39,361,925	£38,235,691	£39,070,521
40%	70%	£41,690,720	£40,063,532	£41,017,624	£41,191,598	£39,904,474	£40,858,565
45%	70%	£43,590,286	£41,752,197	£42,825,550	£43,021,271	£41,537,256	£42,646,609
50%	70%	£45,489,852	£43,440,862	£44,633,477	£44,850,944	£43,242,038	£44,434,653
100%	70%	£63,821,387	£60,504,836	£62,963,256	£63,411,538	£60,094,986	£62,553,407
10%	80%	£30,260,674	£29,892,923	£30,165,521	£30,234,164	£29,866,414	£30,139,011
15%	80%	£32,113,903	£31,582,279	£31,971,175	£32,074,138	£31,522,814	£31,931,410
20%	80%	£33,967,134	£33,271,694	£33,776,829	£33,914,114	£33,178,615	£33,729,809
25%	80%	£35,820,365	£34,961,109	£34,909,445	£35,074,015	£34,893,405	£34,953,605
30%	80%	£37,673,596	£36,650,524	£37,458,870	£37,643,915	£37,108,196	£37,343,804
35%	80%	£39,526,827	£38,340,939	£39,248,745	£39,438,860	£38,622,987	£39,179,003
40%	80%	£41,380,058	£40,031,354	£41,037,620	£41,233,805	£40,148,778	£40,914,202
45%	80%	£43,233,289	£41,721,769	£42,836,494	£43,038,750	£41,663,569	£42,700,401
50%	80%	£45,086,520	£43,412,184	£44,635,369	£44,843,695	£43,178,360	£44,488,203
10%	60%	£30,245,975	£29,970,183	£30,174,610	£30,192,955	£29,917,143	£30,121,591
15%	60%	£32,099,206	£31,678,138	£31,984,810	£32,012,328	£31,598,607	£31,905,280
20%	60%	£33,952,437	£33,386,192	£33,795,099	£33,831,698	£33,280,073	£33,689,969
25%	60%	£35,805,668	£35,094,087	£35,605,207	£35,651,088	£34,961,537	£35,472,658
30%	60%	£37,658,899	£36,802,061	£37,415,406	£37,470,439	£36,643,002	£37,256,347
35%	60%	£39,512,130	£38,510,036	£39,225,605	£39,289,810	£38,324,467	£39,040,035
40%	60%	£41,365,361	£40,218,010	£41,035,804	£41,109,162	£40,005,932	£40,823,725
50%	60%	£43,218,592	£41,926,985	£43,046,201	£43,127,928	£42,688,862	£42,601,102

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,451,465	£14,451,465	£14,451,465	£14,451,465	£14,451,465	£14,451,465
10%	70%	£18,150,576	£17,828,795	£18,067,318	£18,110,811	£17,789,031	£18,027,654
15%	70%	£20,050,142	£19,517,460	£19,875,244	£19,949,494	£19,467,813	£19,815,597
20%	70%	£21,949,708	£21,206,125	£21,683,171	£21,770,157	£21,126,958	£21,603,641
25%	70%	£23,849,274	£22,894,790	£23,491,097	£23,599,631	£22,795,378	£23,391,685
30%	70%	£25,748,840	£24,583,455	£25,299,023	£25,429,504	£24,464,161	£25,179,729
35%	70%	£27,648,406	£26,272,119	£27,108,950	£27,259,177	£26,132,943	£27,067,773
40%	70%	£29,547,972	£27,960,784	£28,918,876	£29,088,850	£27,801,726	£29,755,817
45%	70%	£31,447,538	£29,649,449	£30,728,802	£30,922,923	£29,418,823	£30,543,861
50%	70%	£33,347,104	£31,338,114	£32,538,728	£32,748,196	£31,139,280	£32,331,905
100%	70%	£51,718,639	£48,402,088	£50,860,509	£51,308,790	£47,992,239	£50,450,659
10%	80%	£18,157,826	£17,790,175	£18,062,773	£18,131,416	£17,763,666	£18,036,263
15%	80%	£20,011,156	£19,459,531	£19,868,427	£19,971,391	£19,419,767	£19,828,662
20%	80%	£21,864,486	£21,128,886	£21,677,281	£21,811,368	£21,375,967	£21,741,061
25%	80%	£23,717,816	£22,808,307	£23,686,697	£23,817,267	£23,300,288	£23,790,657
30%	80%	£25,571,146	£24,488,728	£25,496,118	£25,647,157	£25,122,609	£25,540,242
35%	80%	£27,424,476	£26,169,149	£27,305,539	£27,476,046	£26,835,930	£27,328,286
40%	80%	£29,277,806	£27,849,570	£29,114,960	£29,306,935	£28,549,251	£29,116,330
45%	80%	£31,131,136	£29,529,991	£30,924,381	£31,011,242	£29,366,568	£30,583,066
50%	80%	£32,984,466	£31,210,412	£32,733,802	£32,815,217	£31,012,468	£32,375,455
10%	60%	£18,143,226	£17,867,415	£18,017,862	£18,090,207	£17,814,395	£18,018,843
15%	60%	£19,996,556	£19,575,390	£19,892,062	£19,999,678	£19,495,959	£19,802,532
20%	60%	£21,849,886	£21,264,364	£21,693,261	£21,798,050	£21,177,325	£21,586,221
25%	60%	£23,703,216	£22,953,339	£23,502,460	£23,548,321	£22,858,789	£23,369,910
30%	60%	£25,556,546	£24,642,313	£25,311,658	£25,367,691	£24,540,254	£25,153,596
35%	60%	£27,409,876	£26,331,288	£27,120,856	£27,187,662	£26,221,719	£26,937,287
40%	60%	£29,263,206	£28,020,263	£28,829,856	£29,006,434	£27,910,184	£28,720,977
50%	60%	£31,116,536	£29,709,238	£30,638,856	£30,725,175	£29,591,644	£30,504,667

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,594,181	£8,594,181	£8,594,181	£8,594,181	£8,594,181	£8,594,181
10%	70%	£4,895,070	£5,216,852	£4,978,329	£4,934,835	£5,256,616	£5,018,093
15%	70%	£3,045,514	£3,528,187	£3,170,402	£3,156,162	£3,567,853	£3,280,949
20%	70%	£1,195,958	£1,839,522	£1,362,476	£1,375,486	£1,919,061	£1,442,005
25%	70%	£-653,596	£150,857	£-445,451	£-554,184	£250,299	£-346,039
30%	70%	£-2,503,152	£-1,537,808	£-2,253,377	£-2,383,857	£-1,418,515	£-2,134,083
35%	70%	£-4,352,707	£-3,226,473	£-4,061,303	£-4,213,530	£-3,087,297	£-3,922,126
40%	70%	£-6,202,263	£-4,915,138	£-5,869,229	£-6,045,204	£-4,756,079	£-5,710,770
45%	70%	£-8,051,819	£-6,603,803	£-7,677,156	£-7,872,850	£-6,424,862	£-7,498,215
50%	70%	£-9,901,375	£-8,292,468	£-9,485,083	£-9,702,550	£-8,093,644	£-9,286,259
100%	70%	£-28,672,393	£-28,356,442	£-27,814,862	£-28,283,143	£-24,946,592	£-27,405,013
10%	80%	£4,887,720	£5,255,471	£4,982,873	£4,914,230	£5,281,980	£5,009,

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,199,504	£21,199,504	£21,199,504	£21,199,504	£21,199,504	£21,199,504
10%	70%	£17,500,392	£17,822,174	£17,593,651	£17,640,158	£17,861,938	£17,623,415
15%	70%	£15,650,837	£16,133,509	£15,775,725	£16,710,484	£16,193,156	£15,835,371
20%	70%	£13,801,281	£14,444,844	£13,967,798	£13,880,811	£14,524,373	£14,047,327
25%	70%	£11,951,726	£12,756,179	£12,159,872	£12,051,138	£12,865,591	£12,259,284
30%	70%	£10,102,171	£11,067,514	£10,351,945	£10,221,465	£11,186,808	£10,471,240
35%	70%	£8,252,615	£9,378,849	£8,544,019	£8,391,792	£9,518,025	£8,683,196
40%	70%	£6,403,059	£7,689,184	£6,736,093	£6,582,119	£7,849,243	£6,895,152
45%	70%	£4,553,504	£6,001,520	£4,928,166	£4,732,446	£6,180,461	£5,107,107
50%	70%	£2,703,949	£4,312,855	£3,120,240	£2,902,773	£4,511,678	£3,319,063
100%	70%	£10,067,671	£12,751,119	£15,209,540	£15,657,821	£12,341,270	£14,799,690
10%	80%	£17,493,043	£17,860,793	£17,588,196	£17,519,553	£17,897,302	£17,614,706
15%	80%	£15,639,813	£16,191,438	£15,762,542	£15,679,578	£16,211,202	£15,822,307
20%	80%	£13,786,583	£14,522,083	£13,976,857	£13,836,603	£14,575,102	£14,029,908
25%	80%	£11,937,028	£12,852,728	£12,047,931	£11,907,702	£12,790,701	£12,281,511
30%	80%	£10,087,473	£11,183,373	£10,278,484	£10,148,231	£11,071,300	£10,562,316
35%	80%	£8,237,918	£9,514,018	£8,409,037	£8,279,758	£9,442,909	£8,773,121
40%	80%	£6,388,363	£7,844,663	£6,559,160	£6,429,607	£7,594,508	£7,103,926
45%	80%	£4,538,808	£6,175,308	£4,914,813	£4,729,727	£6,294,601	£5,067,912
50%	80%	£2,689,253	£4,506,953	£3,142,964	£2,999,752	£4,638,501	£3,275,513
10%	60%	£17,907,741	£17,761,354	£17,578,106	£17,560,761	£17,896,574	£17,632,128
15%	60%	£15,961,860	£16,075,579	£15,768,907	£15,741,381	£16,165,109	£15,848,437
20%	60%	£13,815,980	£14,367,604	£13,958,708	£13,922,019	£14,473,644	£14,064,747
25%	60%	£11,970,099	£12,659,630	£12,148,509	£12,102,648	£12,792,179	£12,281,059
30%	60%	£10,124,218	£10,951,655	£10,338,311	£10,283,277	£11,110,715	£10,497,370
35%	60%	£8,278,337	£9,243,681	£8,528,112	£8,463,307	£9,429,249	£8,713,681
40%	60%	£6,428,456	£7,535,706	£6,717,913	£6,644,535	£7,747,785	£6,929,992
50%	60%	£2,740,699	£4,119,757	£3,097,516	£3,005,793	£4,384,855	£3,362,614

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,090,478	£24,090,478	£24,090,478	£24,090,478	£24,090,478	£24,090,478
10%	70%	£20,391,366	£20,711,148	£20,474,625	£20,431,132	£20,752,912	£20,514,389
15%	70%	£18,541,811	£19,024,483	£18,666,699	£18,601,456	£19,084,130	£18,726,345
20%	70%	£16,692,255	£17,335,818	£16,858,772	£16,771,785	£17,415,347	£16,938,301
25%	70%	£14,842,700	£15,647,153	£15,050,846	£14,942,112	£15,746,565	£15,150,258
30%	70%	£12,993,145	£13,958,488	£13,242,919	£13,112,439	£14,077,782	£13,362,214
35%	70%	£11,143,589	£12,269,823	£11,428,993	£11,282,766	£12,498,989	£11,574,170
40%	70%	£9,294,034	£10,581,158	£9,627,067	£9,453,907	£10,781,216	£9,786,457
45%	70%	£7,444,478	£8,892,494	£7,819,140	£7,623,420	£9,071,435	£7,998,081
50%	70%	£5,594,923	£7,203,829	£6,011,214	£5,793,747	£7,402,652	£6,210,037
100%	70%	£13,176,697	£9,860,145	£12,318,568	£12,766,847	£9,450,296	£11,908,716
10%	80%	£20,394,017	£20,751,767	£20,479,170	£20,410,527	£20,778,276	£20,505,680
15%	80%	£18,543,462	£19,062,412	£18,667,516	£18,600,852	£19,112,716	£18,754,931
20%	80%	£16,677,557	£17,413,057	£16,867,865	£16,730,577	£17,466,076	£16,920,882
25%	80%	£14,828,002	£15,723,636	£14,020,949	£13,883,661	£14,617,295	£14,071,689
30%	80%	£12,978,447	£14,034,272	£12,271,022	£12,133,734	£12,808,514	£12,281,059
35%	80%	£11,128,892	£12,344,907	£11,416,086	£11,281,447	£11,999,733	£11,574,170
40%	80%	£9,279,337	£10,655,542	£9,459,160	£9,321,772	£10,011,961	£9,548,301
45%	80%	£7,429,782	£8,966,217	£7,601,234	£7,424,253	£8,523,480	£7,860,457
50%	80%	£5,580,227	£7,277,552	£5,752,307	£5,535,726	£6,834,609	£6,210,037
10%	60%	£20,398,715	£20,674,528	£20,470,080	£20,451,735	£20,727,548	£20,523,100
15%	60%	£18,552,834	£18,969,553	£18,659,881	£18,632,365	£19,046,083	£18,739,411
20%	60%	£16,706,954	£17,258,578	£16,849,682	£16,812,993	£17,364,618	£16,955,721
25%	60%	£14,861,073	£15,550,604	£15,039,483	£14,993,622	£15,683,153	£15,172,033
30%	60%	£13,015,192	£13,842,629	£13,229,285	£13,174,251	£14,001,689	£13,388,344
35%	60%	£11,169,311	£12,134,655	£11,419,086	£11,354,881	£12,320,223	£11,604,655
40%	60%	£9,323,430	£10,426,680	£9,608,887	£9,535,309	£10,638,759	£9,820,986
50%	60%	£5,631,689	£7,010,731	£5,988,490	£5,896,767	£7,275,829	£6,253,589

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£25,366,600	£25,366,600	£25,366,600	£25,366,600	£25,366,600	£25,366,600
10%	70%	£21,667,489	£21,989,271	£21,750,748	£21,707,254	£22,029,035	£21,790,512
15%	70%	£19,817,933	£20,300,606	£19,542,821	£19,577,881	£20,002,468	£19,784,939
20%	70%	£17,968,378	£18,611,941	£18,134,895	£18,047,908	£18,691,470	£18,214,424
25%	70%	£16,118,823	£16,923,276	£16,326,968	£16,218,235	£17,022,688	£16,426,380
30%	70%	£14,269,267	£15,234,611	£14,519,042	£14,388,562	£15,353,904	£14,638,336
35%	70%	£12,419,712	£13,545,946	£12,711,116	£12,558,889	£13,685,122	£12,850,293
40%	70%	£10,570,156	£11,857,281	£10,903,189	£10,729,215	£12,019,240	£11,062,249
45%	70%	£8,720,600	£10,168,616	£9,095,263	£8,899,542	£10,347,557	£9,274,284
50%	70%	£6,871,044	£8,479,951	£7,287,336	£7,069,869	£8,678,775	£7,486,160
100%	70%	£11,900,574	£8,584,023	£11,042,443	£11,490,724	£8,174,173	£10,632,584
10%	80%	£21,660,139	£22,027,890	£21,755,292	£21,686,649	£22,054,399	£21,781,802
15%	80%	£19,816,579	£20,358,535	£19,549,638	£19,546,675	£20,399,299	£19,989,403
20%	80%	£17,967,023	£18,669,179	£17,698,694	£17,612,984	£18,006,808	£17,842,199
25%	80%	£16,117,467	£16,979,512	£16,317,369	£16,208,798	£16,791,316	£16,214,424
30%	80%	£14,267,912	£15,290,847	£14,517,264	£14,388,582	£15,353,904	£14,638,336
35%	80%	£12,418,356	£13,602,181	£12,712,658	£12,559,889	£13,685,122	£12,850,293
40%	80%	£10,568,800	£11,913,515	£10,908,193	£10,729,215	£12,019,240	£11,062,249
45%	80%	£8,719,244	£10,224,850	£9,099,585	£8,899,542	£10,347,557	£9,274,284
50%	80%	£6,869,688	£8,536,185	£7,289,368	£7,069,869	£8,678,775	£7,486,160
100%	80%	£11,900,574	£8,584,023	£11,042,443	£11,490,724	£8,174,173	£10,632,584
10%	60%	£21,660,139	£22,027,890	£21,755,292	£21,686,649	£22,054,399	£21,781,802
15%	60%	£19,816,579	£20,358,535	£19,549,638	£19,546,675	£20,399,299	£19,989,403
20%	60%	£17,967,023	£18,669,179	£17,698,694	£17,612,984	£18,006,808	£17,842,199
25%	60%	£16,117,467	£16,979,512	£16,317,369	£16,208,798	£16,791,316	£16,214,424
30%	60%	£14,267,912	£15,290,847	£14,517,264	£14,388,582	£15,353,904	£14,638,336
35%	60%	£12,418,356	£13,602,181	£12,712,658	£12,559,889	£13,685,122	£12,850,293
40%	60%	£10,568,800	£11,913,515	£10,908,193	£10,729,215	£12,019,240	£11,062,249
45%	60%	£8,719,244	£10,224,850	£9,099,585	£8,899,542	£10,347,557	£9,274,284
50%	60%	£6,869,688	£8,536,185	£7,289,368	£7,069,869	£8,678,775	£7,486,160
100%	60%	£11,900,574	£8,584,023	£11,042,443	£11,490,724	£8,174,173	£10,632,584
10%	80%	£21,660,139	£22,027,890	£21,755,292	£21,686,649	£22,054,399	£21,781,802
15%	80%	£19,816,579	£20,358,535	£19,549,638	£19,546,675	£20,399,299	£19,989,403
20%	80%	£17,967,023	£18,669,179	£17,698,694	£17,612,984	£18,006,808	£17,842,199
25%	80%	£16,117,467	£16,979,512	£16,317,369	£16,208,798	£16,791,316	£16,214,424
30%	80%	£14,267,912	£15,290,847	£14,517,264	£14,388,582	£15,353,904	£14,638,336
35%	80%	£12,418,356	£13,602,181	£12,712,658	£12,559,889	£13,685,122	£12,850,293
40%	80%	£10,568,800	£11,913,515	£10,908,193	£10,729,215	£12,019,240	£11,062,249
45%	80%	£8,719,244	£10,224,850	£9,099,585	£8,899,542	£10,347,557	£9,274,284
50%	80%	£6,869,688	£8,536,185	£7,289,368	£7,069,869	£8,678,775	£7,486,160
100%	80%	£11,900,574	£8,584,023	£11,042,443	£11,490,724	£8,174,173	£10,632,584
10%	60%	£21,660,139	£22,027,890	£21,755,292	£21,686,649	£22,054,399	£21,781,802
15%	60%	£19,816,579	£20,358,535	£19,549,638	£19,546,675	£20,399,299	£19,989,403
20%	60%	£17,967,023	£18,669,179	£17,698,694	£17,612,984	£18,006,808	£17,842,199
25%	60%	£16,117,467	£16,979,512	£16,317,369	£16,208,798	£16,791,316	£16,214,424
30%	60%	£14,267,912	£15,290,847	£14,517,264	£14,388,582	£15,353,904	£14,638,336
35%</							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£26,663,169	£26,663,169	£26,663,169	£26,663,169	£26,663,169	£26,663,169
10%	70%	£22,984,058	£23,285,859	£23,047,316	£23,003,823	£23,325,003	£23,087,880
15%	70%	£21,114,502	£21,557,174	£21,239,390	£21,174,150	£21,856,621	£21,299,036
20%	70%	£19,264,946	£19,908,509	£19,431,463	£19,344,476	£19,988,039	£19,510,993
25%	70%	£17,415,391	£18,219,844	£17,623,537	£17,514,803	£18,319,256	£17,722,949
30%	70%	£15,565,836	£16,531,179	£15,815,611	£15,685,130	£16,650,473	£15,934,905
35%	70%	£13,716,280	£14,842,515	£14,007,684	£13,855,457	£14,981,691	£14,146,861
40%	70%	£11,866,724	£13,153,850	£12,198,758	£12,025,784	£13,312,908	£12,358,817
45%	70%	£10,017,169	£11,465,185	£10,381,831	£10,196,111	£11,644,126	£10,570,772
50%	70%	£8,167,614	£9,776,520	£8,563,905	£8,366,438	£9,975,343	£8,782,729
100%	70%	£10,604,005	£7,287,454	£9,745,875	£10,194,156	£6,877,605	£9,336,025
10%	80%	£22,956,708	£23,324,458	£23,051,861	£22,983,218	£23,350,968	£23,078,371
15%	80%	£21,103,478	£21,655,103	£21,246,207	£21,143,243	£21,894,967	£21,285,972
20%	80%	£19,250,248	£19,985,746	£19,440,553	£19,303,268	£20,038,767	£19,463,573
40%	80%	£11,837,327	£13,308,327	£12,217,937	£11,943,367	£13,414,366	£12,323,977
45%	80%	£9,984,098	£11,638,972	£10,412,283	£10,103,392	£11,758,266	£10,531,578
50%	80%	£8,130,667	£9,969,616	£8,606,629	£8,263,417	£10,102,166	£8,739,178
10%	60%	£22,971,406	£23,247,219	£23,042,772	£23,024,426	£23,300,239	£23,095,791
15%	60%	£21,125,525	£21,539,244	£21,232,572	£21,205,056	£21,618,774	£21,312,102
20%	60%	£19,279,645	£19,831,270	£19,422,373	£19,385,684	£19,937,305	£19,528,412
25%	60%	£17,433,764	£18,123,295	£17,612,174	£17,566,313	£18,295,844	£17,744,724
30%	60%	£15,587,883	£16,415,320	£15,801,976	£15,746,943	£16,574,380	£15,961,035
35%	60%	£13,742,002	£14,707,346	£13,991,777	£13,927,572	£14,892,914	£14,177,347
40%	60%	£11,896,121	£12,999,371	£12,181,578	£12,108,200	£13,211,450	£12,393,657
50%	60%	£9,204,960	£9,583,422	£9,561,181	£9,469,459	£9,848,520	£9,826,260

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,051,548	£27,051,548	£27,051,548	£27,051,548	£27,051,548	£27,051,548
10%	70%	£23,352,437	£23,674,218	£23,439,695	£23,392,202	£23,713,982	£23,475,459
15%	70%	£21,502,881	£21,985,553	£21,627,769	£21,562,528	£22,045,300	£21,687,415
20%	70%	£19,653,325	£20,296,888	£19,819,842	£19,732,855	£20,376,418	£19,899,372
25%	70%	£17,803,770	£18,608,223	£18,011,916	£17,903,182	£18,707,635	£18,111,328
30%	70%	£15,954,215	£16,919,558	£16,203,989	£16,073,509	£17,038,852	£16,323,284
35%	70%	£14,104,659	£15,230,894	£14,396,063	£14,243,836	£15,370,069	£14,535,240
40%	70%	£12,255,103	£13,542,229	£12,588,137	£12,414,163	£13,701,287	£12,747,196
45%	70%	£10,405,548	£11,853,564	£10,780,210	£10,584,490	£12,032,505	£10,959,151
50%	70%	£8,555,993	£10,164,899	£8,972,284	£8,754,817	£10,363,722	£9,171,108
100%	70%	£10,215,626	£6,899,075	£9,357,498	£9,605,777	£6,489,226	£8,947,646
10%	80%	£23,345,087	£23,712,837	£23,440,240	£23,371,597	£23,739,346	£23,466,750
15%	80%	£21,491,857	£22,043,482	£21,634,586	£21,531,622	£22,089,246	£21,674,351
20%	80%	£19,638,627	£20,374,127	£19,828,932	£19,691,847	£20,427,146	£19,881,952
40%	80%	£12,225,796	£13,656,706	£12,606,316	£12,331,746	£13,802,745	£12,712,356
45%	80%	£10,372,477	£12,027,351	£10,800,662	£10,491,771	£12,146,645	£10,919,956
50%	80%	£8,519,046	£10,357,995	£8,985,008	£8,651,796	£10,490,545	£9,127,557
10%	60%	£23,359,785	£23,635,598	£23,431,150	£23,412,805	£23,688,618	£23,484,170
15%	60%	£21,513,904	£21,927,623	£21,620,951	£21,593,435	£22,087,153	£21,700,481
20%	60%	£19,668,024	£20,219,649	£19,810,752	£19,774,063	£20,325,688	£19,816,761
25%	60%	£17,822,143	£18,511,674	£18,000,553	£17,954,692	£18,644,223	£18,133,103
30%	60%	£15,976,262	£16,803,699	£16,190,355	£16,135,322	£16,962,759	£16,349,414
35%	60%	£14,130,381	£15,095,725	£14,380,156	£14,315,951	£15,281,293	£14,565,726
40%	60%	£12,284,500	£13,387,750	£12,569,957	£12,496,579	£13,599,829	£12,782,036
50%	60%	£9,592,739	£9,971,801	£9,949,560	£9,857,838	£10,236,899	£9,314,659

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3	
No Units	65
Site Area	0.66 Ha

CIL Zone	1
Value Area	Med

Sales value inflation	25.89%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£19,359,420	£19,359,420	£19,359,420	£19,359,420	£19,359,420	£19,359,420
10%	70%	£16,513,921	£16,846,838	£16,607,869	£16,553,012	£16,885,929	£16,646,959
15%	70%	£15,091,173	£15,590,547	£15,232,093	£15,149,809	£15,649,183	£15,290,730
20%	70%	£13,668,424	£14,334,257	£13,856,317	£13,746,605	£14,412,438	£13,934,499
25%	70%	£12,245,675	£13,077,966	£12,480,542	£12,343,402	£13,175,893	£12,578,269
30%	70%	£10,822,925	£11,821,675	£11,104,766	£10,940,198	£11,938,948	£11,222,038
35%	70%	£9,399,176	£10,565,384	£9,729,640	£9,530,937	£10,702,201	£9,864,398
40%	70%	£7,976,426	£9,309,094	£8,341,248	£8,118,730	£9,465,456	£8,499,814
45%	70%	£6,553,676	£8,052,804	£6,956,856	£6,706,523	£8,225,769	£7,135,244
50%	70%	£5,130,926	£6,796,514	£5,572,462	£5,294,315	£6,982,367	£5,770,672
100%	70%	£9,375,041	£9,943,721	£8,406,745	£8,372,138	£9,540,819	£8,003,842
10%	80%	£16,604,982	£16,885,467	£16,612,350	£16,531,042	£16,911,518	£16,638,410
15%	80%	£15,077,763	£15,648,477	£15,238,814	£15,116,853	£15,687,567	£15,277,905
20%	80%	£13,650,544	£14,411,495	£13,865,279	£13,702,665	£14,463,617	£13,917,400
25%	80%	£12,223,325	£13,174,514	£12,491,744	£12,288,476	£13,239,666	£12,566,896
30%	80%	£10,796,106	£11,937,534	£11,118,209	£10,874,287	£12,015,715	£11,196,391
35%	80%	£9,369,887	£10,700,552	£9,741,545	£9,582,868	£10,791,764	£9,834,043
40%	80%	£7,942,668	£9,463,571	£8,359,425	£8,029,610	£9,567,813	£8,465,136
45%	80%	£6,515,448	£8,226,590	£6,977,304	£6,606,263	£8,342,544	£7,096,230
50%	80%	£5,088,228	£6,989,609	£5,595,183	£5,182,915	£7,112,117	£5,727,323
10%	60%	£16,522,862	£16,808,219	£16,603,388	£16,574,983	£16,860,340	£16,655,509
15%	60%	£15,104,583	£15,532,618	£15,225,372	£15,182,764	£15,610,800	£15,303,553
20%	60%	£13,686,304	£14,287,017	£13,947,356	£13,790,546	£14,561,259	£14,259,628
25%	60%	£12,268,025	£12,981,417	£12,469,340	£12,398,327	£13,111,720	£12,599,642
30%	60%	£10,849,746	£11,705,817	£11,091,324	£11,006,108	£11,862,179	£11,247,686
35%	60%	£9,431,467	£10,430,216	£9,709,736	£9,608,917	£10,612,640	£9,894,732
40%	60%	£7,996,426	£9,153,947	£8,323,071	£8,207,850	£9,363,099	£8,534,495
45%	60%	£6,561,186	£7,877,142	£6,936,407	£6,806,783	£8,108,994	£7,174,258
50%	60%	£5,141,436	£6,598,337	£5,549,742	£5,405,715	£6,852,617	£5,814,021

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£35,201,695	£35,201,695	£35,201,695	£35,201,695	£35,201,695	£35,201,695
10%	70%	£38,047,193	£37,714,277	£37,953,246	£38,008,103	£37,675,186	£37,914,155
15%	70%	£39,469,942	£38,970,568	£39,329,022	£39,411,306	£38,911,932	£39,270,385
20%	70%	£40,892,691	£40,226,859	£40,704,787	£40,814,510	£40,167,677	£40,658,618
25%	70%	£42,315,440	£41,483,149	£42,080,573	£42,217,713	£41,385,422	£42,046,846
30%	70%	£43,738,189	£42,739,440	£43,456,349	£43,620,916	£42,622,167	£43,339,077
35%	70%	£45,160,938	£43,995,731	£44,832,125	£44,930,178	£43,858,913	£44,696,727
40%	70%	£46,583,687	£45,252,022	£46,207,901	£46,442,384	£45,095,659	£46,061,299
45%	70%	£48,006,436	£46,508,313	£47,583,674	£47,854,592	£46,335,348	£47,425,871
50%	70%	£49,429,185	£47,764,604	£48,964,447	£49,266,800	£47,578,748	£48,790,443
100%	70%	£63,936,156	£60,504,836	£62,967,860	£63,533,253	£60,101,934	£62,564,957
10%	80%	£38,056,133	£37,675,658	£37,948,765	£38,030,073	£37,649,597	£37,922,705
15%	80%	£39,483,352	£38,912,638	£39,322,300	£39,444,242	£38,873,547	£39,283,210
20%	80%	£40,910,571	£40,169,619	£40,695,836	£40,855,450	£40,097,498	£40,643,714
25%	80%	£42,337,790	£41,424,600	£42,071,024	£42,217,516	£41,349,242	£42,035,978
30%	80%	£43,764,009	£42,679,581	£43,446,208	£43,620,718	£42,604,990	£43,411,232
35%	80%	£45,190,228	£43,934,562	£44,821,392	£45,032,920	£43,859,738	£44,766,885
40%	80%	£46,616,447	£45,189,543	£46,196,576	£46,445,122	£45,114,486	£46,122,439
45%	80%	£48,042,666	£46,444,524	£47,571,760	£47,857,324	£46,369,234	£47,478,001
50%	80%	£49,468,885	£47,699,505	£48,946,944	£49,269,526	£47,613,482	£48,832,563
100%	80%	£64,975,856	£61,543,686	£63,967,860	£64,534,253	£61,134,934	£63,709,467
10%	60%	£40,874,811	£39,028,497	£39,335,743	£39,378,351	£38,950,315	£39,257,662
15%	60%	£42,301,030	£40,283,478	£40,710,759	£40,770,569	£40,109,855	£40,609,618
20%	60%	£43,727,249	£41,538,459	£42,085,170	£42,162,768	£41,449,395	£42,021,170
25%	60%	£45,153,468	£42,793,440	£43,459,581	£43,545,976	£42,699,936	£43,313,429
30%	60%	£46,579,687	£44,048,421	£44,833,992	£44,952,174	£43,948,475	£44,666,383
35%	60%	£48,005,906	£45,303,402	£46,208,403	£46,364,376	£45,199,016	£46,021,619
40%	60%	£49,432,125	£46,558,383	£47,582,814	£47,776,578	£46,449,557	£47,376,851
45%	60%	£50,858,344	£47,813,364	£48,957,225	£49,188,780	£47,700,775	£48,732,083
50%	60%	£52,284,563	£49,068,345	£50,331,636	£50,600,982	£48,954,991	£50,087,315

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,098,947	£23,098,947	£23,098,947	£23,098,947	£23,098,947	£23,098,947
10%	70%	£25,944,445	£25,611,529	£25,850,498	£25,905,355	£25,572,438	£25,811,408
15%	70%	£27,367,194	£26,867,820	£27,226,274	£27,309,558	£26,939,194	£27,167,637
20%	70%	£28,789,943	£28,124,111	£28,602,050	£28,711,762	£28,045,929	£28,523,868
25%	70%	£30,212,692	£29,380,402	£29,977,825	£30,114,966	£29,282,674	£29,880,098
30%	70%	£31,635,441	£30,636,693	£31,353,601	£31,518,169	£30,519,419	£31,236,329
35%	70%	£33,058,190	£31,892,984	£32,729,376	£32,927,430	£31,756,166	£32,593,579
40%	70%	£34,480,939	£33,149,275	£34,105,151	£34,336,692	£32,992,911	£33,950,821
45%	70%	£35,903,688	£34,405,566	£35,480,926	£35,745,954	£34,229,392	£35,308,063
50%	70%	£37,326,437	£35,661,857	£36,855,701	£37,155,216	£35,476,000	£36,665,305
100%	70%	£51,833,408	£48,402,088	£50,865,112	£51,430,505	£47,999,186	£50,462,209
10%	80%	£25,953,385	£25,572,910	£25,846,017	£25,927,325	£25,546,849	£25,819,957
15%	80%	£27,376,134	£26,828,890	£27,215,553	£27,341,514	£26,770,799	£27,180,462
20%	80%	£28,800,883	£28,084,871	£28,461,328	£28,593,086	£27,804,750	£28,540,967
25%	80%	£30,225,632	£29,340,852	£29,836,103	£30,002,288	£29,035,702	£29,898,472
30%	80%	£31,650,381	£30,596,833	£31,206,878	£31,411,490	£30,266,453	£31,255,977
35%	80%	£33,075,130	£31,852,814	£32,581,653	£32,820,742	£31,497,204	£32,613,482
40%	80%	£34,500,879	£33,108,795	£33,956,428	£34,230,004	£32,727,955	£33,970,987
45%	80%	£35,925,628	£34,364,776	£35,331,203	£35,639,266	£33,958,706	£35,328,492
50%	80%	£37,350,377	£35,620,757	£36,705,978	£37,048,528	£35,189,457	£36,685,997
100%	80%	£52,857,348	£49,599,038	£49,632,758	£50,241,508	£48,922,237	£49,777,000
10%	60%	£29,335,505	£28,690,148	£28,854,979	£28,883,384	£28,596,027	£28,802,858
15%	60%	£30,760,254	£29,945,129	£29,999,804	£29,999,804	£29,708,770	£29,915,609
20%	60%	£32,185,003	£31,199,110	£31,165,629	£31,165,629	£30,877,521	£31,122,360
25%	60%	£33,609,752	£32,454,091	£32,321,454	£32,321,454	£31,946,272	£32,329,111
30%	60%	£35,034,501	£33,709,072	£33,477,279	£33,477,279	£33,015,023	£33,535,862
35%	60%	£36,459,250	£34,964,053	£34,633,104	£34,633,104	£34,083,774	£34,742,613
40%	60%	£37,884,000	£36,219,034	£35,787,929	£35,787,929	£35,152,525	£35,949,364
45%	60%	£39,308,749	£37,474,015	£36,942,754	£36,942,754	£36,221,276	£37,156,115
50%	60%	£40,733,498	£38,729,000	£38,097,579	£38,097,579	£37,290,027	£38,362,866

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£53,301	£53,301	£53,301	£53,301	£53,301	£53,301
10%	70%	£2,896,799	£2,565,893	£2,804,852	£2,859,708	£2,526,792	£2,765,761
15%	70%	£4,321,547	£3,822,174	£4,180,628	£4,262,812	£3,763,537	£4,121,991
20%	70%	£5,746,295	£5,078,464	£5,556,403	£5,666,115	£5,000,283	£5,478,222
25%	70%	£7,171,043	£6,334,755	£6,932,179	£7,069,319	£6,237,028	£6,834,452
30%	70%	£8,595,791	£7,591,046	£8,307,954	£8,472,522	£7,473,773	£8,190,682
35%	70%	£10,020,539	£8,847,337	£9,683,729	£9,881,784	£8,710,519	£9,548,333
40%	70%	£11,445,287	£10,102,628	£11,059,504	£11,293,990	£9,947,268	£10,912,905
45							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,952,022	£12,952,022	£12,952,022	£12,952,022	£12,952,022	£12,952,022
10%	70%	£9,706,623	£10,039,440	£9,800,470	£9,745,614	£10,078,530	£9,839,561
15%	70%	£8,283,775	£8,783,149	£8,424,695	£8,342,410	£8,841,785	£8,483,331
20%	70%	£6,861,026	£7,526,859	£7,048,919	£6,939,207	£7,605,040	£7,127,100
25%	70%	£5,438,276	£6,270,567	£5,673,144	£5,536,004	£6,386,295	£5,770,871
30%	70%	£4,015,527	£5,014,276	£4,297,368	£4,132,800	£5,131,549	£4,414,640
35%	70%	£2,592,792	£3,757,985	£2,918,242	£2,723,539	£3,894,803	£3,056,390
40%	70%	£1,169,043	£2,501,695	£1,533,950	£1,311,335	£2,658,058	£1,662,418
45%	70%	£-279,265	£1,239,982	£149,467	£-100,875	£1,418,371	£327,846
50%	70%	£-1,711,293	£-23,241	£-1,234,936	£-1,513,083	£174,969	£-1,036,726
100%	70%	£16,182,439	£12,751,119	£15,214,143	£16,779,536	£12,348,217	£14,811,240
10%	80%	£9,697,584	£10,078,059	£9,804,951	£9,723,644	£10,104,120	£9,831,011
15%	80%	£8,270,364	£8,941,079	£8,431,416	£8,309,455	£8,800,169	£8,470,507
20%	80%	£6,843,146	£7,804,097	£7,057,881	£6,895,267	£7,656,218	£7,110,002
25%	80%	£5,416,500	£2,656,173	£1,552,027	£1,222,122	£2,760,415	£1,657,738
30%	80%	£3,989,854	£1,416,220	£169,906	£-201,136	£1,535,146	£288,831
35%	80%	£2,563,208	£1,176,623	£172,579	£-1,212,215	£304,719	£-1,080,075
40%	80%	£1,136,562	£9,715,464	£10,000,820	£9,795,990	£9,767,595	£9,848,111
45%	80%	£-297,185	£8,287,185	£8,725,220	£8,417,374	£8,375,365	£8,496,155
50%	80%	£-1,778,906	£6,878,906	£7,449,619	£7,039,957	£6,983,148	£7,144,199
25%	60%	£5,460,627	£6,174,019	£5,661,941	£5,590,929	£6,304,322	£5,792,244
30%	60%	£4,042,348	£4,898,418	£4,283,925	£4,198,710	£5,054,781	£4,440,288
35%	60%	£2,624,524	£3,622,818	£2,902,338	£2,801,519	£3,805,241	£3,087,333
40%	60%	£1,149,028	£2,346,549	£1,515,673	£1,400,451	£2,565,701	£1,727,697
50%	60%	£-1,685,963	£-219,051	£-1,257,657	£-1,401,683	£45,219	£-993,377

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£15,442,996	£15,442,996	£15,442,996	£15,442,996	£15,442,996	£15,442,996
10%	70%	£12,987,497	£12,987,414	£12,891,444	£12,836,588	£12,989,504	£12,730,535
15%	70%	£11,174,749	£11,674,123	£11,315,669	£11,233,384	£11,732,759	£11,374,305
20%	70%	£9,752,000	£10,417,833	£9,939,893	£9,830,181	£10,496,014	£10,018,074
25%	70%	£8,329,250	£9,161,541	£8,564,118	£8,426,978	£9,269,269	£8,661,845
30%	70%	£6,906,501	£7,905,250	£7,188,342	£7,023,774	£8,022,523	£7,305,614
35%	70%	£5,475,756	£6,649,959	£5,808,216	£5,614,513	£6,785,777	£5,947,864
40%	70%	£4,043,008	£5,393,668	£4,424,820	£4,202,308	£5,458,592	£4,583,592
45%	70%	£2,611,709	£4,130,356	£3,040,431	£2,790,099	£4,309,345	£3,218,820
50%	70%	£1,179,681	£2,867,733	£1,656,038	£1,377,891	£3,065,943	£1,854,248
100%	70%	£13,291,465	£9,860,145	£12,323,169	£12,888,562	£9,457,243	£11,920,266
10%	80%	£12,588,558	£12,989,033	£12,695,925	£12,614,618	£12,995,094	£12,721,985
15%	80%	£11,181,338	£11,732,650	£11,322,390	£11,200,429	£11,771,411	£11,381,481
20%	80%	£9,734,120	£10,495,071	£9,948,855	£9,798,241	£10,547,192	£10,000,976
25%	80%	£8,287,474	£5,547,147	£4,443,001	£4,113,186	£5,651,389	£4,548,712
30%	80%	£6,840,912	£4,307,194	£3,060,880	£2,689,838	£4,426,120	£3,179,805
35%	80%	£5,393,351	£3,063,553	£1,678,759	£1,266,491	£3,195,693	£1,810,899
40%	80%	£3,946,795	£1,821,794	£1,266,364	£1,058,559	£2,843,916	£1,739,083
45%	80%	£2,499,239	£1,118,194	£1,139,948	£1,126,340	£1,894,376	£1,387,129
50%	80%	£1,052,681	£-219,051	£-1,257,657	£-1,401,683	£45,219	£-993,377

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£16,719,118	£16,719,118	£16,719,118	£16,719,118	£16,719,118	£16,719,118
10%	70%	£13,873,620	£14,206,536	£13,967,567	£13,912,711	£14,245,627	£14,006,658
15%	70%	£12,450,872	£12,989,245	£12,591,752	£12,508,507	£13,008,862	£12,650,428
20%	70%	£11,028,122	£11,693,955	£11,216,016	£11,106,304	£11,772,136	£11,294,197
25%	70%	£9,605,373	£10,437,664	£9,840,240	£9,703,100	£10,535,391	£9,937,967
30%	70%	£8,182,624	£9,181,373	£8,464,465	£8,299,897	£9,298,646	£8,581,737
35%	70%	£6,759,875	£7,925,082	£7,085,339	£6,890,635	£8,061,900	£7,224,086
40%	70%	£5,337,126	£6,668,792	£5,700,946	£5,478,429	£6,825,155	£5,959,514
45%	70%	£3,914,377	£5,412,501	£4,318,554	£4,066,221	£5,595,467	£4,494,942
50%	70%	£2,491,628	£4,156,210	£3,224,161	£2,854,014	£4,342,065	£3,130,371
100%	70%	£12,015,343	£8,584,023	£11,047,046	£11,612,439	£8,181,120	£10,644,143
10%	80%	£13,864,680	£14,245,156	£13,972,048	£13,890,741	£14,271,217	£13,998,108
15%	80%	£12,437,461	£13,008,175	£12,598,513	£12,476,552	£13,047,266	£12,637,603
20%	80%	£11,010,243	£11,771,194	£11,224,979	£11,102,366	£11,823,315	£11,277,099
25%	80%	£9,587,597	£10,525,269	£9,719,123	£9,589,308	£10,327,512	£9,824,835
30%	80%	£8,164,848	£9,278,978	£8,352,616	£8,187,100	£9,031,765	£8,477,317
35%	80%	£6,742,099	£8,022,687	£7,191,369	£7,023,774	£7,800,019	£7,224,086
40%	80%	£5,319,350	£6,776,396	£5,808,216	£5,614,513	£6,458,592	£5,947,864
45%	80%	£3,896,601	£5,521,105	£4,424,820	£4,202,308	£5,108,843	£4,583,592
50%	80%	£2,473,852	£4,265,814	£3,224,161	£2,854,014	£3,958,094	£3,130,371
100%	80%	£12,015,343	£8,584,023	£11,047,046	£11,612,439	£8,181,120	£10,644,143
10%	60%	£13,864,680	£14,245,156	£13,972,048	£13,890,741	£14,271,217	£13,998,108
15%	60%	£12,437,461	£13,008,175	£12,598,513	£12,476,552	£13,047,266	£12,637,603
20%	60%	£11,010,243	£11,771,194	£11,224,979	£11,102,366	£11,823,315	£11,277,099
25%	60%	£9,587,597	£10,525,269	£9,719,123	£9,589,308	£10,327,512	£9,824,835
30%	60%	£8,164,848	£9,278,978	£8,352,616	£8,187,100	£9,031,765	£8,477,317
35%	60%	£6,742,099	£8,022,687	£7,191,369	£7,023,774	£7,800,019	£7,224,086
40%	60%	£5,319,350	£6,776,396	£5,808,216	£5,614,513	£6,458,592	£5,947,864
45%	60%	£3,896,601	£5,521,105	£4,424,820	£4,202,308	£5,108,843	£4,583,592
50%	60%	£2,473,852	£4,265,814	£3,224,161	£2,854,014	£3,958,094	£3,130,371

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,369,574	£12,369,574	£12,369,574	£12,369,574	£12,369,574	£12,369,574
10%	70%	£9,524,075	£9,856,991	£9,618,022	£9,563,166	£9,896,062	£9,657,113
15%	70%	£8,101,327	£8,500,700	£8,242,247	£8,159,962	£8,659,237	£8,300,883
20%	70%	£6,678,578	£7,344,410	£6,866,471	£6,786,759	£7,422,592	£7,044,652
25%	70%	£5,255,828	£6,088,119	£5,490,695	£5,353,555	£6,185,846	£5,588,423
30%	70%	£3,833,079	£4,831,828	£4,114,920	£3,950,352	£4,949,101	£4,232,192
35%	70%	£2,409,329	£3,575,537	£2,735,794	£2,541,091	£3,712,355	£2,874,541
40%	70%	£970,316	£2,319,247	£1,351,402	£1,128,884	£2,475,610	£1,509,970
45%	70%	£-460,713	£1,062,954	£-32,991	£-283,324	£1,235,922	£145,399
50%	70%	£-1,893,741	£-205,689	£-1,417,354	£-1,695,531	£-47,479	£-1,218,174
100%	70%	£16,364,887	£12,933,567	£15,366,591	£15,961,984	£12,530,665	£14,993,688
10%	80%	£9,515,136	£9,895,611	£9,622,503	£9,541,196	£9,921,672	£9,648,563
15%	80%	£8,087,916	£8,658,630	£8,248,968	£8,127,007	£8,697,721	£8,288,059
20%	80%	£6,660,698	£7,421,949	£6,875,433	£6,712,819	£7,473,770	£6,927,554
25%	80%	£5,233,480	£6,176,648	£5,369,576	£5,259,764	£6,120,968	£5,475,290
30%	80%	£3,806,261	£4,921,357	£4,034,664	£3,912,951	£4,872,169	£4,122,021
35%	80%	£2,379,042	£3,666,066	£3,047,971	£2,900,238	£3,723,372	£2,967,813
40%	80%	£970,316	£2,414,957	£1,351,402	£1,128,884	£2,475,610	£1,509,970
45%	80%	£-460,713	£1,160,666	£-32,991	£-283,324	£1,235,922	£145,399
50%	80%	£-1,939,071	£-89,869	£-1,394,663	£-1,806,931	£122,270	£-1,262,523
10%	60%	£9,533,016	£9,818,372	£9,613,541	£9,585,137	£9,870,483	£9,665,663
15%	60%	£8,114,736	£8,542,771	£8,235,525	£8,192,918	£8,620,364	£8,313,707
20%	60%	£6,696,487	£7,387,171	£6,867,509	£6,800,700	£7,371,413	£6,961,751
25%	60%	£5,278,238	£6,131,871	£5,479,493	£5,408,481	£6,121,873	£5,609,796
30%	60%	£3,859,989	£4,876,571	£4,101,477	£4,016,262	£4,872,333	£4,257,840
35%	60%	£2,434,076	£3,621,280	£2,719,890	£2,619,071	£3,622,793	£2,904,885
40%	60%	£1,006,880	£2,366,980	£1,333,225	£1,218,003	£2,373,253	£1,544,648
50%	60%	£-1,848,411	£-407,509	£-1,440,105	£-1,584,131		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,015,687	£18,015,687	£18,015,687	£18,015,687	£18,015,687	£18,015,687
10%	70%	£15,170,188	£15,303,195	£15,264,136	£15,208,278	£15,642,195	£15,303,226
15%	70%	£13,747,440	£14,246,814	£13,858,360	£13,806,076	£14,305,450	£13,946,996
20%	70%	£12,324,691	£12,990,524	£12,512,584	£12,402,872	£13,068,705	£12,590,766
25%	70%	£10,901,942	£11,734,233	£11,136,809	£10,999,669	£11,831,960	£11,234,536
30%	70%	£9,479,192	£10,477,942	£9,761,033	£9,596,465	£10,595,215	£9,878,305
35%	70%	£8,048,457	£9,221,650	£8,381,907	£8,187,204	£9,358,468	£8,520,655
40%	70%	£6,618,429	£7,965,360	£6,997,515	£6,774,997	£8,121,723	£7,168,093
45%	70%	£5,184,400	£6,703,647	£5,613,123	£5,362,790	£6,882,036	£5,791,511
50%	70%	£3,752,372	£5,440,424	£4,228,729	£3,950,582	£5,638,634	£4,426,939
100%	70%	£10,718,774	£7,287,454	£9,750,478	£10,315,871	£6,884,552	£9,347,575
10%	80%	£15,161,249	£15,541,724	£15,268,617	£15,187,309	£15,567,785	£15,294,677
15%	80%	£13,734,928	£14,304,744	£13,895,081	£13,773,120	£14,343,834	£13,934,172
20%	80%	£12,308,811	£13,067,762	£12,521,546	£12,368,932	£13,119,884	£12,573,667
40%	80%	£6,580,165	£8,119,838	£7,015,692	£6,685,877	£8,224,080	£7,121,403
45%	80%	£5,143,603	£6,879,886	£5,633,571	£5,262,529	£6,998,811	£5,752,497
50%	80%	£3,707,042	£5,636,244	£4,251,450	£3,939,182	£5,768,384	£4,383,590
10%	60%	£15,179,129	£15,464,485	£15,259,655	£15,231,250	£15,516,607	£15,311,776
15%	60%	£13,760,850	£14,188,885	£13,881,639	£13,839,031	£14,267,067	£13,959,820
20%	60%	£12,342,571	£12,913,294	£12,503,623	£12,446,813	£13,017,526	£12,607,864
25%	60%	£10,924,292	£11,637,684	£11,125,607	£11,054,594	£11,767,987	£11,285,909
30%	60%	£9,506,013	£10,362,084	£9,747,590	£9,662,375	£10,518,446	£9,903,953
35%	60%	£8,080,189	£9,086,483	£8,366,003	£8,265,184	£9,268,907	£8,550,998
40%	60%	£6,652,693	£7,810,214	£6,978,338	£6,864,117	£8,019,366	£7,190,762
50%	60%	£5,227,703	£6,544,604	£4,296,009	£4,061,982	£6,508,684	£4,670,288

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,404,066	£18,404,066	£18,404,066	£18,404,066	£18,404,066	£18,404,066
10%	70%	£15,558,587	£15,891,494	£15,652,515	£15,597,658	£15,930,574	£15,691,605
15%	70%	£14,135,819	£14,635,193	£14,278,739	£14,194,455	£14,693,928	£14,335,375
20%	70%	£12,713,070	£13,378,903	£12,900,963	£12,791,251	£13,457,084	£12,979,145
25%	70%	£11,290,321	£12,122,612	£11,525,188	£11,388,048	£12,220,338	£11,622,915
30%	70%	£9,867,571	£10,866,321	£10,149,412	£9,984,844	£10,983,593	£10,266,684
35%	70%	£8,436,836	£9,610,029	£8,770,286	£8,575,583	£9,746,847	£8,909,034
40%	70%	£7,004,898	£8,353,739	£7,385,894	£7,183,378	£8,510,102	£7,544,482
45%	70%	£5,572,779	£7,092,026	£6,001,502	£5,751,169	£7,270,415	£6,179,890
50%	70%	£4,140,751	£5,829,803	£4,617,108	£4,338,961	£6,027,013	£4,815,318
100%	70%	£10,330,395	£6,899,075	£9,362,099	£9,927,492	£6,496,173	£8,959,196
10%	80%	£15,549,628	£15,930,103	£15,656,995	£15,575,688	£15,956,164	£15,683,056
15%	80%	£14,122,408	£14,693,123	£14,283,460	£14,161,499	£14,732,213	£14,322,251
20%	80%	£12,695,190	£13,458,141	£12,909,925	£12,747,311	£13,508,263	£12,982,046
40%	80%	£6,968,544	£8,508,217	£7,404,071	£7,074,256	£8,612,459	£7,509,782
45%	80%	£5,531,982	£7,268,265	£6,021,950	£5,650,908	£7,387,190	£6,140,876
50%	80%	£4,095,421	£6,024,623	£4,639,829	£4,227,561	£6,156,763	£4,771,969
10%	60%	£15,567,508	£15,852,864	£15,648,034	£15,619,629	£15,904,986	£15,700,155
15%	60%	£14,149,229	£14,577,284	£14,270,018	£14,227,410	£14,655,446	£14,348,199
20%	60%	£12,730,950	£13,301,663	£12,892,002	£12,835,192	£13,405,905	£12,996,243
25%	60%	£11,312,671	£12,026,063	£11,513,985	£11,442,973	£12,156,366	£11,644,288
30%	60%	£9,894,392	£10,750,463	£10,135,969	£10,050,754	£10,906,825	£10,292,332
35%	60%	£8,468,568	£9,474,862	£8,754,382	£8,653,563	£9,657,285	£8,939,377
40%	60%	£7,041,072	£8,198,593	£7,367,717	£7,252,496	£8,407,745	£7,579,141
50%	60%	£5,616,082	£6,923,983	£4,594,387	£4,450,361	£6,897,263	£4,859,667

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

No Units	65
Site Area	0.66 Ha

CIL Zone 1

Value Area	Low
------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,688,192	£10,688,192	£10,688,192	£10,688,192	£10,688,192	£10,688,192
10%	70%	£8,684,404	£9,042,027	£9,799,688	£8,723,875	£9,081,499	£8,839,160
15%	70%	£7,677,510	£8,213,945	£7,850,437	£7,736,717	£8,273,152	£7,909,643
20%	70%	£6,670,617	£7,385,863	£6,901,185	£6,749,559	£7,464,806	£6,980,128
25%	70%	£5,663,722	£6,557,781	£5,951,934	£5,762,401	£6,656,458	£6,050,611
30%	70%	£4,656,829	£5,729,698	£5,002,681	£4,775,242	£5,846,111	£5,121,095
35%	70%	£3,649,934	£4,901,616	£4,053,430	£3,788,083	£5,039,765	£4,191,579
40%	70%	£2,643,041	£4,073,534	£3,104,178	£2,800,925	£4,231,418	£3,262,062
45%	70%	£1,636,148	£3,245,452	£2,154,927	£1,813,767	£3,423,072	£2,332,546
50%	70%	£629,253	£2,417,369	£1,205,675	£826,609	£2,614,724	£1,403,030
100%	70%	£9,594,073	£5,959,351	£8,422,375	£9,192,906	£5,558,185	£8,021,209
10%	80%	£8,672,992	£9,081,704	£8,804,746	£8,699,306	£9,108,018	£8,831,060
15%	80%	£7,660,392	£8,273,460	£7,858,022	£7,699,863	£8,312,931	£7,897,493
20%	80%	£6,647,792	£7,465,216	£6,911,299	£6,700,420	£7,517,844	£6,963,927
25%	80%	£5,635,192	£6,656,972	£5,964,575	£5,700,976	£6,722,757	£6,030,361
30%	80%	£4,622,592	£5,848,728	£5,017,852	£4,701,533	£5,927,671	£5,096,795
35%	80%	£3,609,992	£5,040,485	£4,071,129	£3,702,691	£5,132,583	£4,163,228
40%	80%	£2,597,392	£4,232,240	£3,124,408	£2,702,648	£4,337,496	£3,229,861
45%	80%	£1,584,792	£3,423,997	£2,177,682	£1,703,205	£3,542,410	£2,296,095
50%	80%	£572,192	£2,615,752	£1,230,958	£703,762	£2,747,322	£1,362,529
10%	60%	£8,695,817	£9,002,351	£8,794,632	£8,748,444	£9,054,979	£8,847,260
15%	60%	£7,694,629	£8,154,431	£7,842,852	£7,773,571	£8,233,373	£7,921,794
20%	60%	£6,693,441	£7,306,510	£6,891,072	£6,798,698	£7,411,768	£6,998,328
25%	60%	£5,692,254	£6,458,589	£5,939,291	£5,823,824	£6,590,159	£6,070,862
30%	60%	£4,691,066	£5,610,669	£4,987,511	£4,848,951	£5,768,553	£5,145,396
35%	60%	£3,689,878	£4,762,748	£4,036,731	£3,874,077	£4,946,946	£4,219,929
40%	60%	£2,688,690	£3,914,828	£3,083,952	£2,899,203	£4,125,340	£3,294,463
45%	60%	£1,687,503	£3,066,907	£2,132,171	£1,924,330	£3,303,733	£2,368,997
50%	60%	£686,315	£2,218,987	£1,180,391	£949,456	£2,482,127	£1,443,531

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£43,862,923	£43,862,923	£43,862,923	£43,862,923	£43,862,923	£43,862,923
10%	70%	£45,876,711	£45,519,827	£45,781,426	£45,837,240	£45,479,616	£45,721,955
15%	70%	£46,993,694	£46,347,170	£46,710,678	£46,824,397	£46,297,963	£46,691,472
20%	70%	£47,609,498	£47,175,252	£47,659,930	£47,811,556	£47,096,309	£47,599,957
25%	70%	£48,997,392	£48,003,334	£48,609,181	£48,796,714	£47,904,657	£48,510,504
30%	70%	£49,904,286	£48,831,416	£49,558,433	£49,785,873	£48,713,003	£49,440,020
35%	70%	£50,911,180	£49,659,499	£50,507,685	£50,773,032	£49,521,350	£50,369,538
40%	70%	£51,918,074	£50,487,581	£51,456,937	£51,760,189	£50,329,697	£51,299,052
45%	70%	£52,924,968	£51,315,663	£52,406,188	£52,747,346	£51,138,043	£52,228,566
50%	70%	£53,931,862	£52,143,745	£53,355,440	£53,734,506	£51,946,391	£53,158,086
100%	70%	£64,155,188	£60,520,466	£62,983,490	£63,754,021	£60,119,300	£62,582,323
10%	80%	£45,888,123	£45,479,411	£45,756,369	£45,861,809	£45,453,097	£45,730,055
15%	80%	£46,900,723	£46,287,654	£46,703,092	£46,811,252	£46,248,184	£46,663,622
20%	80%	£47,913,323	£47,095,899	£47,649,916	£47,860,695	£47,043,270	£47,597,198
25%	80%	£48,925,923	£47,908,144	£48,859,709	£49,115,568	£48,223,612	£48,531,453
30%	80%	£49,938,523	£48,720,389	£49,869,502	£50,370,411	£49,407,955	£49,465,719
35%	80%	£50,951,123	£49,532,634	£50,879,295	£51,625,254	£50,592,398	£50,399,983
40%	80%	£51,963,723	£50,344,879	£51,889,088	£52,880,097	£51,786,841	£51,334,247
45%	80%	£52,976,323	£51,157,124	£52,888,881	£54,134,940	£52,981,284	£52,278,506
50%	80%	£53,988,923	£51,969,369	£53,888,674	£55,389,783	£54,176,727	£53,222,765
10%	60%	£45,885,298	£45,556,784	£45,766,483	£45,812,670	£45,508,136	£45,713,655
15%	60%	£46,898,498	£46,406,684	£46,718,283	£46,787,544	£46,327,742	£46,639,321
20%	60%	£47,911,698	£47,256,584	£47,670,083	£47,762,417	£47,144,787	£47,654,787
25%	60%	£48,924,898	£48,106,484	£48,621,883	£48,737,290	£47,970,956	£48,490,253
30%	60%	£49,938,098	£48,956,384	£49,573,683	£49,712,164	£48,792,562	£49,415,719
35%	60%	£50,951,298	£49,806,284	£50,525,483	£50,687,038	£49,614,168	£50,341,185
40%	60%	£51,964,498	£50,656,184	£51,477,283	£51,661,912	£50,435,775	£51,266,651
50%	60%	£52,977,698	£51,506,084	£52,429,083	£52,646,786	£51,257,382	£52,192,117

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£31,760,175	£31,760,175	£31,760,175	£31,760,175	£31,760,175	£31,760,175
10%	70%	£33,773,963	£33,416,340	£33,658,679	£33,734,492	£33,376,868	£33,619,207
15%	70%	£34,787,751	£34,428,422	£34,607,930	£34,721,680	£34,193,215	£34,548,724
20%	70%	£35,797,539	£35,072,504	£35,597,182	£35,708,908	£34,993,561	£35,478,239
25%	70%	£36,794,645	£35,900,586	£36,506,433	£36,696,966	£35,601,809	£36,407,756
30%	70%	£37,801,538	£36,728,669	£37,455,685	£37,683,125	£36,210,256	£37,337,272
35%	70%	£38,808,432	£37,556,751	£38,404,937	£38,670,284	£37,418,602	£38,266,788
40%	70%	£39,815,326	£38,384,833	£39,354,189	£39,657,442	£38,228,949	£39,196,303
45%	70%	£40,822,220	£39,212,915	£40,303,440	£40,644,600	£39,039,295	£40,125,819
50%	70%	£41,829,114	£40,040,998	£41,252,692	£41,631,758	£39,843,643	£41,055,337
100%	70%	£52,052,440	£48,417,718	£50,880,742	£51,651,273	£48,016,552	£50,479,576
10%	80%	£33,785,375	£33,376,663	£33,653,621	£33,759,061	£33,300,349	£33,627,307
15%	80%	£34,797,975	£34,184,907	£34,600,345	£34,728,504	£34,145,436	£34,560,874
20%	80%	£35,810,575	£34,993,151	£35,547,688	£35,767,947	£34,949,505	£35,490,440
25%	80%	£36,823,175	£35,801,395	£36,495,030	£36,755,719	£35,753,706	£36,420,006
30%	80%	£37,835,775	£36,609,639	£37,442,373	£37,743,491	£36,561,907	£37,349,572
35%	80%	£38,848,375	£37,417,883	£38,389,716	£38,731,263	£37,370,108	£38,279,138
40%	80%	£39,860,975	£38,226,127	£39,337,059	£39,719,035	£38,178,309	£39,208,704
45%	80%	£40,873,575	£39,034,370	£40,284,402	£40,706,807	£38,986,510	£40,138,270
50%	80%	£41,886,175	£39,842,613	£41,231,745	£41,694,579	£39,794,711	£41,067,836
10%	60%	£33,762,500	£33,456,016	£33,663,735	£33,709,923	£33,403,388	£33,611,107
15%	60%	£34,763,738	£34,303,936	£34,615,515	£34,694,796	£34,224,994	£34,536,573
20%	60%	£35,764,976	£35,151,857	£35,567,295	£35,683,669	£35,046,601	£35,467,039
25%	60%	£36,766,113	£35,999,778	£36,519,076	£36,674,543	£35,858,208	£36,397,505
30%	60%	£37,767,301	£36,847,698	£37,470,856	£37,663,416	£36,669,814	£37,327,971
35%	60%	£38,768,489	£37,695,619	£38,422,636	£38,652,289	£37,481,421	£38,258,438
40%	60%	£39,769,677	£38,543,539	£39,374,415	£39,641,162	£38,333,027	£39,188,904
50%	60%	£41,772,051	£40,239,380	£41,277,976	£41,629,911	£39,976,240	£41,014,836

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,714,529	£8,714,529	£8,714,529	£8,714,529	£8,714,529	£8,714,529
10%	70%	£10,728,317	£10,370,693	£10,613,032	£10,688,845	£10,331,222	£10,573,561
15%	70%	£11,735,210	£11,088,775	£10,922,283	£11,072,903	£11,139,568	£11,009,077
20%	70%	£12,742,104	£12,026,858	£12,511,536	£12,663,182	£11,947,915	£12,432,555
25%	70%	£13,748,998	£12,854,940	£13,460,787	£13,650,320	£12,756,263	£13,362,110
30%	70%	£14,755,892	£13,683,022	£14,410,039	£14,637,479	£13,564,609	£14,291,626
35%	70%	£15,762,786	£14,511,104	£15,359,290	£15,624,637	£14,372,956	£15,221,142
40%	70%	£16,769,680	£15,339,187	£16,308,541	£16,611,795	£15,181,302	£16,150,658
45%	70%	£17,776,574	£16,167,269	£17,257,792	£17,600,953	£16,039,649	£17,080,174
50%	70%	£18,783,468	£16,995,351	£18,207,043	£18,586,112	£16,897,996	£18,009,690
100%	70%	£29,006,794	£25,372,072	£27,835,096	£28,605,627	£24,970,905	£27,433,929
10%	80%	£10,739,729	£10,331,017	£10,607,970	£10,713,415	£10,304,702	£10,581,661
15%	80%	£11,752,3					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,890,794	£3,890,794	£3,890,794	£3,890,794	£3,890,794	£3,890,794
10%	70%	£1,877,036	£2,234,629	£1,992,230	£1,915,477	£2,274,100	£2,631,762
15%	70%	£870,112	£1,406,547	£1,043,038	£929,319	£1,465,754	£1,102,245
20%	70%	£-136,781	£576,465	£93,767	£-57,840	£657,407	£-172,729
25%	70%	£-1,143,676	£-249,618	£-855,465	£-1,044,997	£-150,940	£-756,787
30%	70%	£-2,150,569	£-1,077,700	£-1,804,717	£-2,032,156	£-959,287	£-1,686,304
35%	70%	£-3,157,464	£-1,995,782	£-2,753,968	£-3,019,315	£-1,767,633	£-2,615,819
40%	70%	£-4,164,357	£-2,733,864	£-3,703,220	£-4,006,473	£-2,975,990	£-3,545,336
45%	70%	£-5,171,251	£-3,561,947	£-4,652,471	£-4,993,632	£-3,384,327	£-4,474,852
50%	70%	£-6,178,145	£-4,390,029	£-5,601,724	£-5,980,789	£-4,192,674	£-5,404,368
100%	70%	£-16,401,471	£-12,796,749	£-16,229,773	£-16,000,305	£-12,365,583	£-14,828,607
10%	80%	£1,865,594	£2,274,306	£1,997,347	£1,891,908	£2,300,620	£2,023,662
15%	80%	£852,894	£1,466,662	£1,050,624	£892,465	£1,505,533	£1,090,994
20%	80%	£-158,606	£657,818	£103,901	£-106,978	£710,446	£-156,528
25%	80%	£-4,210,007	£-2,575,158	£-3,682,993	£-4,104,751	£-2,469,902	£-3,577,737
30%	80%	£-5,222,607	£-3,383,402	£-4,629,716	£-5,104,194	£-3,264,989	£-4,511,303
35%	80%	£-6,235,207	£-4,191,646	£-5,576,440	£-6,036,636	£-4,060,076	£-5,444,669
40%	80%	£-7,247,807	£-5,000,000	£-6,523,184	£-7,009,182	£-4,868,173	£-6,378,035
45%	80%	£-8,260,407	£-5,808,354	£-7,469,928	£-7,961,678	£-5,675,270	£-7,311,401
50%	80%	£-9,273,007	£-6,616,708	£-8,416,672	£-8,914,174	£-6,482,364	£-8,244,767
10%	60%	£1,888,419	£2,194,953	£1,987,234	£1,941,046	£2,247,581	£2,039,862
15%	60%	£867,231	£1,347,033	£1,035,454	£866,173	£1,425,974	£1,114,395
20%	60%	£-113,957	£499,112	£83,673	£-8,700	£604,367	£-189,929
25%	60%	£-1,115,144	£-348,810	£-868,107	£-983,574	£-217,239	£-736,537
30%	60%	£-2,116,332	£-1,196,730	£-1,819,887	£-2,158,448	£-1,038,845	£-1,662,003
35%	60%	£-3,117,520	£-2,044,651	£-2,771,667	£-3,123,321	£-1,880,452	£-2,587,469
40%	60%	£-4,118,708	£-2,892,571	£-3,723,447	£-4,138,195	£-2,882,059	£-3,512,935
50%	60%	£-5,120,000	£-3,740,491	£-4,675,227	£-5,153,069	£-3,732,271	£-4,447,401

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£6,781,768	£6,781,768	£6,781,768	£6,781,768	£6,781,768	£6,781,768
10%	70%	£4,767,986	£5,125,603	£4,982,284	£4,807,451	£5,165,074	£4,822,736
15%	70%	£3,761,086	£4,297,521	£4,334,013	£4,200,293	£4,356,726	£4,393,219
20%	70%	£2,754,193	£3,469,439	£2,984,761	£2,833,134	£3,548,381	£3,063,703
25%	70%	£1,747,298	£2,641,356	£2,035,509	£1,845,977	£2,740,034	£2,134,187
30%	70%	£740,405	£1,813,274	£1,086,257	£958,818	£1,931,687	£1,204,670
35%	70%	£-266,460	£95,152	£137,036	£-128,341	£1,123,341	£-275,155
40%	70%	£-1,273,353	£-1,175,100	£-812,246	£-1,115,499	£-1,114,994	£-1,554,362
45%	70%	£-2,280,277	£-2,070,373	£-1,761,497	£-2,102,658	£-1,493,353	£-1,583,678
50%	70%	£-3,287,171	£-2,861,055	£-2,710,750	£-3,089,815	£-1,301,700	£-2,513,394
100%	70%	£-10,510,497	£-9,975,775	£-12,338,799	£-13,109,331	£-9,474,609	£-11,937,633
10%	80%	£4,756,598	£5,165,280	£4,886,321	£4,782,892	£5,191,594	£4,914,636
15%	80%	£3,743,698	£4,337,036	£3,941,598	£3,763,439	£4,386,507	£4,055,369
20%	80%	£2,731,368	£3,548,792	£2,994,875	£2,793,996	£3,601,420	£3,047,502
25%	80%	£-1,319,033	£315,816	£-1,792,019	£-1,213,777	£421,072	£-686,763
30%	80%	£-2,331,633	£-492,428	£-1,738,742	£-2,213,220	£-374,015	£-1,620,329
35%	80%	£-3,344,233	£-1,300,672	£-2,685,466	£-3,212,662	£-1,169,102	£-2,553,895
40%	80%	£-4,356,833	£-2,109,156	£-3,632,210	£-4,186,104	£-2,017,585	£-3,500,936
45%	80%	£-5,369,433	£-2,917,640	£-4,578,954	£-5,112,548	£-2,865,068	£-4,448,077
50%	80%	£-6,382,033	£-3,726,124	£-5,525,708	£-6,038,992	£-3,713,551	£-5,395,218
10%	60%	£4,779,393	£5,085,327	£4,876,208	£4,832,020	£5,138,555	£4,930,936
15%	60%	£3,776,205	£4,238,037	£3,926,408	£3,857,147	£4,316,945	£4,055,369
20%	60%	£2,777,017	£3,390,086	£2,974,647	£2,882,274	£3,495,341	£3,079,903
25%	60%	£1,775,830	£2,542,165	£2,022,867	£1,907,400	£2,673,735	£2,154,437
30%	60%	£774,642	£1,694,244	£1,071,087	£932,526	£1,852,129	£1,228,971
35%	60%	£-226,546	£84,323	£119,307	£-34,347	£1,030,522	£-303,326
40%	60%	£-1,227,734	£-1,687,497	£-832,473	£-1,017,221	£-229,915	£-821,961
50%	60%	£-2,230,109	£-2,691,438	£-2,736,033	£-2,966,968	£-1,434,297	£-2,472,833

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,057,890	£8,057,890	£8,057,890	£8,057,890	£8,057,890	£8,057,890
10%	70%	£6,044,102	£6,401,726	£6,158,387	£6,083,574	£6,441,197	£6,198,858
15%	70%	£5,037,208	£5,573,644	£5,210,136	£5,096,416	£5,632,851	£5,292,942
20%	70%	£4,030,315	£4,745,561	£4,260,883	£4,105,255	£4,824,504	£4,339,826
25%	70%	£3,023,421	£3,917,479	£3,311,632	£3,122,099	£4,016,156	£3,410,310
30%	70%	£2,016,527	£3,089,397	£2,362,380	£2,134,940	£3,207,810	£2,480,793
35%	70%	£1,009,633	£2,261,315	£1,413,129	£1,147,782	£2,399,463	£1,551,277
40%	70%	£-1,004,154	£1,433,232	£-158,876	£-160,624	£1,591,117	£-167,761
45%	70%	£-2,011,049	£-605,150	£-1,685,375	£-1,926,539	£-782,770	£-2,077,756
50%	70%	£-3,017,944	£-1,377,067	£-2,690,470	£-3,017,413	£-1,574,323	£-3,127,271
100%	70%	£-12,234,375	£-8,599,653	£-11,062,677	£-11,833,208	£-8,198,486	£-10,661,510
10%	80%	£8,032,690	£8,441,402	£8,164,444	£8,059,004	£8,467,717	£8,190,758
15%	80%	£7,025,796	£7,633,199	£7,217,721	£7,099,562	£7,672,629	£7,257,191
20%	80%	£6,018,902	£6,805,117	£6,212,843	£6,100,119	£6,723,625	£6,352,225
25%	80%	£5,013,008	£5,977,035	£5,217,965	£5,101,245	£5,634,621	£5,277,219
30%	80%	£4,007,114	£5,148,953	£4,413,087	£4,302,321	£5,145,617	£4,422,213
35%	80%	£3,001,220	£4,320,871	£3,607,209	£3,493,455	£4,656,613	£3,677,207
40%	80%	£2,000,326	£3,492,789	£2,802,331	£2,694,579	£4,167,609	£2,922,201
45%	80%	£1,000,432	£2,664,707	£1,997,453	£1,885,703	£3,678,605	£2,177,195
50%	80%	£-1,000,538	£1,836,625	£-1,000,538	£-1,000,538	£3,158,601	£-1,000,538
10%	60%	£6,055,515	£6,362,049	£6,154,331	£6,108,143	£6,414,678	£6,206,958
15%	60%	£5,054,327	£5,514,129	£5,202,950	£5,133,269	£5,593,071	£5,291,492
20%	60%	£4,053,140	£4,666,048	£4,250,770	£4,158,396	£4,771,464	£4,586,026
25%	60%	£3,051,953	£3,818,297	£3,298,990	£3,183,523	£3,949,857	£3,430,560
30%	60%	£2,050,765	£2,970,367	£2,347,210	£2,208,649	£3,128,252	£2,505,094
35%	60%	£1,049,577	£2,122,446	£1,395,429	£1,233,775	£2,306,645	£1,579,628
40%	60%	£48,389	£1,274,526	£443,650	£298,902	£1,485,038	£654,162
50%	60%	£-1,953,886	£-421,315	£-1,459,911	£-1,690,846	£-158,175	£-1,196,770

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,708,345	£3,708,345	£3,708,345	£3,708,345	£3,708,345	£3,708,345
10%	70%	£1,694,557	£2,052,181	£1,809,842	£1,734,029	£2,091,652	£1,849,313
15%	70%	£67,664	£1,224,099	£890,591	£746,971	£1,383,386	£919,297
20%	70%	£-319,223	£396,016	£-68,661	£-240,288	£474,959	£-39,719
25%	70%	£-1,326,124	£-432,066	£-1,037,913	£-1,227,446	£-333,388	£-939,235
30%	70%	£-2,333,017	£-1,260,148	£-1,987,165	£-2,214,604	£-1,141,735	£-1,688,752
35%	70%	£-3,339,912	£-2,088,230	£-2,936,416	£-3,201,763	£-1,950,082	£-2,798,267
40%	70%	£-4,346,805	£-2,916,313	£-3,885,668	£-4,188,921	£-2,758,428	£-3,727,784
45%	70%	£-5,353,699	£-3,744,395	£-4,834,920	£-5,176,080	£-3,566,775	£-4,657,301
50%	70%	£-6,360,593	£-4,572,477	£-5,784,172	£-6,163,238	£-4,375,122	£-5,586,816
100%	70%	£-16,583,919	£-12,949,188	£-16,412,222	£-16,182,753	£-12,548,031	£-15,011,055
10%	80%	£1,683,145	£2,091,858	£1,814,899	£1,709,460	£2,118,172	£1,841,213
15%	80%	£670,545	£1,263,614	£868,176	£710,017	£1,323,084	£907,646
20%	80%	£-342,055	£473,370	£-78,547	£-289,426	£527,969	£-26,930
25%	80%	£-1,352,455	£-2,157,605	£-1,865,441	£-2,287,199	£-2,652,350	£-2,760,185
30%	80%	£-2,359,350	£-3,000,000	£-2,877,888	£-3,019,315	£-3,327,701	£-3,435,630
35%	80%	£-3,366,245	£-3,842,391	£-3,888,385	£-4,000,819	£-4,113,146	£-4,225,565
40%	80%	£-4,373,140	£-4,684,782	£-4,735,879	£-4,848,253	£-4,960,627	£-5,072,901
45%	80%	£-5,380,035	£-5,527,173	£-5,586,374	£-		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,354,459	£9,354,459	£9,354,459	£9,354,459	£9,354,459	£9,354,459
10%	70%	£7,940,871	£7,888,294	£7,455,955	£7,393,142	£7,737,765	£7,486,427
15%	70%	£6,533,777	£6,570,212	£6,506,704	£6,392,984	£6,929,419	£6,565,910
20%	70%	£5,326,884	£6,042,130	£5,557,452	£5,405,826	£6,121,072	£5,636,395
25%	70%	£4,319,989	£5,214,048	£4,608,201	£4,418,668	£5,312,725	£4,706,878
30%	70%	£3,313,096	£4,385,965	£3,658,948	£3,431,509	£4,504,378	£3,777,361
35%	70%	£2,306,201	£3,557,883	£2,709,697	£2,444,350	£3,696,032	£2,847,846
40%	70%	£1,299,308	£2,729,801	£1,760,445	£1,457,192	£2,887,685	£1,918,329
45%	70%	£292,414	£1,901,719	£811,194	£470,034	£2,079,339	£988,813
50%	70%	£-714,480	£1,073,636	£-138,059	£-517,124	£1,270,991	£59,297
100%	70%	£-10,937,806	£-7,303,084	£-9,768,108	£-10,536,639	£-6,901,918	£-9,354,942
10%	80%	£7,329,259	£7,737,971	£7,461,012	£7,355,573	£7,764,285	£7,487,327
15%	80%	£6,316,659	£6,929,727	£6,514,289	£6,396,130	£6,969,198	£6,653,760
20%	80%	£5,304,059	£6,121,483	£5,567,566	£5,356,687	£6,174,111	£5,820,194
40%	80%	£1,253,659	£2,888,507	£1,790,672	£1,358,915	£2,993,763	£1,885,928
45%	80%	£241,059	£2,080,264	£833,949	£359,472	£2,198,677	£952,362
50%	80%	£-771,541	£1,272,019	£-112,775	£-639,971	£1,403,589	£18,796
10%	60%	£7,352,084	£7,658,618	£7,450,899	£7,404,711	£7,711,246	£7,503,527
15%	60%	£6,350,896	£6,910,699	£6,499,119	£6,429,838	£6,839,639	£6,578,261
20%	60%	£5,349,708	£5,562,777	£5,547,339	£5,454,965	£5,868,033	£5,652,595
25%	60%	£4,348,521	£5,114,856	£4,595,558	£4,480,091	£5,246,426	£4,727,128
30%	60%	£3,347,333	£4,266,936	£3,643,778	£3,505,218	£4,424,820	£3,801,662
35%	60%	£2,346,145	£3,419,015	£2,691,998	£2,530,344	£3,603,213	£2,876,196
40%	60%	£1,344,957	£2,571,095	£1,740,215	£1,535,470	£2,781,606	£1,950,730
50%	60%	£-657,418	£975,254	£-163,342	£-394,277	£1,138,394	£99,798

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,742,838	£9,742,838	£9,742,838	£9,742,838	£9,742,838	£9,742,838
10%	70%	£7,729,950	£8,096,673	£7,844,334	£7,769,521	£8,126,145	£7,883,906
15%	70%	£6,722,156	£7,258,591	£6,895,083	£6,781,363	£7,317,798	£6,954,269
20%	70%	£5,715,263	£6,430,509	£5,945,831	£5,794,205	£6,509,451	£6,024,774
25%	70%	£4,708,368	£5,602,426	£4,996,580	£4,807,047	£5,701,104	£5,095,257
30%	70%	£3,701,475	£4,774,344	£4,047,327	£3,819,888	£4,892,757	£4,165,740
35%	70%	£2,694,580	£3,946,262	£3,098,076	£2,832,729	£4,084,411	£3,236,225
40%	70%	£1,687,687	£3,118,180	£2,148,824	£1,845,571	£3,276,064	£2,386,708
45%	70%	£690,793	£2,290,097	£1,199,573	£858,412	£2,467,718	£1,377,192
50%	70%	£-326,301	£1,462,015	£250,320	£-128,745	£1,659,370	£-447,676
100%	70%	£-10,549,427	£-6,914,705	£-9,377,729	£-10,148,261	£-6,513,539	£-9,976,563
10%	80%	£7,717,638	£8,126,350	£7,849,391	£7,743,952	£8,152,664	£7,875,706
15%	80%	£6,705,038	£7,318,106	£6,902,698	£6,744,509	£7,397,577	£6,942,139
20%	80%	£5,692,438	£6,509,852	£5,955,945	£5,745,066	£6,662,490	£6,008,573
40%	80%	£1,642,038	£3,276,886	£2,169,051	£1,747,293	£3,382,142	£2,274,307
45%	80%	£629,438	£2,468,642	£1,222,328	£747,851	£2,587,056	£1,340,741
50%	80%	£-383,163	£1,660,386	£275,604	£-251,502	£1,791,968	£407,175
10%	60%	£7,740,463	£8,046,997	£7,839,278	£7,793,090	£8,099,625	£7,891,906
15%	60%	£6,739,275	£7,199,077	£6,897,498	£6,819,217	£7,278,018	£6,968,440
20%	60%	£5,738,087	£6,351,156	£5,935,718	£5,843,344	£6,456,412	£6,040,974
25%	60%	£4,736,900	£5,503,235	£4,983,937	£4,868,470	£5,634,805	£5,115,507
30%	60%	£3,735,712	£4,655,315	£4,032,157	£3,893,597	£4,813,199	£4,190,041
35%	60%	£2,734,524	£3,807,394	£3,080,377	£2,918,723	£3,991,592	£3,264,575
40%	60%	£1,733,336	£2,959,474	£2,128,597	£1,943,849	£3,169,985	£2,339,109
50%	60%	£-269,039	£1,263,632	£225,037	£-898	£1,628,773	£-488,177

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	2
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,431,271	£21,431,271	£21,431,271	£21,431,271	£21,431,271	£21,431,271
10%	70%	£18,380,834	£18,712,177	£18,473,208	£18,416,724	£18,748,067	£18,509,097
15%	70%	£16,855,616	£17,352,631	£16,994,177	£16,909,450	£17,406,465	£17,048,011
20%	70%	£15,330,397	£15,993,085	£15,515,146	£15,402,177	£16,064,863	£15,586,925
25%	70%	£13,805,180	£14,633,539	£14,036,115	£13,894,902	£14,723,262	£14,125,838
30%	70%	£12,279,961	£13,273,992	£12,557,063	£12,387,629	£13,381,060	£12,664,752
35%	70%	£10,754,742	£11,914,446	£11,078,053	£10,890,355	£12,040,059	£11,203,666
40%	70%	£9,229,523	£10,554,900	£9,599,021	£9,372,378	£10,698,457	£9,742,578
45%	70%	£7,704,304	£9,195,353	£8,112,658	£7,854,883	£9,356,855	£8,276,438
50%	70%	£6,179,085	£7,835,806	£6,637,133	£6,337,408	£8,015,254	£6,805,791
100%	70%	£9,351,886	£5,936,775	£6,399,799	£8,981,979	£5,966,869	£8,029,892
10%	80%	£18,371,894	£18,750,572	£18,477,465	£18,385,821	£18,774,499	£18,501,391
15%	80%	£16,842,205	£17,410,224	£17,000,561	£16,878,096	£17,446,113	£17,036,451
20%	80%	£15,312,517	£16,069,875	£15,523,659	£15,360,370	£16,117,727	£15,571,511
25%	80%	£13,782,830	£14,729,526	£14,046,755	£13,842,645	£14,789,342	£14,106,572
30%	80%	£12,253,141	£13,389,176	£12,569,853	£12,324,920	£13,460,956	£12,641,632
35%	80%	£10,723,453	£12,048,828	£11,092,950	£10,807,485	£12,132,570	£11,176,692
40%	80%	£9,193,765	£10,708,479	£9,616,046	£9,287,587	£10,804,194	£9,711,752
45%	80%	£7,664,077	£9,368,130	£8,132,083	£7,759,503	£9,475,798	£8,241,268
50%	80%	£6,134,389	£8,027,780	£6,645,395	£6,231,419	£8,147,413	£6,766,714
10%	60%	£18,389,774	£18,673,783	£18,468,952	£18,437,627	£18,721,635	£18,516,805
15%	60%	£16,869,026	£17,295,039	£16,987,793	£16,940,805	£17,366,817	£17,059,571
20%	60%	£15,348,277	£15,916,295	£15,505,633	£15,443,983	£16,043,202	£15,602,339
25%	60%	£13,827,529	£14,537,552	£14,025,474	£13,947,161	£14,657,183	£14,145,105
30%	60%	£12,306,781	£13,158,807	£12,544,314	£12,450,339	£13,302,365	£12,687,872
35%	60%	£10,786,033	£11,780,064	£11,063,155	£10,953,517	£11,947,548	£11,230,639
40%	60%	£9,265,285	£10,401,320	£9,581,996	£9,456,695	£10,592,731	£9,773,406
45%	60%	£7,744,537	£9,022,577	£8,033,235	£7,860,283	£9,237,912	£8,311,608
50%	60%	£6,223,789	£7,643,828	£6,602,232	£6,443,398	£7,883,095	£6,844,969

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£33,129,844	£33,129,844	£33,129,844	£33,129,844	£33,129,844	£33,129,844
10%	70%	£30,180,281	£30,848,937	£30,087,907	£30,144,381	£30,813,048	£30,052,017
15%	70%	£27,705,499	£29,208,484	£27,568,938	£27,851,685	£29,154,590	£27,513,104
20%	70%	£25,230,718	£27,568,030	£25,095,969	£25,378,939	£27,492,611	£25,374,190
25%	70%	£22,755,937	£25,927,576	£22,525,000	£22,686,212	£25,833,853	£22,455,277
30%	70%	£20,281,156	£24,287,123	£20,004,031	£20,173,485	£24,179,455	£20,096,363
35%	70%	£17,806,375	£22,646,669	£17,483,062	£17,680,760	£22,521,056	£17,437,449
40%	70%	£15,331,594	£21,006,215	£14,962,094	£15,198,737	£20,862,658	£14,819,536
45%	70%	£12,856,813	£19,365,761	£12,448,457	£12,706,222	£19,234,299	£12,694,677
50%	70%	£10,382,032	£17,725,306	£9,937,301	£10,223,706	£17,545,861	£9,775,323
100%	70%	£63,913,001	£60,497,890	£62,960,913	£63,543,094	£60,127,983	£62,591,007
10%	80%	£36,189,221	£35,810,543	£36,083,650	£36,165,294	£35,786,616	£36,059,724
15%	80%	£33,718,010	£33,150,891	£33,560,554	£33,683,019	£33,119,002	£33,524,664
20%	80%	£31,242,997	£31,491,240	£30,937,456	£30,200,745	£31,443,388	£30,869,600
25%	80%	£28,767,984	£29,850,686	£28,445,068	£28,273,528	£29,756,931	£28,849,389
30%	80%	£26,292,971	£28,209,128	£26,020,032	£26,801,612	£28,085,317	£26,319,846
35%	80%	£23,817,958	£26,567,570	£23,548,457	£23,915,719	£26,413,702	£23,794,401
40%	80%	£21,342,945	£24,926,012	£21,073,910	£21,430,212	£24,941,095	£21,669,956
45%	80%	£18,867,932	£23,284,454	£18,601,364	£18,945,704	£23,468,488	£18,545,511
50%	80%	£16,392,919	£21,642,896	£16,125,816	£16,460,196	£21,995,881	£16,421,066
10%	60%	£37,692,089	£37,266,078	£37,573,322	£37,620,310	£37,194,298	£37,501,544
15%	60%	£35,217,076	£35,644,819	£35,064,462	£35,117,432	£35,549,145	£35,059,777
20%	60%	£32,742,063	£34,003,560	£32,514,005	£32,567,404	£34,019,992	£32,470,359
25%	60%	£30,267,050	£32,362,301	£30,038,548	£30,090,856	£32,490,839	£30,001,011
30%	60%	£27,792,037	£30,721,042	£27,513,090	£27,565,304	£30,961,682	£27,471,664
35%	60%	£25,317,024	£29,080,783	£25,034,632	£25,087,758	£29,432,525	£25,002,316
40%	60%	£22,842,011	£27,440,524	£22,555,174	£22,600,212	£27,903,367	£22,472,969
45%	60%	£20,367,000	£25,799,265	£19,975,716	£20,024,654	£26,374,208	£19,943,521
50%	60%	£17,892,000	£24,158,006	£17,500,258	£17,552,106	£24,845,049	£17,414,074

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,027,096	£21,027,096	£21,027,096	£21,027,096	£21,027,096	£21,027,096
10%	70%	£18,077,533	£18,746,189	£18,385,159	£18,441,643	£18,710,300	£18,449,270
15%	70%	£15,602,751	£17,105,736	£15,244,189	£15,299,917	£17,051,092	£15,210,356
20%	70%	£13,127,970	£15,465,282	£12,763,221	£12,818,180	£15,393,504	£13,144,442
25%	70%	£10,653,187	£13,824,828	£10,281,252	£10,336,465	£13,735,105	£10,262,529
30%	70%	£8,178,406	£12,184,375	£7,800,284	£7,855,738	£12,646,707	£7,773,615
35%	70%	£5,703,625	£10,543,921	£5,325,314	£5,380,912	£11,558,302	£5,284,701
40%	70%	£3,228,844	£8,903,467	£2,853,344	£2,908,909	£10,470,910	£3,195,788
45%	70%	£717,062	£7,263,014	£653,090	£658,544	£8,383,512	£717,062
50%	70%	£3,228,844	£5,622,560	£2,853,344	£2,908,909	£7,293,113	£3,195,788
100%	70%	£51,810,253	£48,395,142	£50,858,166	£51,440,346	£48,025,236	£50,488,259
10%	80%	£24,086,473	£23,707,795	£23,980,902	£24,062,546	£23,683,668	£23,956,976
15%	80%	£21,611,682	£22,067,143	£21,457,906	£21,539,272	£22,012,254	£21,421,916
20%	80%	£19,136,891	£20,426,690	£18,983,458	£19,064,708	£20,563,800	£18,956,856
25%	80%	£16,662,100	£18,786,236	£16,507,906	£16,589,156	£18,715,342	£16,608,912
30%	80%	£14,187,309	£17,145,782	£14,032,452	£14,113,704	£17,566,884	£14,060,000
35%	80%	£11,712,518	£15,505,328	£11,557,906	£11,639,156	£16,418,426	£11,511,088
40%	80%	£9,237,727	£13,864,874	£9,082,452	£9,163,604	£15,270,068	£9,163,604
45%	80%	£6,762,936	£12,224,420	£6,607,906	£6,689,156	£14,121,620	£6,689,156
50%	80%	£4,288,145	£10,583,966	£4,132,452	£4,213,704	£12,973,172	£4,132,452
10%	60%	£25,593,341	£25,163,328	£25,470,574	£25,517,862	£25,091,590	£25,396,796
15%	60%	£23,118,550	£23,542,874	£22,995,724	£23,042,884	£23,446,387	£22,956,029
20%	60%	£20,643,759	£21,902,420	£20,516,974	£20,564,034	£21,911,979	£20,466,081
25%	60%	£18,168,968	£20,261,966	£18,042,524	£18,089,584	£20,862,525	£18,016,633
30%	60%	£15,694,177	£18,621,512	£15,567,074	£15,614,134	£19,813,070	£15,567,074
35%	60%	£13,219,386	£16,981,058	£13,090,624	£13,137,194	£18,763,616	£13,090,624
40%	60%	£10,744,595	£15,340,604	£10,618,174	£10,665,234	£17,714,162	£10,618,174
45%	60%	£8,269,804	£13,700,150	£8,142,724	£8,189,784	£16,664,708	£8,142,724
50%	60%	£5,795,013	£12,059,696	£5,668,274	£5,715,844	£15,615,254	£5,668,274

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,018,550	£2,018,550	£2,018,550	£2,018,550	£2,018,550	£2,018,550
10%	70%	£1,031,887	£1,700,543	£939,512	£999,997	£1,664,654	£939,512
15%	70%	£727,106	£1,069,098	£624,544	£670,271	£1,096,256	£727,106
20%	70%	£482,323	£749,635	£429,575	£460,544	£747,857	£482,323
25%	70%	£287,541	£479,182	£257,606	£274,818	£469,459	£287,541
30%	70%	£132,760	£218,729	£115,637	£123,091	£216,060	£132,760
35%	70%	£67,978	£108,275	£58,068	£62,365	£107,662	£67,978
40%	70%	£10,193,921	£8,857,821	£8,813,700	£10,080,348	£8,714,264	£8,813,700
45%	70%	£11,221,607	£9,542,367	£11,300,053	£11,557,828	£9,432,960	£11,221,607
50%	70%	£13,257,290	£11,577,212	£13,788,907	£13,075,312	£11,397,467	£13,257,290
100%	70%	£28,764,607	£25,349,495	£27,812,519	£28,394,699		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,623,973	£14,623,973	£14,623,973	£14,623,973	£14,623,973	£14,623,973
5%	70%	£11,573,435	£11,904,775	£11,655,810	£11,609,325	£11,940,665	£11,701,699
10%	70%	£10,048,218	£10,545,233	£10,196,778	£10,102,051	£10,593,067	£10,240,613
15%	70%	£8,522,999	£9,185,697	£8,707,748	£8,594,778	£9,257,465	£8,779,527
20%	70%	£6,997,781	£7,826,141	£7,228,717	£7,087,504	£7,815,864	£7,318,440
25%	70%	£5,472,563	£6,466,594	£5,749,685	£5,580,231	£6,574,262	£5,857,354
30%	70%	£3,947,344	£5,107,047	£4,270,654	£4,072,957	£5,232,060	£4,396,267
35%	70%	£2,419,398	£3,747,501	£2,791,623	£2,564,980	£3,891,059	£2,935,180
40%	70%	£883,715	£2,387,955	£1,306,260	£1,047,494	£2,549,457	£1,469,039
45%	70%	£-651,967	£1,028,110	£-183,584	£-469,990	£1,207,856	£-1,607
50%	70%	£-1,693,284	£-12,744,173	£-15,207,197	£-15,789,377	£-12,374,267	£-14,837,291
10%	80%	£11,564,496	£11,943,174	£11,670,066	£11,588,422	£11,967,100	£11,693,993
15%	80%	£10,034,807	£10,602,825	£10,193,163	£10,070,697	£10,638,714	£10,229,053
20%	80%	£8,505,119	£9,262,477	£8,716,260	£8,552,972	£9,310,326	£8,764,113
25%	80%	£6,983,134	£7,901,081	£7,406,648	£7,240,189	£7,996,785	£7,504,354
30%	80%	£5,461,148	£6,540,634	£6,046,201	£5,880,732	£6,532,282	£6,040,870
35%	80%	£3,939,162	£5,180,187	£4,685,754	£4,520,281	£5,067,780	£4,575,383
40%	80%	£2,417,176	£3,819,740	£3,325,222	£3,160,809	£3,702,278	£3,217,891
45%	80%	£88,740	£2,459,293	£2,370,553	£2,206,140	£2,447,770	£2,060,007
50%	80%	£-606,637	£833,430	£-205,166	£-564,001	£1,075,697	£37,471

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,514,847	£17,514,847	£17,514,847	£17,514,847	£17,514,847	£17,514,847
5%	70%	£14,466,409	£14,796,753	£14,556,794	£14,500,299	£14,831,642	£14,592,673
10%	70%	£12,938,192	£13,436,207	£13,077,752	£12,993,025	£13,490,041	£13,131,557
15%	70%	£11,413,973	£12,076,661	£11,598,722	£11,485,752	£12,148,439	£11,670,501
20%	70%	£9,888,755	£10,717,115	£10,119,691	£9,978,478	£10,806,838	£10,209,414
25%	70%	£8,363,537	£9,357,568	£8,640,659	£8,471,205	£9,465,236	£8,749,328
30%	70%	£6,838,318	£7,998,021	£7,161,628	£6,963,931	£8,123,634	£7,287,241
35%	70%	£5,313,100	£6,638,475	£5,682,597	£5,455,954	£6,782,033	£5,626,173
40%	70%	£3,787,881	£5,278,929	£4,196,234	£3,936,468	£5,440,431	£4,360,013
45%	70%	£2,262,662	£3,919,384	£2,707,390	£2,420,984	£4,098,830	£2,889,367
50%	70%	£-268,310	£-853,189	£-12,316,223	£-12,698,403	£-8,483,293	£-11,846,317
10%	80%	£14,455,470	£14,834,148	£14,561,040	£14,479,396	£14,858,074	£14,584,967
15%	80%	£12,926,781	£13,493,795	£13,094,137	£12,961,617	£13,529,699	£13,171,642
20%	80%	£11,398,093	£12,153,451	£11,607,234	£11,443,946	£12,201,302	£11,655,067
25%	80%	£9,873,108	£10,813,905	£10,122,282	£9,962,733	£10,892,906	£10,295,483
30%	80%	£8,348,122	£9,474,359	£8,751,329	£8,582,284	£9,463,505	£8,747,447
35%	80%	£6,823,136	£8,134,813	£7,420,302	£7,250,795	£8,134,006	£7,419,389
40%	80%	£5,298,150	£6,795,267	£6,091,255	£5,921,287	£6,804,507	£6,081,321
45%	80%	£3,773,164	£5,455,721	£4,216,658	£3,946,721	£5,440,431	£4,324,844
50%	80%	£2,248,178	£4,116,176	£2,728,971	£2,514,995	£4,230,988	£2,850,290
10%	80%	£14,473,350	£14,757,358	£14,552,528	£14,521,203	£14,805,211	£14,600,381
15%	80%	£12,952,601	£13,378,615	£13,071,369	£13,024,381	£13,450,393	£13,143,147
20%	80%	£11,431,853	£11,999,671	£11,590,209	£11,527,559	£12,095,576	£11,685,913
25%	80%	£9,911,104	£10,621,128	£10,109,050	£10,030,737	£10,740,759	£10,228,681
30%	80%	£8,390,357	£9,242,383	£8,627,890	£8,533,915	£9,385,941	£8,771,447
35%	80%	£6,869,609	£7,863,639	£7,146,731	£7,037,093	£8,031,123	£7,214,215
40%	80%	£5,348,636	£6,484,986	£5,665,572	£5,540,271	£6,676,396	£5,856,981
50%	80%	£2,824,337	£3,724,404	£2,685,808	£2,526,973	£3,966,671	£2,926,445

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,790,969	£18,790,969	£18,790,969	£18,790,969	£18,790,969	£18,790,969
5%	70%	£15,740,532	£16,071,876	£15,832,907	£15,776,422	£16,107,765	£15,868,796
10%	70%	£14,215,314	£14,712,330	£14,353,876	£14,269,148	£14,766,163	£14,407,710
15%	70%	£12,690,096	£13,352,784	£12,874,844	£12,761,875	£13,424,562	£12,946,624
20%	70%	£11,164,878	£11,993,237	£11,395,814	£11,254,601	£12,082,960	£11,485,536
25%	70%	£9,639,659	£10,633,690	£9,916,782	£9,747,328	£10,741,359	£10,024,450
30%	70%	£8,114,441	£9,274,144	£8,437,751	£8,240,054	£9,399,757	£8,563,364
35%	70%	£6,589,222	£7,914,596	£7,358,719	£7,132,076	£8,058,155	£7,102,277
40%	70%	£5,064,004	£6,555,049	£5,472,597	£5,214,951	£6,716,554	£5,636,136
45%	70%	£3,538,786	£5,195,502	£3,983,512	£3,697,107	£5,374,952	£4,165,490
50%	70%	£-1,992,188	£-8,577,076	£-11,040,100	£-11,622,280	£-8,207,170	£-10,670,194
10%	80%	£15,731,593	£16,110,271	£15,837,163	£15,755,519	£16,134,197	£15,861,090
15%	80%	£14,201,304	£14,769,922	£14,360,260	£14,237,794	£14,805,811	£14,396,150
20%	80%	£12,676,086	£13,319,476	£12,823,577	£12,720,869	£13,477,425	£12,919,210
25%	80%	£11,150,868	£11,968,929	£11,374,551	£11,214,387	£12,049,823	£11,271,451
30%	80%	£9,625,650	£10,618,382	£9,901,329	£9,732,133	£10,712,221	£10,000,964
35%	80%	£8,100,432	£9,267,835	£8,427,102	£8,240,886	£9,375,619	£8,569,876
40%	80%	£6,575,214	£7,917,288	£7,301,875	£7,079,629	£8,038,017	£7,260,789
45%	80%	£5,050,006	£6,566,741	£5,476,752	£5,215,596	£6,700,415	£5,750,641
50%	80%	£-1,475,188	£-7,958,610	£-10,420,634	£-11,002,814	£-7,582,600	£-9,999,814
10%	80%	£15,749,472	£16,033,481	£15,828,650	£15,797,325	£16,081,334	£15,876,503
15%	80%	£14,226,254	£14,694,737	£14,347,491	£14,300,503	£14,726,516	£14,419,270
20%	80%	£12,701,036	£13,275,994	£12,866,331	£12,803,681	£13,371,699	£12,962,036
25%	80%	£11,175,818	£11,919,445	£11,385,173	£11,306,859	£12,016,881	£11,504,804
30%	80%	£9,650,600	£10,568,898	£9,904,013	£9,810,037	£10,662,063	£10,047,570
35%	80%	£8,125,382	£9,218,351	£8,427,806	£8,313,215	£9,307,246	£8,590,338
40%	80%	£6,600,164	£7,867,804	£7,146,731	£6,941,695	£7,952,429	£7,133,104
50%	80%	£-1,075,188	£-8,958,610	£-11,420,634	£-12,002,814	£-8,582,600	£-10,999,814

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,441,424	£14,441,424	£14,441,424	£14,441,424	£14,441,424	£14,441,424
5%	70%	£11,390,987	£11,722,331	£11,483,362	£11,426,877	£11,758,220	£11,519,251
10%	70%	£9,865,769	£10,262,785	£10,024,330	£9,919,603	£10,416,619	£10,058,165
15%	70%	£8,340,551	£8,903,239	£8,525,299	£8,412,330	£9,075,017	£8,597,079
20%	70%	£6,815,333	£7,543,693	£7,046,269	£6,905,056	£7,733,415	£7,135,992
25%	70%	£5,290,115	£6,184,145	£5,567,237	£5,397,783	£6,391,814	£5,674,905
30%	70%	£3,764,896	£4,824,599	£4,088,206	£3,890,509	£5,050,212	£4,213,819
35%	70%	£2,239,678	£3,464,053	£2,609,174	£2,382,531	£3,709,611	£2,732,732
40%	70%	£701,460	£2,103,507	£1,122,812	£886,046	£2,367,009	£1,286,991
45%	70%	£-824,746	£645,662	£-366,032	£-652,438	£1,025,407	£-184,055
50%	70%	£-1,634,732	£-12,926,621	£-15,389,645	£-15,971,825	£-12,556,715	£-15,018,739
10%	80%	£11,382,048	£11,760,726	£11,487,818	£11,405,974	£11,784,652	£11,511,545
15%	80%	£9,852,359	£10,420,377	£10,010,715	£9,888,249	£10,456,266	£10,046,605
20%	80%	£8,327,671	£9,080,028	£8,533,812	£8,370,524	£9,127,880	£8,581,665
25%	80%	£6,802,983	£7,739,680	£7,246,900	£7,095,290	£7,750,987	£7,171,906
30%	80%	£5,278,295	£6,389,332	£5,754,211	£5,563,781	£6,212,094	£5,603,025
35%	80%	£3,753,607	£5,038,985	£4,218,860	£4,072,251	£4,883,201	£4,194,249
40%	80%	£2,228,919	£3,688,638	£2,723,731	£2,571,641	£3,433,751	£2,721,906
45%	80%	£690,740	£2,338,284	£1,142,236	£769,657	£2,485,951	£1,251,422
50%	80%	£-879,476	£1,037,934	£-344,451	£-758,427	£1,167,566	£-223,132
10%	80%	£11,399,928	£11,683,936	£11,479,106	£11,447,780	£11,731,789	£11,526,958
15%	80%	£9,879,179	£10,305,193	£9,997,947	£9,950,958	£10,376,971	£10,069,725
20%	80%	£8,358,431	£8,939,449	£8,516,787	£8,454,136	£9,022,154	£8,612,491
25%	80%	£6,837,682	£7,547,705	£7,036,628	£6,957,314	£7,667,337	£7,155,259
30%	80%	£5,316,935	£6,168,961	£5,554,468	£5,460,492	£6,132,518	£5,698,025
35%	80%	£3,796,186	£4,790,217	£4,073,309	£3,9		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£20,087,538	£20,087,538	£20,087,538	£20,087,538	£20,087,538	£20,087,538
10%	70%	£17,037,100	£17,368,444	£17,129,475	£17,072,891	£17,404,334	£17,165,364
15%	70%	£15,511,883	£16,008,898	£15,650,443	£15,565,717	£16,062,732	£15,704,278
20%	70%	£13,986,664	£14,649,352	£14,171,413	£14,058,443	£14,721,130	£14,243,192
25%	70%	£12,461,447	£13,289,806	£12,692,382	£12,551,169	£13,379,529	£12,782,105
30%	70%	£10,936,228	£11,930,259	£11,213,350	£11,043,896	£12,037,927	£11,321,019
35%	70%	£9,411,009	£10,570,713	£9,734,320	£9,536,622	£10,696,326	£9,859,932
40%	70%	£7,883,064	£9,211,166	£8,255,289	£8,029,645	£9,354,724	£8,398,845
45%	70%	£6,347,380	£7,851,620	£6,768,925	£6,511,160	£8,013,122	£6,932,704
50%	70%	£4,811,698	£6,491,776	£5,280,081	£4,993,675	£6,671,521	£5,462,058
100%	70%	£-10,695,619	£-7,280,508	£-9,743,532	£-10,325,712	£-6,910,602	£-9,373,626
10%	80%	£17,028,161	£17,406,839	£17,133,732	£17,052,067	£17,430,766	£17,157,658
15%	80%	£15,498,472	£16,066,490	£15,656,828	£15,534,362	£16,102,380	£15,692,718
20%	80%	£13,968,784	£14,726,142	£14,179,926	£14,016,637	£14,773,994	£14,227,778
40%	80%	£7,846,800	£9,364,746	£8,272,313	£7,943,854	£9,460,450	£8,368,019
45%	80%	£6,306,583	£8,024,397	£6,788,349	£6,415,770	£8,132,064	£6,897,535
50%	80%	£4,768,368	£6,684,047	£5,301,662	£4,887,686	£6,803,679	£5,422,961
10%	60%	£17,046,041	£17,330,050	£17,125,219	£17,059,894	£17,377,902	£17,173,072
15%	60%	£15,525,292	£15,851,306	£15,644,060	£15,557,072	£16,023,084	£15,715,838
20%	60%	£14,004,544	£14,572,562	£14,162,900	£14,100,250	£14,668,267	£14,258,605
25%	60%	£12,483,796	£13,193,819	£12,681,741	£12,603,428	£13,313,450	£12,801,372
30%	60%	£10,963,048	£11,815,074	£11,200,581	£11,106,606	£11,858,632	£11,344,139
35%	60%	£9,442,300	£10,436,331	£9,718,422	£9,609,794	£10,603,815	£9,886,906
40%	60%	£7,919,328	£9,057,587	£8,238,263	£8,112,962	£9,248,997	£8,429,873
50%	60%	£4,857,026	£6,297,095	£5,258,499	£5,099,664	£6,538,362	£5,501,136

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£20,475,917	£20,475,917	£20,475,917	£20,475,917	£20,475,917	£20,475,917
10%	70%	£17,425,479	£17,796,823	£17,517,894	£17,461,370	£17,792,712	£17,563,743
15%	70%	£15,900,262	£16,397,277	£16,038,822	£15,954,095	£16,451,111	£16,092,857
20%	70%	£14,375,043	£15,037,731	£14,558,792	£14,446,822	£15,103,509	£14,631,571
25%	70%	£12,849,825	£13,678,185	£13,080,761	£12,939,548	£13,767,908	£13,170,484
30%	70%	£11,324,607	£12,318,638	£11,601,729	£11,432,275	£12,426,306	£11,709,398
35%	70%	£9,799,388	£10,959,092	£10,122,698	£9,925,001	£11,084,705	£10,248,311
40%	70%	£8,271,443	£9,599,545	£8,843,667	£8,417,024	£9,743,103	£8,787,224
45%	70%	£6,735,750	£8,239,999	£7,157,304	£6,859,539	£8,401,501	£7,321,083
50%	70%	£5,200,077	£6,880,155	£5,668,460	£5,382,054	£7,059,900	£5,850,437
100%	70%	£-10,307,240	£-6,892,129	£-9,356,153	£-9,937,333	£-6,522,223	£-8,985,247
10%	80%	£17,416,540	£17,795,218	£17,522,111	£17,440,466	£17,819,145	£17,546,037
15%	80%	£15,886,851	£16,464,869	£16,045,207	£15,922,741	£16,490,759	£16,081,097
20%	80%	£14,357,163	£15,114,521	£14,568,304	£14,405,016	£15,162,373	£14,816,157
40%	80%	£8,235,179	£9,753,125	£8,660,692	£8,332,233	£9,848,829	£8,756,398
45%	80%	£6,694,962	£8,412,776	£7,176,728	£6,804,149	£8,520,443	£7,285,914
50%	80%	£5,154,747	£7,072,426	£5,690,041	£5,276,065	£7,192,058	£5,811,360
10%	60%	£17,434,420	£17,718,429	£17,513,598	£17,482,273	£17,766,281	£17,561,451
15%	60%	£15,913,671	£16,339,895	£16,032,439	£15,985,451	£16,411,463	£16,104,217
20%	60%	£14,392,923	£14,960,941	£14,551,279	£14,488,629	£15,056,646	£14,646,984
25%	60%	£12,872,175	£13,582,198	£13,070,120	£12,991,807	£13,701,829	£13,189,751
30%	60%	£11,351,427	£12,203,453	£11,588,960	£11,494,985	£12,347,011	£11,732,518
35%	60%	£9,830,679	£10,824,710	£10,107,801	£9,998,163	£10,992,194	£10,275,285
40%	60%	£8,307,708	£9,445,966	£8,626,642	£8,501,341	£9,637,376	£8,816,052
50%	60%	£5,245,407	£6,685,474	£5,646,879	£5,498,043	£6,927,741	£5,889,515

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3	65
No Units	0.66 Ha
Site Area	

CIL Zone	2
Value Area	Med
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,684,128	£11,684,128	£11,684,128	£11,684,128	£11,684,128	£11,684,128
10%	70%	£9,574,436	£9,574,436	£9,574,436	£9,574,436	£9,574,436	£9,574,436
15%	70%	£8,516,950	£8,516,950	£8,516,950	£8,516,950	£8,516,950	£8,516,950
20%	70%	£7,463,464	£7,463,464	£7,463,464	£7,463,464	£7,463,464	£7,463,464
25%	70%	£6,407,979	£6,407,979	£6,407,979	£6,407,979	£6,407,979	£6,407,979
30%	70%	£5,352,493	£5,352,493	£5,352,493	£5,352,493	£5,352,493	£5,352,493
35%	70%	£4,297,007	£4,297,007	£4,297,007	£4,297,007	£4,297,007	£4,297,007
40%	70%	£3,241,522	£3,241,522	£3,241,522	£3,241,522	£3,241,522	£3,241,522
45%	70%	£2,186,035	£2,186,035	£2,186,035	£2,186,035	£2,186,035	£2,186,035
50%	70%	£1,130,550	£1,130,550	£1,130,550	£1,130,550	£1,130,550	£1,130,550
100%	70%	£-9,578,443	£-9,578,443	£-9,578,443	£-9,578,443	£-9,578,443	£-9,578,443
10%	80%	£9,574,436	£9,574,436	£9,574,436	£9,574,436	£9,574,436	£9,574,436
15%	80%	£8,501,063	£8,501,063	£8,501,063	£8,501,063	£8,501,063	£8,501,063
20%	80%	£7,439,615	£7,439,615	£7,439,615	£7,439,615	£7,439,615	£7,439,615
25%	80%	£6,378,166	£6,378,166	£6,378,166	£6,378,166	£6,378,166	£6,378,166
30%	80%	£5,316,718	£5,316,718	£5,316,718	£5,316,718	£5,316,718	£5,316,718
35%	80%	£4,255,269	£4,255,269	£4,255,269	£4,255,269	£4,255,269	£4,255,269
40%	80%	£3,193,822	£3,193,822	£3,193,822	£3,193,822	£3,193,822	£3,193,822
45%	80%	£2,132,373	£2,132,373	£2,132,373	£2,132,373	£2,132,373	£2,132,373
50%	80%	£1,070,925	£1,070,925	£1,070,925	£1,070,925	£1,070,925	£1,070,925
10%	60%	£9,586,361	£9,586,361	£9,586,361	£9,586,361	£9,586,361	£9,586,361
15%	60%	£8,536,837	£8,536,837	£8,536,837	£8,536,837	£8,536,837	£8,536,837
20%	60%	£7,487,313	£7,487,313	£7,487,313	£7,487,313	£7,487,313	£7,487,313
25%	60%	£6,437,791	£6,437,791	£6,437,791	£6,437,791	£6,437,791	£6,437,791
30%	60%	£5,388,268	£5,388,268	£5,388,268	£5,388,268	£5,388,268	£5,388,268
35%	60%	£4,338,745	£4,338,745	£4,338,745	£4,338,745	£4,338,745	£4,338,745
40%	60%	£3,289,222	£3,289,222	£3,289,222	£3,289,222	£3,289,222	£3,289,222
45%	60%	£2,239,698	£2,239,698	£2,239,698	£2,239,698	£2,239,698	£2,239,698
50%	60%	£1,190,176	£1,190,176	£1,190,176	£1,190,176	£1,190,176	£1,190,176

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£42,876,987	£42,876,987	£42,876,987	£42,876,987	£42,876,987	£42,876,987
10%	70%	£44,886,679	£44,886,679	£44,886,679	£44,886,679	£44,886,679	£44,886,679
15%	70%	£46,042,184	£46,042,184	£46,042,184	£46,042,184	£46,042,184	£46,042,184
20%	70%	£47,097,691	£47,097,691	£47,097,691	£47,097,691	£47,097,691	£47,097,691
25%	70%	£48,153,196	£48,153,196	£48,153,196	£48,153,196	£48,153,196	£48,153,196
30%	70%	£49,208,702	£49,208,702	£49,208,702	£49,208,702	£49,208,702	£49,208,702
35%	70%	£50,264,208	£50,264,208	£50,264,208	£50,264,208	£50,264,208	£50,264,208
40%	70%	£51,319,713	£51,319,713	£51,319,713	£51,319,713	£51,319,713	£51,319,713
45%	70%	£52,375,219	£52,375,219	£52,375,219	£52,375,219	£52,375,219	£52,375,219
50%	70%	£53,430,725	£53,430,725	£53,430,725	£53,430,725	£53,430,725	£53,430,725
100%	70%	£64,139,558	£64,139,558	£64,139,558	£64,139,558	£64,139,558	£64,139,558
10%	80%	£44,998,604	£44,998,604	£44,998,604	£44,998,604	£44,998,604	£44,998,604
15%	80%	£46,060,052	£46,060,052	£46,060,052	£46,060,052	£46,060,052	£46,060,052
20%	80%	£47,121,500	£47,121,500	£47,121,500	£47,121,500	£47,121,500	£47,121,500
25%	80%	£48,182,948	£48,182,948	£48,182,948	£48,182,948	£48,182,948	£48,182,948
30%	80%	£49,244,396	£49,244,396	£49,244,396	£49,244,396	£49,244,396	£49,244,396
35%	80%	£50,305,844	£50,305,844	£50,305,844	£50,305,844	£50,305,844	£50,305,844
40%	80%	£51,367,292	£51,367,292	£51,367,292	£51,367,292	£51,367,292	£51,367,292
45%	80%	£52,428,740	£52,428,740	£52,428,740	£52,428,740	£52,428,740	£52,428,740
50%	80%	£53,490,188	£53,490,188	£53,490,188	£53,490,188	£53,490,188	£53,490,188
10%	60%	£44,974,754	£44,974,754	£44,974,754	£44,974,754	£44,974,754	£44,974,754
15%	60%	£46,029,202	£46,029,202	£46,029,202	£46,029,202	£46,029,202	£46,029,202
20%	60%	£47,083,650	£47,083,650	£47,083,650	£47,083,650	£47,083,650	£47,083,650
25%	60%	£48,138,098	£48,138,098	£48,138,098	£48,138,098	£48,138,098	£48,138,098
30%	60%	£49,192,546	£49,192,546	£49,192,546	£49,192,546	£49,192,546	£49,192,546
35%	60%	£50,246,994	£50,246,994	£50,246,994	£50,246,994	£50,246,994	£50,246,994
40%	60%	£51,301,442	£51,301,442	£51,301,442	£51,301,442	£51,301,442	£51,301,442
45%	60%	£52,355,890	£52,355,890	£52,355,890	£52,355,890	£52,355,890	£52,355,890
50%	60%	£53,410,338	£53,410,338	£53,410,338	£53,410,338	£53,410,338	£53,410,338

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,774,239	£30,774,239	£30,774,239	£30,774,239	£30,774,239	£30,774,239
10%	70%	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931
15%	70%	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623
20%	70%	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315
25%	70%	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007
30%	70%	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699
35%	70%	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391
40%	70%	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083
45%	70%	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775
50%	70%	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467
100%	70%	£52,036,810	£52,036,810	£52,036,810	£52,036,810	£52,036,810	£52,036,810
10%	80%	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931
15%	80%	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623
20%	80%	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315
25%	80%	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007
30%	80%	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699
35%	80%	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391
40%	80%	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083
45%	80%	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775
50%	80%	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467
10%	60%	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931	£32,883,931
15%	60%	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623	£34,993,623
20%	60%	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315	£37,103,315
25%	60%	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007	£39,213,007
30%	60%	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699	£41,322,699
35%	60%	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391	£43,432,391
40%	60%	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083	£45,542,083
45%	60%	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775	£47,651,775
50%	60%	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467	£49,761,467

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,728,593	£7,728,593	£7,728,593	£7,728,593	£7,728,593	£7,728,593
10%	70%	£9,838,285	£9,838,285	£9,838,285	£9,838,285	£9,838,285	£9,838,285
15%	70%	£11,947,977	£11,947,977	£11,947,977	£11,947,977	£11,947,977	£11,947,977
20%	70%	£14,057,669	£14,057,669	£14,057,669	£14,057,669	£14,057,669	£14,057,669
25%	70%	£16,167,361	£16,167,361	£16,167,361	£16,167,361	£16,167,361	£16,167,361
30%	70%	£18,277,053	£18,277,053	£18,277,053	£18,277,053	£18,277,053	£18,277,053
35%	70%	£20,386,745	£20,386,745	£20,386,745	£20,386,745	£20,386,745	£20,386,745
40%	70%	£22,496,437	£22,496,437	£22,496,437	£22,496,437	£22,496,437	£22,496,437
45%	70%	£24,606,129	£24,606,129	£24,606,129	£24,606,129	£24,606,129	£24,606,129
50%	70%	£26,715,821	£26,715,821	£26,715,821	£26,715,821	£26,715,821	£26,715,821
100%	70%	£28,991,163	£28,991,163	£28,991,163	£28,991,163	£28,99	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,876,729	£4,876,729	£4,876,729	£4,876,729	£4,876,729	£4,876,729
10%	70%	£2,767,037	£3,124,861	£2,882,222	£2,805,142	£3,162,765	£2,820,426
15%	70%	£1,711,552	£2,247,987	£1,884,478	£1,768,708	£2,305,143	£1,941,634
20%	70%	£686,096	£1,371,313	£886,635	£732,274	£1,447,520	£862,843
25%	70%	£399,419	£494,638	£111,209	£304,160	£589,899	£15,948
30%	70%	£1,454,905	£382,036	£1,109,053	£1,340,593	£267,723	£994,740
35%	70%	£2,510,392	£1,258,710	£2,196,898	£2,377,027	£1,125,345	£1,973,532
40%	70%	£3,868,877	£2,135,384	£3,104,740	£3,413,461	£1,982,968	£2,952,323
45%	70%	£4,621,363	£3,012,058	£4,102,584	£4,449,894	£2,840,590	£3,931,115
50%	70%	£5,676,648	£3,888,733	£5,100,427	£5,486,328	£3,698,212	£4,909,906
100%	70%	£16,385,841	£12,751,119	£15,214,143	£15,998,568	£12,363,846	£14,826,870
10%	80%	£2,755,112	£3,163,925	£2,886,866	£2,780,515	£3,189,228	£2,912,269
15%	80%	£1,693,884	£2,306,733	£1,891,295	£1,731,769	£2,344,837	£1,929,395
20%	80%	£632,216	£1,449,641	£885,723	£683,021	£1,500,446	£846,529
40%	80%	£3,613,577	£1,978,728	£3,086,563	£3,511,965	£1,877,117	£2,984,952
45%	80%	£4,675,026	£2,835,821	£4,082,135	£4,560,713	£2,721,508	£3,967,822
50%	80%	£5,736,473	£3,692,912	£5,077,706	£5,609,459	£3,565,899	£4,950,692
10%	80%	£2,778,963	£3,985,496	£2,877,778	£2,829,758	£3,136,302	£2,928,594
15%	60%	£1,729,439	£2,189,241	£1,877,862	£1,805,648	£2,265,446	£1,953,870
20%	60%	£579,917	£1,292,984	£877,546	£781,527	£1,394,595	£979,157
25%	60%	£369,607	£386,729	£122,569	£242,593	£523,742	£4,444
30%	60%	£1,419,131	£499,528	£1,122,685	£1,266,714	£347,111	£970,269
35%	60%	£2,468,653	£1,395,784	£2,122,801	£2,290,534	£1,217,965	£1,944,981
40%	60%	£3,518,177	£2,292,040	£3,122,916	£3,314,955	£2,089,818	£2,919,694
50%	60%	£5,617,223	£4,084,553	£5,123,147	£5,363,196	£3,830,524	£4,868,120

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,767,703	£7,767,703	£7,767,703	£7,767,703	£7,767,703	£7,767,703
10%	70%	£5,858,011	£6,015,636	£5,773,286	£5,896,116	£6,363,739	£5,811,406
15%	70%	£4,602,526	£5,138,961	£4,775,452	£4,859,682	£5,196,117	£4,632,606
20%	70%	£3,547,040	£4,262,287	£3,777,609	£3,623,248	£4,338,494	£3,683,817
25%	70%	£2,491,555	£3,385,612	£2,779,765	£2,586,814	£3,480,873	£2,875,026
30%	70%	£1,436,069	£2,508,938	£1,781,921	£1,550,381	£2,623,251	£1,896,234
35%	70%	£380,582	£1,632,264	£784,078	£513,947	£1,765,629	£917,442
40%	70%	£574,903	£875,590	£213,766	£522,457	£2,265,446	£51,349
45%	70%	£1,730,389	£1,212,084	£1,211,610	£1,558,920	£50,384	£1,040,141
50%	70%	£2,785,874	£997,759	£2,209,453	£2,595,354	£807,238	£2,016,932
100%	70%	£13,494,867	£9,860,145	£12,323,169	£13,107,694	£9,472,872	£11,835,896
10%	80%	£5,646,086	£6,054,799	£5,777,840	£5,671,489	£6,080,202	£5,803,243
15%	80%	£4,584,636	£5,187,707	£4,782,269	£4,622,743	£5,235,811	£4,620,932
20%	80%	£3,523,190	£4,340,615	£3,786,697	£3,573,995	£4,381,420	£3,637,503
40%	80%	£2,722,603	£912,246	£195,589	£620,991	£1,013,857	£493,978
45%	80%	£1,784,052	£55,153	£1,191,161	£1,669,739	£169,466	£1,076,848
50%	80%	£2,845,499	£801,938	£2,186,732	£2,718,485	£674,925	£2,059,718
10%	80%	£5,969,937	£5,976,470	£5,788,752	£5,720,742	£6,027,276	£5,819,558
15%	80%	£4,620,413	£5,090,215	£4,788,636	£4,696,652	£5,156,423	£4,844,844
20%	60%	£3,570,891	£4,183,958	£3,788,520	£3,672,501	£4,285,569	£3,870,131
25%	60%	£2,521,367	£3,287,703	£2,768,405	£2,648,381	£3,414,716	£2,895,418
30%	60%	£1,471,843	£2,391,446	£1,768,289	£1,624,260	£2,543,863	£1,920,705
35%	60%	£422,321	£1,495,190	£783,173	£500,140	£1,673,009	£945,993
40%	60%	£627,203	£599,934	£234,942	£423,981	£802,156	£38,720
50%	60%	£2,726,249	£1,183,575	£2,232,173	£2,472,222	£939,550	£1,978,146

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,043,826	£9,043,826	£9,043,826	£9,043,826	£9,043,826	£9,043,826
10%	70%	£6,934,134	£7,291,758	£7,049,419	£6,972,238	£7,329,862	£7,087,523
15%	70%	£5,878,649	£6,415,084	£6,051,575	£5,935,894	£6,472,240	£6,198,731
20%	70%	£4,823,163	£5,538,410	£5,053,732	£4,899,371	£5,614,617	£5,129,940
25%	70%	£3,767,678	£4,661,735	£4,055,888	£3,862,937	£4,756,995	£4,151,148
30%	70%	£2,712,191	£3,785,061	£3,058,044	£2,826,504	£3,899,373	£3,172,357
35%	70%	£1,656,705	£2,908,387	£2,060,201	£1,790,070	£3,041,752	£2,193,565
40%	70%	£801,201	£2,031,713	£1,062,257	£753,636	£2,184,129	£1,214,774
45%	70%	£454,266	£1,155,039	£54,513	£292,797	£1,338,507	£25,892
50%	70%	£1,509,751	£278,364	£933,330	£1,319,231	£468,885	£742,810
100%	70%	£12,218,744	£8,584,023	£11,047,046	£11,831,471	£8,196,750	£10,659,774
10%	80%	£6,922,209	£7,330,922	£7,053,962	£6,947,612	£7,356,325	£7,079,365
15%	80%	£5,960,761	£6,473,930	£6,058,292	£5,898,865	£6,511,834	£6,096,496
20%	80%	£4,799,313	£5,616,737	£4,862,820	£4,865,743	£5,113,122	£4,865,743
40%	80%	£563,520	£2,188,368	£1,080,534	£855,131	£2,289,980	£1,182,145
45%	80%	£507,929	£1,331,276	£84,962	£393,616	£1,445,589	£199,275
50%	80%	£1,569,377	£474,185	£910,609	£1,442,363	£601,198	£783,595
10%	60%	£6,946,059	£7,252,593	£7,044,875	£6,996,865	£7,303,399	£7,095,680
15%	60%	£5,896,536	£6,396,337	£6,044,759	£5,972,744	£6,432,546	£6,120,967
20%	60%	£4,847,015	£5,460,081	£5,044,643	£4,948,623	£5,561,692	£5,146,254
25%	60%	£3,797,490	£4,563,825	£4,044,528	£3,924,504	£4,690,838	£4,171,541
30%	60%	£2,747,966	£3,667,569	£3,044,412	£2,900,383	£3,819,986	£3,196,828
35%	60%	£1,698,444	£2,771,313	£2,044,296	£1,876,262	£2,949,132	£2,222,116
40%	60%	£848,920	£1,875,056	£1,044,180	£852,142	£2,078,279	£1,247,403
50%	60%	£1,450,128	£82,944	£866,051	£1,198,089	£336,872	£702,023

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,694,281	£4,694,281	£4,694,281	£4,694,281	£4,694,281	£4,694,281
10%	70%	£2,584,589	£2,942,213	£2,699,874	£2,622,693	£2,980,317	£2,737,878
15%	70%	£1,528,104	£2,065,538	£1,702,930	£1,586,259	£2,122,695	£1,759,186
20%	70%	£473,618	£1,188,865	£704,187	£549,826	£1,265,072	£780,395
25%	70%	£581,867	£312,190	£293,657	£486,608	£407,450	£198,397
30%	70%	£1,637,354	£564,484	£1,291,501	£1,523,041	£450,171	£1,177,188
35%	70%	£2,692,840	£1,441,158	£2,289,344	£2,559,475	£1,307,793	£2,155,980
40%	70%	£3,748,325	£2,317,832	£3,287,188	£3,595,909	£2,165,416	£3,194,771
45%	70%	£4,803,811	£3,194,506	£4,285,032	£4,632,342	£3,023,038	£4,115,563
50%	70%	£5,859,296	£4,071,181	£5,282,575	£5,668,776	£3,880,660	£5,092,355
100%	70%	£16,568,289	£12,933,567	£15,396,591	£16,181,016	£12,546,295	£15,008,318
10%	80%	£2,572,664	£2,981,377	£2,704,418	£2,598,067	£3,006,780	£2,729,820
15%	80%	£1,511,216	£2,124,285	£1,708,847	£1,549,320	£2,162,389	£1,746,951
20%	80%	£449,768	£1,267,193	£713,275	£520,573	£1,317,958	£754,689
40%	80%	£3,796,025	£2,181,176	£3,289,011	£3,694,414	£2,059,565	£3,167,400
45%	80%	£4,857,474	£3,018,269	£4,284,583	£4,743,161	£2,903,956	£4,150,270
50%	80%	£5,918,922	£3,875,360	£5,260,154	£5,791,907	£3,748,347	£5,133,140
10%	60%	£2,596,514	£2,903,048	£2,695,330	£2,647,320	£2,953,854	£2,746,135
15%	60%	£1,546,991	£2,006,793	£1,695,214	£1,623,199	£2,083,001	£1,771,422
20%	60%	£497,468	£1,110,536	£695,058	£599,079	£1,212,147	£786,709
25%	60%	£552,955	£214,280	£305,017	£425,041	£341,283	£178,004
30%	60%	£1,601,579	£681,976	£1,305,133	£1,449,162	£529,559	£1,152,717
35%	60%	£2,651,101	£1,576,232	£2,305,249	£2,473,283	£1,400,413	£2,127,429
40%	60%	£3,700,625	£2,474,488	£3,305,365	£3,497,403	£2,271,266	£3,102,142
50%	60%	£5,799,671	£4,287,001	£5,305,595	£5,545,644	£4,012,973	£5,051,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,340,395	£10,340,395	£10,340,395	£10,340,395	£10,340,395	£10,340,395
10%	70%	£8,230,703	£8,588,326	£8,345,897	£8,268,897	£8,626,430	£8,384,991
15%	70%	£7,175,217	£7,711,652	£7,348,143	£7,232,373	£7,768,808	£7,405,298
20%	70%	£6,119,731	£6,834,978	£6,350,300	£6,195,940	£6,911,198	£6,426,509
25%	70%	£5,064,246	£5,958,303	£5,352,456	£5,159,506	£6,053,564	£5,447,717
30%	70%	£4,008,760	£5,081,629	£4,354,612	£4,123,072	£5,195,942	£4,468,925
35%	70%	£2,953,274	£4,204,955	£3,356,769	£3,086,638	£4,338,320	£3,490,133
40%	70%	£1,897,788	£3,328,281	£2,358,925	£2,050,204	£3,480,697	£2,511,342
45%	70%	£842,302	£2,451,607	£1,361,082	£1,013,771	£2,623,075	£1,532,551
50%	70%	£-213,183	£1,574,932	£363,239	£-22,663	£1,765,454	£563,759
100%	70%	£-10,922,178	£-7,287,454	£-9,750,478	£-10,534,903	£-6,900,181	£-9,363,205
10%	80%	£8,218,777	£8,627,490	£8,350,531	£8,244,180	£8,652,893	£8,375,934
15%	80%	£7,157,329	£7,770,398	£7,354,880	£7,185,434	£7,808,502	£7,393,064
20%	80%	£6,095,892	£6,913,306	£6,359,388	£6,146,696	£6,964,111	£6,410,194
40%	80%	£1,850,088	£3,484,937	£2,377,102	£1,951,700	£3,586,548	£2,478,714
45%	80%	£788,640	£2,627,845	£1,381,530	£902,952	£2,742,157	£1,495,843
50%	80%	£-272,808	£1,770,753	£385,959	£-145,794	£1,897,766	£512,973
10%	60%	£9,242,628	£9,549,162	£9,341,443	£9,293,433	£9,599,967	£9,392,249
15%	60%	£7,193,104	£7,652,906	£7,341,327	£7,269,313	£7,728,114	£7,417,536
20%	60%	£6,143,582	£6,756,649	£6,341,211	£6,245,192	£6,858,261	£6,442,823
25%	60%	£5,094,058	£5,860,394	£5,341,096	£5,221,072	£5,987,407	£5,468,109
30%	60%	£4,044,536	£4,964,137	£4,340,980	£4,196,952	£5,116,554	£4,493,396
35%	60%	£2,995,012	£4,067,881	£3,340,865	£3,172,831	£4,245,700	£3,518,684
40%	60%	£1,945,495	£3,171,625	£2,340,749	£2,148,710	£3,374,847	£2,543,971
50%	60%	£-153,858	£1,379,113	£340,518	£100,470	£1,633,141	£594,545

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,728,774	£10,728,774	£10,728,774	£10,728,774	£10,728,774	£10,728,774
10%	70%	£9,619,081	£9,976,705	£9,734,366	£9,657,196	£9,914,809	£9,772,470
15%	70%	£7,563,596	£8,100,031	£7,738,522	£7,620,752	£8,157,187	£7,793,678
20%	70%	£6,508,110	£7,223,357	£6,738,679	£6,584,319	£7,299,565	£6,814,888
25%	70%	£5,452,625	£6,346,682	£5,740,835	£5,547,885	£6,441,943	£5,836,096
30%	70%	£4,397,139	£5,470,008	£4,742,991	£4,511,451	£5,584,321	£4,857,304
35%	70%	£3,341,653	£4,593,334	£3,745,148	£3,475,017	£4,726,699	£3,878,512
40%	70%	£2,286,167	£3,716,660	£2,747,304	£2,438,583	£3,869,076	£2,899,721
45%	70%	£1,230,681	£2,839,986	£1,749,461	£1,402,150	£3,011,454	£1,920,930
50%	70%	£175,196	£1,963,311	£751,618	£365,716	£2,153,833	£942,138
100%	70%	£-10,533,797	£-6,899,075	£-9,362,099	£-10,146,624	£-6,511,802	£-8,974,828
10%	80%	£8,607,156	£9,015,869	£8,738,910	£8,632,559	£9,041,272	£8,764,313
15%	80%	£7,545,708	£8,159,777	£7,743,239	£7,683,813	£8,196,881	£7,781,443
20%	80%	£6,484,261	£7,301,685	£6,747,167	£6,535,065	£7,352,490	£6,798,573
40%	80%	£2,238,467	£3,873,316	£2,765,481	£2,340,079	£3,974,927	£2,867,093
45%	80%	£1,177,019	£3,016,224	£1,769,909	£1,291,331	£3,130,536	£1,884,222
50%	80%	£115,571	£2,159,132	£774,338	£242,585	£2,286,145	£901,352
10%	60%	£9,631,007	£9,937,541	£9,729,822	£9,681,812	£9,988,346	£9,780,628
15%	60%	£7,581,483	£8,041,385	£7,729,706	£7,657,692	£8,117,493	£7,805,915
20%	60%	£6,531,961	£7,145,028	£6,729,590	£6,533,571	£7,246,640	£6,831,202
25%	60%	£5,482,437	£6,248,773	£5,729,475	£5,609,451	£6,375,796	£5,856,488
30%	60%	£4,432,914	£5,352,516	£4,729,359	£4,585,330	£5,604,933	£4,881,775
35%	60%	£3,383,391	£4,456,260	£3,729,244	£3,561,210	£4,634,079	£3,907,063
40%	60%	£2,333,867	£3,560,004	£2,729,128	£2,537,089	£3,763,226	£2,932,350
50%	60%	£234,821	£1,767,492	£728,897	£488,849	£2,021,520	£962,824

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology	3	CIL Zone	2
No Units	65	Value Area	Low
Site Area	0.66 Ha	Sales value inflation	25.80%
		Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,858,557	£1,858,557	£1,858,557	£1,858,557	£1,858,557	£1,858,557
10%	70%	£667,154	£1,087,381	£814,187	£704,916	£1,125,144	£851,949
15%	70%	£71,452	£701,793	£292,001	£128,095	£758,436	£348,645
20%	70%	£532,823	£16,205	£233,949	£456,064	£391,730	£157,189
25%	70%	£1,138,269	£70,517	£764,674	£1,042,318	£25,023	£668,725
30%	70%	£1,743,713	£462,412	£1,295,400	£1,628,573	£347,272	£1,180,260
35%	70%	£2,348,157	£854,306	£1,826,125	£2,214,828	£719,976	£1,691,795
40%	70%	£2,954,602	£1,246,200	£2,356,851	£2,801,081	£1,092,680	£2,203,331
45%	70%	£3,560,046	£1,638,095	£2,887,577	£3,387,336	£1,465,385	£2,714,867
50%	70%	£4,165,490	£2,029,989	£3,418,302	£3,973,591	£1,838,089	£3,226,403
100%	70%	£10,219,934	£5,948,932	£8,725,559	£9,836,134	£5,566,132	£8,341,760
10%	80%	£846,456	£1,126,716	£314,494	£371,631	£1,151,891	£339,669
15%	80%	£40,405	£760,795	£292,462	£78,168	£798,558	£330,224
20%	80%	£874,896	£384,875	£233,325	£523,723	£445,225	£182,152
25%	80%	£1,190,858	£28,954	£763,894	£1,126,892	£91,892	£699,928
30%	80%	£1,806,821	£342,477	£1,294,463	£1,730,061	£265,717	£1,217,704
35%	80%	£2,422,783	£714,383	£1,825,034	£2,333,230	£824,829	£1,735,481
40%	80%	£3,038,746	£1,086,287	£2,355,603	£2,936,400	£983,941	£2,253,256
45%	80%	£3,654,708	£1,458,192	£2,886,172	£3,539,569	£1,343,053	£2,771,032
50%	80%	£4,270,671	£1,830,098	£3,416,742	£4,142,738	£1,702,165	£3,288,809
10%	60%	£687,851	£1,048,046	£813,880	£738,201	£1,098,396	£864,229
15%	60%	£102,498	£642,791	£291,541	£178,023	£718,316	£367,065
20%	60%	£490,752	£237,536	£234,573	£338,405	£339,232	£132,227
25%	60%	£1,085,678	£170,463	£1,765,455	£957,745	£42,529	£637,521
30%	60%	£1,680,604	£582,346	£1,296,336	£1,527,085	£428,827	£1,142,817
35%	60%	£2,275,531	£994,230	£1,827,218	£2,096,424	£815,123	£1,648,112
40%	60%	£2,870,457	£1,406,113	£2,358,100	£2,665,764	£1,201,420	£2,153,406
45%	60%	£3,465,383	£1,817,997	£2,888,981	£3,235,163	£1,587,717	£2,668,702
50%	60%	£4,060,309	£2,229,880	£3,419,863	£3,804,443	£1,974,014	£3,163,998

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£52,702,558	£52,702,558	£52,702,558	£52,702,558	£52,702,558	£52,702,558
10%	70%	£53,893,961	£53,473,734	£53,746,928	£53,896,188	£53,435,971	£53,709,166
15%	70%	£54,489,663	£53,899,322	£54,269,114	£54,433,019	£53,802,678	£54,212,470
20%	70%	£55,034,938	£54,244,910	£54,795,054	£55,017,179	£54,163,385	£54,715,304
25%	70%	£55,699,384	£54,631,632	£55,325,789	£55,603,433	£54,536,092	£55,229,839
30%	70%	£56,304,828	£55,023,527	£55,856,515	£56,189,688	£54,908,387	£55,741,375
35%	70%	£56,910,272	£55,415,420	£56,387,240	£56,775,942	£55,281,091	£56,252,910
40%	70%	£57,515,716	£55,807,315	£56,917,965	£57,362,196	£55,653,795	£56,764,446
45%	70%	£58,121,161	£56,199,210	£57,448,692	£57,948,451	£56,025,599	£57,275,982
50%	70%	£58,726,605	£56,591,103	£57,979,417	£58,534,706	£56,399,204	£57,787,518
100%	70%	£64,781,049	£60,510,047	£63,286,674	£64,397,249	£60,126,247	£62,902,875
10%	80%	£53,914,659	£53,434,399	£53,746,621	£53,889,484	£53,409,224	£53,721,446
15%	80%	£54,520,710	£53,900,319	£54,268,853	£54,482,947	£53,782,557	£54,230,890
20%	80%	£55,136,011	£54,166,240	£54,794,440	£55,084,838	£54,115,890	£54,743,266
25%	80%	£55,789,861	£54,547,452	£55,325,789	£55,616,718	£54,546,092	£55,257,518
30%	80%	£56,419,307	£54,928,664	£55,856,515	£56,148,688	£54,977,032	£55,779,064
35%	80%	£57,048,752	£55,309,876	£56,387,240	£56,680,633	£55,407,244	£56,290,610
40%	80%	£57,678,197	£55,691,088	£56,917,965	£57,212,578	£55,837,456	£56,802,156
45%	80%	£58,307,642	£56,072,300	£57,448,692	£57,744,523	£56,267,668	£57,313,702
50%	80%	£58,937,087	£56,453,512	£57,979,417	£58,276,468	£56,697,880	£57,825,248
100%	80%	£64,992,531	£60,972,549	£63,812,118	£64,423,793	£60,646,291	£62,963,323
15%	60%	£54,489,617	£53,918,324	£54,269,114	£54,383,082	£53,842,799	£54,194,050
20%	60%	£55,051,467	£54,328,579	£54,795,054	£54,949,519	£54,222,866	£54,693,342
25%	60%	£55,646,793	£54,731,577	£55,326,969	£55,518,860	£54,603,644	£55,198,636
30%	60%	£56,241,719	£55,143,461	£55,857,451	£56,088,200	£54,989,942	£55,703,932
35%	60%	£56,836,645	£55,555,344	£56,388,333	£56,657,539	£55,376,328	£56,209,226
40%	60%	£57,431,572	£55,967,228	£56,919,214	£57,226,879	£55,762,535	£56,714,521
50%	60%	£58,026,424	£56,379,112	£57,448,098	£57,758,218	£56,148,742	£57,220,016

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£40,599,810	£40,599,810	£40,599,810	£40,599,810	£40,599,810	£40,599,810
10%	70%	£41,791,213	£41,370,986	£41,644,180	£41,753,451	£41,333,223	£41,606,418
15%	70%	£42,386,915	£41,758,574	£42,165,369	£42,330,272	£41,699,391	£42,109,722
20%	70%	£42,981,190	£42,142,152	£42,692,316	£42,914,431	£42,066,537	£42,615,556
25%	70%	£43,576,465	£42,528,884	£43,223,041	£43,500,685	£42,433,344	£43,127,092
30%	70%	£44,171,740	£42,915,616	£43,753,767	£44,086,940	£42,805,639	£43,638,627
35%	70%	£44,767,015	£43,302,348	£44,284,492	£44,673,195	£43,178,343	£44,150,163
40%	70%	£45,362,290	£43,689,080	£44,815,218	£45,259,448	£43,551,047	£44,661,698
45%	70%	£45,957,565	£44,075,812	£45,346,944	£45,845,703	£43,923,752	£45,173,234
50%	70%	£46,552,840	£44,462,544	£45,877,670	£46,431,958	£44,296,456	£45,684,770
100%	70%	£52,608,301	£48,407,299	£51,183,926	£52,294,501	£48,023,499	£50,800,127
10%	80%	£41,811,911	£41,331,651	£41,643,873	£41,786,736	£41,306,476	£41,618,698
15%	80%	£42,417,982	£41,697,572	£42,165,905	£42,380,199	£41,659,809	£42,128,143
20%	80%	£43,024,053	£42,063,493	£42,697,858	£42,991,862	£42,030,962	£42,640,518
25%	80%	£43,630,124	£42,429,414	£43,230,811	£43,593,725	£42,402,308	£43,152,043
30%	80%	£44,236,195	£42,795,335	£43,761,764	£44,195,588	£42,773,654	£43,663,568
35%	80%	£44,842,266	£43,161,256	£44,292,717	£44,797,451	£43,144,000	£44,175,093
40%	80%	£45,448,337	£43,527,177	£44,819,670	£45,399,314	£43,515,346	£44,686,618
45%	80%	£46,054,408	£43,893,098	£45,346,623	£46,001,177	£43,886,692	£45,198,143
50%	80%	£46,660,479	£44,259,019	£45,873,576	£46,603,040	£44,257,038	£45,709,668
100%	80%	£52,716,040	£48,452,047	£51,229,091	£51,914,551	£48,074,501	£50,820,627
15%	60%	£41,770,516	£41,410,321	£41,644,487	£41,780,166	£41,359,071	£41,594,138
20%	60%	£42,376,587	£41,776,242	£42,168,442	£42,380,325	£41,728,051	£42,099,302
25%	60%	£42,982,658	£42,142,163	£42,699,395	£42,914,481	£42,100,192	£42,604,517
30%	60%	£43,588,729	£42,508,084	£43,224,348	£43,500,636	£42,471,537	£43,116,042
35%	60%	£44,194,800	£42,874,005	£43,754,301	£44,086,790	£42,842,682	£43,627,567
40%	60%	£44,800,871	£43,239,926	£44,284,254	£44,672,944	£43,213,827	£44,139,092
45%	60%	£45,406,942	£43,605,847	£44,814,207	£45,269,098	£43,584,972	£44,650,617
50%	60%	£46,013,013	£43,971,768	£45,344,160	£45,865,252	£43,956,117	£45,162,142
100%	60%	£52,068,574	£48,452,597	£50,573,611	£51,259,071	£48,024,501	£50,820,627
15%	60%	£41,770,516	£41,410,321	£41,644,487	£41,780,166	£41,359,071	£41,594,138
20%	60%	£42,376,587	£41,776,242	£42,168,442	£42,380,325	£41,728,051	£42,099,302
25%	60%	£42,982,658	£42,142,163	£42,699,395	£42,914,481	£42,100,192	£42,604,517
30%	60%	£43,588,729	£42,508,084	£43,224,348	£43,500,636	£42,471,537	£43,116,042
35%	60%	£44,194,800	£42,874,005	£43,754,301	£44,086,790	£42,842,682	£43,627,567
40%	60%	£44,800,871	£43,239,926	£44,284,254	£44,672,944	£43,213,827	£44,139,092
45%	60%	£45,406,942	£43,605,847	£44,814,207	£45,269,098	£43,584,972	£44,650,617
50%	60%	£46,013,013	£43,971,768	£45,344,160	£45,865,252	£43,956,117	£45,162,142

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,554,163	£17,554,163	£17,554,163	£17,554,163	£17,554,163	£17,554,163
10%	70%	£18,745,566	£18,325,339	£18,598,534	£18,707,804	£18,287,577	£18,560,771
15%	70%	£19,341,268	£18,710,927	£19,193,720	£19,284,625	£18,684,482	£19,054,075
20%	70%	£19,936,970	£19,096,515	£19,788,906	£19,875,740	£19,070,990	£19,549,379
25%	70%	£20,532,672	£19,482,103	£20,384,092			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£4,948,841	-£4,948,841	-£4,948,841	-£4,948,841	-£4,948,841	-£4,948,841
10%	70%	-£5,140,244	-£5,140,244	-£5,140,244	-£5,140,244	-£5,140,244	-£5,140,244
15%	70%	-£6,735,946	-£6,105,605	-£6,515,397	-£6,679,303	-£6,048,962	-£6,458,753
20%	70%	-£7,340,222	-£6,491,193	-£7,041,348	-£7,263,463	-£6,415,668	-£6,964,587
25%	70%	-£7,945,667	-£6,877,916	-£7,572,073	-£7,849,716	-£6,782,375	-£7,476,123
30%	70%	-£8,551,111	-£7,269,810	-£8,102,799	-£8,435,971	-£7,154,670	-£7,987,658
35%	70%	-£9,156,556	-£7,661,704	-£8,633,524	-£9,022,226	-£7,527,374	-£8,498,194
40%	70%	-£9,762,000	-£8,053,598	-£9,164,250	-£9,608,480	-£7,900,078	-£9,010,729
45%	70%	-£10,367,444	-£8,445,493	-£9,694,976	-£10,194,734	-£8,272,783	-£9,522,266
50%	70%	-£10,972,888	-£8,837,387	-£10,225,701	-£10,780,989	-£8,645,487	-£10,033,801
100%	70%	-£17,027,332	-£12,756,330	-£15,532,958	-£16,643,533	-£12,372,530	-£15,149,158
10%	80%	-£6,160,942	-£5,680,682	-£5,992,905	-£6,135,767	-£5,655,507	-£5,967,730
15%	80%	-£6,766,386	-£6,046,603	-£6,514,936	-£6,729,230	-£6,008,940	-£6,477,174
20%	80%	-£7,371,830	-£6,412,523	-£7,040,723	-£7,331,121	-£6,362,174	-£6,988,550
40%	80%	-£9,846,144	-£7,893,686	-£9,163,001	-£9,743,798	-£7,791,339	-£9,060,654
45%	80%	-£10,462,106	-£8,265,590	-£9,693,571	-£10,346,967	-£8,150,451	-£9,578,430
50%	80%	-£11,078,069	-£8,637,495	-£10,224,140	-£10,950,136	-£8,509,563	-£10,096,207
10%	60%	-£6,119,547	-£5,759,352	-£5,993,519	-£6,068,197	-£5,709,402	-£5,943,170
15%	60%	-£6,704,900	-£6,164,607	-£6,515,857	-£6,629,375	-£6,089,082	-£6,440,333
20%	60%	-£7,298,150	-£6,569,863	-£7,041,971	-£7,195,803	-£6,469,164	-£6,939,625
25%	60%	-£7,893,077	-£6,977,861	-£7,572,853	-£7,765,143	-£6,849,928	-£7,444,920
30%	60%	-£8,488,002	-£7,389,744	-£8,103,734	-£8,334,483	-£7,236,225	-£7,950,215
35%	60%	-£9,082,929	-£7,801,628	-£8,634,616	-£9,032,823	-£7,622,521	-£8,455,510
40%	60%	-£9,677,856	-£8,213,511	-£9,165,498	-£9,473,162	-£8,008,918	-£9,060,304
50%	60%	-£10,272,783	-£8,625,395	-£9,696,380	-£10,013,501	-£8,394,812	-£9,671,398

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,057,867	-£2,057,867	-£2,057,867	-£2,057,867	-£2,057,867	-£2,057,867
10%	70%	-£3,248,270	-£2,829,043	-£3,102,938	-£3,211,508	-£2,791,281	-£3,084,475
15%	70%	-£3,844,972	-£3,214,631	-£3,624,423	-£3,788,329	-£3,157,988	-£3,567,779
20%	70%	-£4,442,248	-£3,600,219	-£4,150,374	-£4,372,489	-£3,524,694	-£4,073,613
25%	70%	-£5,040,693	-£3,986,942	-£4,681,099	-£4,958,742	-£3,891,401	-£4,585,149
30%	70%	-£5,640,137	-£4,378,836	-£5,211,825	-£5,544,997	-£4,263,696	-£5,096,684
35%	70%	-£6,240,582	-£4,770,730	-£5,742,550	-£6,137,252	-£4,638,400	-£5,608,220
40%	70%	-£6,841,026	-£5,162,624	-£6,273,276	-£6,731,506	-£5,009,104	-£6,119,755
45%	70%	-£7,442,470	-£5,554,519	-£6,804,002	-£7,303,760	-£5,381,809	-£6,631,292
50%	70%	-£8,043,914	-£5,946,413	-£7,334,727	-£7,896,015	-£5,754,513	-£7,142,827
100%	70%	-£14,138,358	-£9,865,356	-£12,641,984	-£13,752,559	-£9,481,556	-£12,258,184
10%	80%	-£3,269,968	-£2,789,708	-£3,101,931	-£3,244,793	-£2,764,533	-£3,076,756
15%	80%	-£3,876,010	-£3,155,629	-£3,623,962	-£3,838,266	-£3,117,866	-£3,586,200
20%	80%	-£4,481,320	-£3,521,549	-£4,149,749	-£4,440,147	-£3,471,200	-£4,098,576
40%	80%	-£6,955,170	-£5,002,712	-£6,272,027	-£6,852,824	-£4,900,365	-£6,169,680
45%	80%	-£7,571,132	-£5,374,616	-£6,802,597	-£7,455,993	-£5,259,477	-£6,687,456
50%	80%	-£8,187,095	-£5,746,522	-£7,333,166	-£8,059,162	-£5,618,589	-£7,205,233
10%	60%	-£3,228,573	-£2,868,378	-£3,102,545	-£3,178,223	-£2,818,028	-£3,052,196
15%	60%	-£3,813,926	-£3,273,833	-£3,624,883	-£3,738,401	-£3,198,108	-£3,549,359
20%	60%	-£4,407,176	-£3,678,889	-£4,150,997	-£4,304,829	-£3,578,190	-£4,048,651
25%	60%	-£5,002,103	-£4,086,887	-£4,681,879	-£4,874,169	-£3,958,954	-£4,553,946
30%	60%	-£5,597,028	-£4,498,770	-£5,212,760	-£5,443,509	-£4,345,251	-£5,059,241
35%	60%	-£6,191,955	-£4,910,654	-£5,743,642	-£6,012,849	-£4,731,547	-£5,564,536
40%	60%	-£6,786,881	-£5,322,537	-£6,274,524	-£6,582,188	-£5,117,944	-£6,069,830
50%	60%	-£7,378,734	-£5,746,304	-£7,306,287	-£7,720,667	-£5,500,438	-£6,670,421

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£781,744	-£781,744	-£781,744	-£781,744	-£781,744	-£781,744
10%	70%	-£1,973,148	-£1,552,920	-£1,826,115	-£1,935,385	-£1,515,158	-£1,788,352
15%	70%	-£2,568,340	-£1,938,508	-£2,348,301	-£2,512,206	-£1,881,865	-£2,291,856
20%	70%	-£3,173,125	-£2,324,096	-£2,874,251	-£3,096,366	-£2,248,571	-£2,797,491
25%	70%	-£3,778,570	-£2,710,819	-£3,404,976	-£3,682,620	-£2,615,279	-£3,309,026
30%	70%	-£4,384,015	-£3,102,714	-£3,935,702	-£4,268,874	-£2,987,573	-£3,820,562
35%	70%	-£4,989,459	-£3,494,607	-£4,466,427	-£4,855,129	-£3,360,277	-£4,332,097
40%	70%	-£5,594,903	-£3,886,502	-£4,997,153	-£5,441,383	-£3,732,982	-£4,843,633
45%	70%	-£6,200,347	-£4,278,396	-£5,527,879	-£6,027,637	-£4,105,687	-£5,355,169
50%	70%	-£6,805,792	-£4,670,290	-£6,058,604	-£6,613,892	-£4,478,391	-£5,866,705
100%	70%	-£12,860,236	-£8,589,233	-£11,365,861	-£12,476,436	-£8,205,434	-£10,982,061
10%	80%	-£1,993,846	-£1,513,586	-£1,825,808	-£1,968,671	-£1,488,411	-£1,800,633
15%	80%	-£2,599,898	-£1,879,506	-£2,347,840	-£2,562,134	-£1,841,744	-£2,210,077
20%	80%	-£3,216,197	-£2,245,427	-£2,873,636	-£3,164,026	-£2,222,453	-£2,822,433
40%	80%	-£5,679,048	-£3,726,589	-£4,395,905	-£5,576,701	-£3,624,243	-£4,893,557
45%	80%	-£6,295,010	-£4,098,494	-£5,262,474	-£6,179,870	-£3,983,355	-£5,411,334
50%	80%	-£6,910,973	-£4,470,400	-£6,057,043	-£6,783,039	-£4,342,466	-£6,029,110
10%	60%	-£1,952,451	-£1,592,255	-£1,826,422	-£1,902,101	-£1,541,905	-£1,776,073
15%	60%	-£2,537,893	-£1,987,510	-£2,349,751	-£2,462,278	-£1,921,986	-£2,273,237
20%	60%	-£3,131,053	-£2,402,766	-£2,874,874	-£3,028,706	-£2,302,067	-£2,772,528
25%	60%	-£3,725,980	-£2,810,764	-£3,405,756	-£3,598,047	-£2,682,331	-£3,277,823
30%	60%	-£4,320,906	-£3,222,648	-£3,936,638	-£4,167,386	-£3,069,128	-£3,783,119
35%	60%	-£4,915,832	-£3,634,531	-£4,467,519	-£4,736,726	-£3,455,425	-£4,288,413
40%	60%	-£5,510,759	-£4,046,415	-£4,998,401	-£5,306,065	-£3,841,721	-£4,793,708
50%	60%	-£6,105,686	-£4,458,299	-£5,529,283	-£5,876,404	-£4,228,017	-£5,298,999

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,131,289	-£5,131,289	-£5,131,289	-£5,131,289	-£5,131,289	-£5,131,289
10%	70%	-£6,322,692	-£5,902,465	-£6,175,660	-£6,284,930	-£5,864,703	-£6,137,897
15%	70%	-£7,513,094	-£6,288,053	-£6,697,945	-£6,861,751	-£6,231,410	-£6,541,201
20%	70%	-£8,703,496	-£6,673,641	-£7,223,796	-£7,445,911	-£6,598,116	-£7,147,036
25%	70%	-£9,893,898	-£7,059,229	-£7,754,521	-£8,032,164	-£6,964,824	-£7,658,571
30%	70%	-£10,484,299	-£7,444,817	-£8,285,247	-£8,618,419	-£7,337,118	-£8,170,106
35%	70%	-£11,074,701	-£7,830,405	-£8,815,972	-£9,204,674	-£7,709,822	-£8,681,642
40%	70%	-£11,665,103	-£8,216,000	-£9,346,698	-£9,790,929	-£8,082,526	-£9,193,177
45%	70%	-£12,255,505	-£8,601,594	-£9,877,424	-£10,377,182	-£8,455,231	-£9,704,714
50%	70%	-£12,845,907	-£8,987,188	-£10,408,149	-£10,963,437	-£8,827,936	-£10,216,249
100%	70%	-£17,209,781	-£12,938,778	-£15,715,406	-£16,825,381	-£12,554,978	-£15,331,606
10%	80%	-£6,343,390	-£5,863,130	-£6,175,353	-£6,318,216	-£5,837,955	-£6,150,178
15%	80%	-£6,949,441	-£6,229,051	-£6,697,384	-£6,911,679	-£6,191,289	-£6,699,622
20%	80%	-£7,554,743	-£6,594,972	-£7,223,171	-£7,513,569	-£6,544,622	-£7,171,998
40%	80%	-£10,028,592	-£8,076,134	-£9,345,450	-£9,926,246	-£7,973,788	-£9,243,102
45%	80%	-£10,644,554	-£8,448,039	-£9,876,019	-£10,529,415	-£8,332,899	-£9,760,679
50%	80%	-£11,260,517	-£8,819,944	-£10,406,588	-£11,132,584	-£8,692,010	-£10,278,655
10%	60%	-£6,301,995	-£5,941,800	-£6,175,967	-£6,251,646	-£5,891,450	-£6,125,618
15%	60%	-£6,897,348	-£6,347,055	-£6,698,305	-£6,811,823	-£6,271,530	-£6,622,782
20%	60%	-£7,492,701	-£6,752,311	-£7,224,419	-£7,378,261	-£6,651,612	-£7,122,075
25%	60%	-£8,088,054	-£7,160,305	-£7,755,301	-£7,947,592	-£7,032,376	-£7,627,368
30%	60%	-£8,683,407	-£7,572,193	-£8,286,183	-£8,516,931	-£7,418,673	-£8,132,663
35%	60%	-£9,278,760	-£7,984,076	-£8,817,064	-£9,086,271	-£7,804,970	-£8,637,958
40%	60%	-£9,874,113	-£8,395,959	-£9,347,946	-£9,655,610	-£8,191,266	-£9,143,253
50%	60%	-£10,469,466	-£8,807,842	-£9,878,827	-£10,224,949	-£8,577,560	-£9,648,548

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£514,824	£514,824	£514,824	£514,824	£514,824	£514,824
10%	70%	-£676,579	-£256,352	-£529,546	-£638,817	-£216,585	-£491,784
15%	70%	-£1,272,281	-£641,940	-£1,051,732	-£1,215,638	-£585,297	-£995,088
20%	70%	-£1,876,557	-£1,027,528	-£1,577,682	-£1,799,797	-£952,003	-£1,500,922
25%	70%	-£2,482,002	-£1,414,250	-£2,108,407	-£2,386,051	-£1,318,710	-£2,012,458
30%	70%	-£3,087,446	-£1,806,145	-£2,639,133	-£2,972,306	-£1,691,005	-£2,523,993
35%	70%	-£3,692,890	-£2,198,039	-£3,169,858	-£3,558,561	-£2,063,709	-£3,035,529
40%	70%	-£4,298,335	-£2,589,933	-£3,700,584	-£4,144,814	-£2,436,413	-£3,547,064
45%	70%	-£4,903,779	-£2,981,828	-£4,231,310	-£4,731,068	-£2,809,118	-£4,058,601
50%	70%	-£5,509,223	-£3,373,722	-£4,762,035	-£5,317,324	-£3,181,822	-£4,570,136
100%	70%	-£11,563,667	-£7,292,665	-£10,069,293	-£11,179,867	-£6,908,865	-£9,685,493
10%	80%	-£897,277	-£217,017	-£529,239	-£672,102	-£191,842	-£504,064
15%	80%	-£1,303,328	-£392,938	-£1,051,271	-£1,265,565	-£345,175	-£1,013,509
20%	80%	-£1,918,629	-£546,858	-£1,577,058	-£1,867,466	-£498,508	-£1,525,885
40%	80%	-£4,382,479	-£2,430,021	-£3,699,336	-£4,280,133	-£2,327,674	-£3,596,989
45%	80%	-£4,998,441	-£2,801,925	-£4,229,906	-£4,883,302	-£2,686,786	-£4,114,765
50%	80%	-£5,614,404	-£3,173,831	-£4,760,475	-£5,486,471	-£3,045,898	-£4,632,542
10%	60%	-£655,882	-£295,887	-£529,853	-£605,532	-£245,337	-£479,504
15%	60%	-£1,241,235	-£700,942	-£1,052,192	-£1,165,710	-£325,417	-£976,668
20%	60%	-£1,834,485	-£1,106,197	-£1,578,306	-£1,732,138	-£1,005,499	-£1,475,950
25%	60%	-£2,428,411	-£1,514,196	-£2,109,188	-£2,301,478	-£1,386,262	-£1,981,254
30%	60%	-£3,024,337	-£1,926,079	-£2,640,069	-£2,870,818	-£1,772,560	-£2,486,550
35%	60%	-£3,619,264	-£2,337,963	-£3,170,951	-£3,440,157	-£2,158,856	-£2,991,845
40%	60%	-£4,214,190	-£2,749,846	-£3,701,833	-£4,008,497	-£2,545,153	-£3,497,139
50%	60%	-£4,809,116	-£3,161,730	-£4,232,715	-£4,577,837	-£2,931,450	-£4,002,433

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£903,203	£903,203	£903,203	£903,203	£903,203	£903,203
10%	70%	-£288,200	-£132,027	-£141,167	-£250,438	-£169,790	-£103,405
15%	70%	-£893,902	-£253,581	-£663,353	-£927,259	-£196,816	-£606,709
20%	70%	-£1,488,178	-£539,149	-£1,189,303	-£1,411,418	-£583,624	-£1,112,543
25%	70%	-£2,093,623	-£1,025,872	-£1,720,028	-£1,997,672	-£930,331	-£1,624,079
30%	70%	-£2,699,067	-£1,417,766	-£2,250,754	-£2,583,927	-£1,302,626	-£2,135,614
35%	70%	-£3,304,511	-£1,809,660	-£2,781,479	-£3,170,182	-£1,675,330	-£2,647,150
40%	70%	-£3,909,956	-£2,201,554	-£3,312,205	-£3,756,435	-£2,048,034	-£3,158,885
45%	70%	-£4,515,400	-£2,593,448	-£3,842,931	-£4,342,690	-£2,420,739	-£3,670,222
50%	70%	-£5,120,844	-£2,985,343	-£4,373,656	-£4,928,945	-£2,793,443	-£4,181,757
100%	70%	-£11,175,288	-£6,904,286	-£9,680,814	-£10,791,489	-£6,520,486	-£9,297,114
10%	80%	-£308,898	-£171,362	-£140,860	-£283,723	-£196,537	-£115,685
15%	80%	-£914,949	-£194,559	-£662,892	-£877,186	-£196,796	-£625,190
20%	80%	-£1,530,250	-£360,479	-£1,189,679	-£1,479,077	-£310,129	-£1,137,506
40%	80%	-£3,994,100	-£2,041,642	-£3,310,957	-£3,891,754	-£1,939,295	-£3,208,610
45%	80%	-£4,610,062	-£2,413,546	-£3,841,527	-£4,494,923	-£2,298,407	-£3,726,386
50%	80%	-£5,226,025	-£2,785,452	-£4,372,096	-£5,098,092	-£2,657,519	-£4,244,163
10%	60%	-£267,503	-£92,892	-£141,474	-£217,153	-£143,042	-£91,125
15%	60%	-£852,856	-£312,583	-£563,813	-£777,331	-£237,038	-£588,289
20%	60%	-£1,446,106	-£717,818	-£1,189,927	-£1,343,759	-£617,120	-£1,087,581
25%	60%	-£2,041,033	-£1,125,817	-£1,720,809	-£1,913,099	-£997,684	-£1,592,875
30%	60%	-£2,635,958	-£1,537,700	-£2,251,690	-£2,482,439	-£1,384,181	-£2,098,171
35%	60%	-£3,230,885	-£1,949,584	-£2,782,572	-£3,051,778	-£1,770,477	-£2,803,466
40%	60%	-£3,825,811	-£2,361,467	-£3,313,454	-£3,621,118	-£2,156,774	-£3,108,760
50%	60%	-£4,420,737	-£2,773,351	-£3,844,336	-£4,290,457	-£2,543,071	-£3,614,054

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	High

No Units	65
Site Area	0.66 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,018,393	£4,018,393	£4,018,393	£4,018,393	£4,018,393	£4,018,393
10%	70%	£2,624,813	£3,032,430	£2,767,036	£2,663,088	£3,070,704	£2,805,311
15%	70%	£1,928,023	£2,539,448	£2,141,357	£1,985,435	£2,596,860	£2,198,769
20%	70%	£1,231,234	£2,046,466	£1,515,678	£1,307,783	£2,123,017	£1,592,228
25%	70%	£534,444	£1,553,484	£890,000	£630,131	£1,648,172	£985,687
30%	70%	£185,002	£1,060,503	£264,320	£46,299	£1,175,328	£379,146
35%	70%	£-373,188	£567,521	£-367,288	£-137,034	£701,484	£-231,114
40%	70%	£-1,581,374	£74,540	£-1,003,180	£-1,425,770	£227,639	£-847,576
45%	70%	£-2,289,559	£-425,286	£-1,639,091	£-2,114,506	£-250,231	£-1,464,037
50%	70%	£-2,997,745	£-926,330	£-2,275,003	£-2,803,240	£-731,826	£-2,080,498
100%	70%	£-10,079,805	£-5,936,775	£-6,634,120	£-9,690,596	£-5,547,765	£-8,245,111
10%	80%	£2,605,519	£3,071,366	£2,768,059	£2,631,035	£3,096,852	£2,793,574
15%	80%	£1,899,081	£2,597,852	£2,142,891	£1,937,356	£2,636,127	£2,181,166
20%	80%	£1,192,644	£2,124,338	£1,517,724	£1,243,677	£2,175,372	£1,568,757
25%	80%	£486,207	£1,650,825	£892,556	£549,998	£1,714,617	£966,348
30%	80%	£-223,832	£1,177,312	£267,390	£-146,031	£1,253,861	£343,939
35%	80%	£-841,824	£703,787	£-363,630	£-655,055	£793,107	£-272,861
40%	80%	£-1,659,814	£231,294	£-999,022	£-1,536,078	£532,351	£-895,296
45%	80%	£-2,377,806	£-247,207	£-1,634,413	£-2,261,103	£-130,505	£-1,517,711
50%	80%	£-3,095,797	£-728,466	£-2,269,806	£-2,966,127	£-598,795	£-2,140,135
10%	60%	£2,644,108	£2,993,493	£2,766,012	£2,696,141	£3,044,527	£2,817,046
15%	60%	£1,956,965	£2,481,043	£2,139,823	£2,033,515	£2,587,594	£2,216,372
20%	60%	£1,269,823	£1,969,533	£1,613,633	£1,371,899	£2,070,660	£1,615,700
25%	60%	£582,881	£1,456,145	£887,442	£710,263	£1,583,727	£1,015,028
30%	60%	£-106,172	£943,695	£261,252	£48,637	£1,096,794	£414,353
35%	60%	£-804,552	£431,245	£-370,906	£-623,013	£609,861	£-189,368
40%	60%	£-1,502,933	£-82,533	£-1,007,337	£-1,295,460	£122,928	£-799,865
45%	60%	£-2,201,314	£-803,364	£-1,643,769	£-1,967,968	£-369,958	£-1,410,363
50%	60%	£-2,899,694	£-1,214,195	£-2,290,200	£-2,640,354	£-864,855	£-2,020,860

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£50,542,722	£50,542,722	£50,542,722	£50,542,722	£50,542,722	£50,542,722
10%	70%	£51,936,302	£51,936,302	£51,936,302	£51,936,302	£51,936,302	£51,936,302
15%	70%	£52,633,082	£52,633,082	£52,633,082	£52,633,082	£52,633,082	£52,633,082
20%	70%	£53,329,861	£53,329,861	£53,329,861	£53,329,861	£53,329,861	£53,329,861
25%	70%	£54,026,641	£54,026,641	£54,026,641	£54,026,641	£54,026,641	£54,026,641
30%	70%	£54,723,421	£54,723,421	£54,723,421	£54,723,421	£54,723,421	£54,723,421
35%	70%	£55,420,201	£55,420,201	£55,420,201	£55,420,201	£55,420,201	£55,420,201
40%	70%	£56,116,981	£56,116,981	£56,116,981	£56,116,981	£56,116,981	£56,116,981
45%	70%	£56,813,761	£56,813,761	£56,813,761	£56,813,761	£56,813,761	£56,813,761
50%	70%	£57,510,541	£57,510,541	£57,510,541	£57,510,541	£57,510,541	£57,510,541
100%	70%	£64,640,720	£64,640,720	£64,640,720	£64,640,720	£64,640,720	£64,640,720
10%	80%	£51,955,597	£51,955,597	£51,955,597	£51,955,597	£51,955,597	£51,955,597
15%	80%	£52,662,034	£52,662,034	£52,662,034	£52,662,034	£52,662,034	£52,662,034
20%	80%	£53,368,471	£53,368,471	£53,368,471	£53,368,471	£53,368,471	£53,368,471
25%	80%	£54,074,908	£54,074,908	£54,074,908	£54,074,908	£54,074,908	£54,074,908
30%	80%	£54,781,345	£54,781,345	£54,781,345	£54,781,345	£54,781,345	£54,781,345
35%	80%	£55,487,782	£55,487,782	£55,487,782	£55,487,782	£55,487,782	£55,487,782
40%	80%	£56,194,219	£56,194,219	£56,194,219	£56,194,219	£56,194,219	£56,194,219
45%	80%	£56,900,656	£56,900,656	£56,900,656	£56,900,656	£56,900,656	£56,900,656
50%	80%	£57,607,093	£57,607,093	£57,607,093	£57,607,093	£57,607,093	£57,607,093
100%	80%	£64,640,720	£64,640,720	£64,640,720	£64,640,720	£64,640,720	£64,640,720
15%	60%	£52,604,150	£52,604,150	£52,604,150	£52,604,150	£52,604,150	£52,604,150
20%	60%	£53,291,292	£53,291,292	£53,291,292	£53,291,292	£53,291,292	£53,291,292
25%	60%	£53,978,434	£53,978,434	£53,978,434	£53,978,434	£53,978,434	£53,978,434
30%	60%	£54,665,576	£54,665,576	£54,665,576	£54,665,576	£54,665,576	£54,665,576
35%	60%	£55,352,718	£55,352,718	£55,352,718	£55,352,718	£55,352,718	£55,352,718
40%	60%	£56,039,860	£56,039,860	£56,039,860	£56,039,860	£56,039,860	£56,039,860
45%	60%	£56,727,002	£56,727,002	£56,727,002	£56,727,002	£56,727,002	£56,727,002
50%	60%	£57,414,144	£57,414,144	£57,414,144	£57,414,144	£57,414,144	£57,414,144

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£38,439,974	£38,439,974	£38,439,974	£38,439,974	£38,439,974	£38,439,974
10%	70%	£39,833,554	£39,833,554	£39,833,554	£39,833,554	£39,833,554	£39,833,554
15%	70%	£40,530,334	£40,530,334	£40,530,334	£40,530,334	£40,530,334	£40,530,334
20%	70%	£41,227,114	£41,227,114	£41,227,114	£41,227,114	£41,227,114	£41,227,114
25%	70%	£41,923,894	£41,923,894	£41,923,894	£41,923,894	£41,923,894	£41,923,894
30%	70%	£42,620,674	£42,620,674	£42,620,674	£42,620,674	£42,620,674	£42,620,674
35%	70%	£43,317,454	£43,317,454	£43,317,454	£43,317,454	£43,317,454	£43,317,454
40%	70%	£44,014,234	£44,014,234	£44,014,234	£44,014,234	£44,014,234	£44,014,234
45%	70%	£44,711,014	£44,711,014	£44,711,014	£44,711,014	£44,711,014	£44,711,014
50%	70%	£45,407,794	£45,407,794	£45,407,794	£45,407,794	£45,407,794	£45,407,794
100%	70%	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972
10%	80%	£39,852,849	£39,852,849	£39,852,849	£39,852,849	£39,852,849	£39,852,849
15%	80%	£40,559,286	£40,559,286	£40,559,286	£40,559,286	£40,559,286	£40,559,286
20%	80%	£41,265,723	£41,265,723	£41,265,723	£41,265,723	£41,265,723	£41,265,723
25%	80%	£41,972,160	£41,972,160	£41,972,160	£41,972,160	£41,972,160	£41,972,160
30%	80%	£42,678,597	£42,678,597	£42,678,597	£42,678,597	£42,678,597	£42,678,597
35%	80%	£43,385,034	£43,385,034	£43,385,034	£43,385,034	£43,385,034	£43,385,034
40%	80%	£44,091,471	£44,091,471	£44,091,471	£44,091,471	£44,091,471	£44,091,471
45%	80%	£44,797,908	£44,797,908	£44,797,908	£44,797,908	£44,797,908	£44,797,908
50%	80%	£45,504,345	£45,504,345	£45,504,345	£45,504,345	£45,504,345	£45,504,345
100%	80%	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972
15%	60%	£39,814,259	£39,814,259	£39,814,259	£39,814,259	£39,814,259	£39,814,259
20%	60%	£40,520,696	£40,520,696	£40,520,696	£40,520,696	£40,520,696	£40,520,696
25%	60%	£41,227,133	£41,227,133	£41,227,133	£41,227,133	£41,227,133	£41,227,133
30%	60%	£41,933,570	£41,933,570	£41,933,570	£41,933,570	£41,933,570	£41,933,570
35%	60%	£42,640,007	£42,640,007	£42,640,007	£42,640,007	£42,640,007	£42,640,007
40%	60%	£43,346,444	£43,346,444	£43,346,444	£43,346,444	£43,346,444	£43,346,444
45%	60%	£44,052,881	£44,052,881	£44,052,881	£44,052,881	£44,052,881	£44,052,881
50%	60%	£44,759,318	£44,759,318	£44,759,318	£44,759,318	£44,759,318	£44,759,318
100%	60%	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972	£52,537,972

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£15,394,328	£15,394,328	£15,394,328	£15,394,328	£15,394,328	£15,394,328
10%	70%	£16,787,908	£16,787,908	£16,787,908	£16,787,908	£16,787,908	£16,787,908
15%	70%	£17,484,688	£17,484,688	£17,484,688	£17,484,688	£17,484,688	£17,484,688
20%	70%	£18,181,468	£18,181,468	£18,181,468	£18,181,468	£18,181,468	£18,181,468
25%	70%	£18,878,248	£18,878,248	£18,878,248	£18,878,248	£18,878,248	£18,878,248
30%	70%	£19,575,028	£19,575,028	£19,575,028	£19,575,028	£19,575,028	£19,575,028
35%	70%	£20,271,808	£20,271,808	£20,271,808	£20,271,808	£20,271,808	£20,271,808
40%	70%	£20,968,588	£20,968,588	£20,968,588	£20,968,588	£20,968,588	£20,968,588
45%	70%	£21,665,368	£21,665,368	£21,665,368	£21,665,368	£21,665,368	£21,665,368
50%	70%	£22,362,148	£22,362,148	£22,362,148	£22,362,148	£22,362	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,789,005	-£2,789,005	-£2,789,005	-£2,789,005	-£2,789,005	-£2,789,005
10%	70%	-£4,182,585	-£3,774,969	-£4,040,952	-£4,144,310	-£3,726,694	-£4,002,089
15%	70%	-£4,879,375	-£4,267,951	-£4,686,042	-£4,821,963	-£4,210,538	-£4,608,629
20%	70%	-£5,576,164	-£4,760,932	-£5,291,720	-£5,499,615	-£4,684,382	-£5,215,170
25%	70%	-£6,272,955	-£5,253,914	-£5,917,398	-£6,177,267	-£5,158,226	-£5,821,711
30%	70%	-£6,972,400	-£5,746,895	-£6,543,078	-£6,855,692	-£5,632,070	-£6,428,252
35%	70%	-£7,680,598	-£6,239,877	-£7,174,866	-£7,544,480	-£6,105,914	-£7,038,513
40%	70%	-£8,388,772	-£6,732,858	-£7,810,578	-£8,233,168	-£6,579,759	-£7,654,974
45%	70%	-£9,096,958	-£7,225,840	-£8,446,489	-£8,921,904	-£7,057,630	-£8,271,436
50%	70%	-£9,805,143	-£7,718,822	-£9,082,401	-£9,613,639	-£7,539,224	-£8,887,898
100%	70%	-£16,887,003	-£12,744,173	-£15,441,518	-£16,497,994	-£12,355,183	-£15,052,509
10%	80%	-£4,201,880	-£3,736,052	-£4,039,340	-£4,176,363	-£3,710,516	-£4,013,824
15%	80%	-£4,908,316	-£4,209,546	-£4,664,507	-£4,870,042	-£4,171,271	-£4,626,232
20%	80%	-£5,614,754	-£4,683,060	-£5,289,675	-£5,563,721	-£4,632,026	-£5,238,641
40%	80%	-£8,467,213	-£6,577,114	-£7,806,420	-£8,363,477	-£6,475,047	-£7,702,684
45%	80%	-£9,185,204	-£7,054,605	-£8,441,812	-£9,068,501	-£6,937,903	-£8,325,109
50%	80%	-£9,903,195	-£7,532,664	-£9,077,205	-£9,778,525	-£7,406,193	-£8,947,534
10%	80%	-£4,163,291	-£3,913,905	-£4,041,386	-£4,112,257	-£3,762,872	-£4,000,355
15%	80%	-£4,850,433	-£4,326,355	-£4,687,575	-£4,773,983	-£4,249,895	-£4,591,026
20%	60%	-£5,537,575	-£4,838,805	-£5,293,765	-£5,435,509	-£4,736,738	-£5,191,699
25%	60%	-£6,224,718	-£5,351,254	-£5,919,956	-£6,097,135	-£5,223,671	-£5,792,372
30%	60%	-£6,913,569	-£5,863,704	-£6,546,146	-£6,758,761	-£5,710,604	-£6,393,046
35%	60%	-£7,611,950	-£6,376,153	-£7,178,304	-£7,430,412	-£6,197,537	-£6,995,796
40%	60%	-£8,310,331	-£6,889,331	-£7,814,736	-£8,102,859	-£6,684,470	-£7,607,264
50%	60%	-£9,007,093	-£7,401,593	-£8,087,598	-£8,447,752	-£7,272,024	-£8,228,259

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£101,969	-£101,969	-£101,969	-£101,969	-£101,969	-£101,969
10%	70%	-£1,201,611	-£863,985	-£1,149,388	-£1,263,336	-£846,720	-£1,111,144
15%	70%	-£1,988,401	-£1,376,977	-£1,775,068	-£1,930,989	-£1,319,564	-£1,717,655
20%	70%	-£2,685,190	-£1,869,958	-£2,400,746	-£2,608,641	-£1,793,408	-£2,324,196
25%	70%	-£3,381,980	-£2,362,940	-£3,026,424	-£3,286,293	-£2,267,252	-£2,930,737
30%	70%	-£4,081,426	-£2,855,921	-£3,652,104	-£3,964,723	-£2,741,096	-£3,537,278
35%	70%	-£4,780,612	-£3,348,903	-£4,281,386	-£4,653,669	-£3,219,940	-£4,147,539
40%	70%	-£5,479,798	-£3,841,884	-£4,910,604	-£5,342,194	-£3,688,785	-£4,764,000
45%	70%	-£6,178,984	-£4,334,865	-£5,540,122	-£6,030,330	-£4,166,626	-£5,380,462
50%	70%	-£6,878,170	-£4,827,846	-£6,169,427	-£6,719,665	-£4,648,250	-£5,996,922
100%	70%	-£13,998,029	-£9,853,199	-£12,550,544	-£13,607,020	-£9,464,189	-£12,161,535
10%	80%	-£1,310,906	-£845,058	-£1,148,365	-£1,285,389	-£819,542	-£1,122,850
15%	80%	-£2,017,344	-£1,318,572	-£1,773,533	-£1,970,968	-£1,280,292	-£1,735,265
20%	80%	-£2,723,780	-£1,792,086	-£2,398,701	-£2,672,747	-£1,741,057	-£2,347,667
40%	80%	-£5,576,239	-£3,686,140	-£4,915,446	-£5,472,503	-£3,584,073	-£4,811,710
45%	80%	-£6,284,230	-£4,163,631	-£5,550,838	-£6,177,527	-£4,046,929	-£5,434,135
50%	80%	-£7,012,221	-£4,644,890	-£6,186,231	-£6,882,551	-£4,515,219	-£6,056,560
10%	80%	-£1,272,317	-£822,931	-£1,150,412	-£1,221,283	-£871,896	-£1,099,378
15%	80%	-£1,959,459	-£1,145,381	-£1,776,801	-£1,882,909	-£1,358,831	-£1,700,052
20%	60%	-£2,646,601	-£1,847,831	-£2,402,791	-£2,544,535	-£1,845,764	-£2,300,725
25%	60%	-£3,333,744	-£2,460,280	-£3,028,982	-£3,206,161	-£2,332,697	-£2,901,398
30%	60%	-£4,022,595	-£3,072,730	-£3,655,172	-£3,867,787	-£2,819,630	-£3,502,072
35%	60%	-£4,720,976	-£3,685,179	-£4,287,330	-£4,539,438	-£3,306,563	-£4,105,792
40%	60%	-£5,419,357	-£4,298,357	-£4,923,162	-£5,211,895	-£3,793,496	-£4,716,290
50%	60%	-£6,118,119	-£4,910,619	-£5,556,624	-£5,856,778	-£4,281,280	-£5,437,285

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,378,091	-£1,378,091	-£1,378,091	-£1,378,091	-£1,378,091	-£1,378,091
10%	70%	-£15,489	-£92,128	-£126,734	-£22,787	-£430,403	-£105,008
15%	70%	-£712,279	-£100,854	-£498,945	-£654,866	-£43,442	-£441,533
20%	70%	-£1,409,068	-£593,835	-£1,124,623	-£1,332,519	-£517,285	-£1,048,073
25%	70%	-£2,105,858	-£1,086,817	-£1,750,302	-£2,010,171	-£991,129	-£1,654,615
30%	70%	-£2,802,648	-£1,579,798	-£2,375,981	-£2,688,600	-£1,464,974	-£2,261,155
35%	70%	-£3,500,438	-£2,072,780	-£3,007,570	-£3,377,336	-£1,938,818	-£2,871,416
40%	70%	-£4,200,228	-£2,565,762	-£3,643,381	-£4,066,072	-£2,412,662	-£3,487,878
45%	70%	-£4,900,018	-£3,058,744	-£4,279,393	-£4,754,807	-£2,890,507	-£4,104,339
50%	70%	-£5,600,808	-£3,551,726	-£4,915,304	-£5,443,542	-£3,372,127	-£4,720,799
100%	70%	-£12,719,907	-£8,577,076	-£11,274,422	-£12,330,897	-£8,188,667	-£10,885,412
10%	80%	-£34,784	-£431,065	-£127,757	-£9,267	-£456,580	-£153,273
15%	80%	-£741,221	-£42,450	-£497,410	-£702,945	-£4,174	-£459,136
20%	80%	-£1,447,467	-£145,963	-£1,122,878	-£1,328,825	-£461,830	-£1,071,544
40%	80%	-£4,300,116	-£2,410,017	-£3,639,323	-£4,196,380	-£2,907,951	-£3,535,587
45%	80%	-£5,018,108	-£2,897,509	-£4,274,715	-£4,901,404	-£3,377,806	-£4,158,013
50%	80%	-£5,736,098	-£3,388,767	-£4,910,108	-£5,606,429	-£3,239,097	-£4,780,437
10%	60%	-£3,806	-£333,192	-£125,711	-£54,839	-£404,225	-£176,744
15%	60%	-£883,337	-£159,258	-£500,479	-£806,786	-£92,708	-£423,929
20%	60%	-£1,370,478	-£371,708	-£1,126,869	-£1,268,412	-£360,841	-£1,024,602
25%	60%	-£2,057,621	-£1,184,157	-£1,752,859	-£1,930,038	-£1,056,574	-£1,625,275
30%	60%	-£2,746,472	-£1,696,607	-£2,379,049	-£2,591,664	-£1,543,507	-£2,225,949
35%	60%	-£3,444,853	-£2,209,057	-£3,011,208	-£3,263,315	-£2,030,441	-£2,829,669
40%	60%	-£4,143,234	-£2,722,835	-£3,647,639	-£3,935,762	-£2,517,374	-£3,440,167
50%	60%	-£4,842,615	-£3,236,613	-£4,280,062	-£4,608,685	-£3,005,157	-£4,051,162

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,971,454	-£2,971,454	-£2,971,454	-£2,971,454	-£2,971,454	-£2,971,454
10%	70%	-£4,365,034	-£3,957,417	-£4,222,810	-£4,326,758	-£3,819,142	-£4,184,536
15%	70%	-£5,061,824	-£4,650,399	-£4,946,490	-£5,004,411	-£4,392,986	-£4,791,077
20%	70%	-£5,758,614	-£5,343,380	-£5,474,168	-£5,682,063	-£4,866,830	-£5,307,518
25%	70%	-£6,455,404	-£6,036,362	-£6,099,847	-£6,359,716	-£5,340,674	-£6,004,160
30%	70%	-£7,154,848	-£6,729,343	-£6,725,526	-£7,038,145	-£5,814,518	-£6,610,700
35%	70%	-£7,854,034	-£7,422,325	-£7,357,114	-£7,726,881	-£6,288,363	-£7,220,961
40%	70%	-£8,553,220	-£8,115,306	-£7,993,026	-£8,415,616	-£6,762,207	-£7,837,422
45%	70%	-£9,252,406	-£8,808,287	-£8,628,938	-£9,104,362	-£7,240,079	-£8,453,864
50%	70%	-£9,951,592	-£9,501,268	-£9,264,849	-£9,793,087	-£7,721,672	-£9,070,344
100%	70%	-£17,069,451	-£12,926,621	-£15,623,966	-£16,680,442	-£12,537,612	-£15,234,957
10%	80%	-£4,384,328	-£3,918,480	-£4,221,788	-£4,358,812	-£3,829,964	-£4,196,272
15%	80%	-£5,090,706	-£4,391,955	-£4,846,955	-£5,052,490	-£4,353,719	-£4,808,681
20%	80%	-£5,797,202	-£4,865,508	-£5,472,123	-£5,746,170	-£4,814,474	-£5,421,089
40%	80%	-£9,649,661	-£6,759,562	-£7,988,868	-£9,545,925	-£6,657,495	-£7,885,132
45%	80%	-£10,357,653	-£7,237,054	-£8,624,260	-£9,250,949	-£7,120,351	-£8,507,557
50%	80%	-£10,085,643	-£7,718,312	-£9,259,653	-£9,955,973	-£7,588,641	-£9,129,982
10%	60%	-£4,345,739	-£3,996,353	-£4,223,834	-£4,294,705	-£3,945,320	-£4,172,801
15%	60%	-£5,052,882	-£4,508,803	-£4,850,023	-£4,956,331	-£4,432,253	-£4,773,474
20%	60%	-£5,760,025	-£5,021,253	-£5,476,214	-£5,617,987	-£4,919,186	-£5,374,147
25%	60%	-£6,467,166	-£5,533,702	-£6,102,404	-£6,279,583	-£5,406,119	-£5,974,820
30%	60%	-£7,174,307	-£6,046,152	-£6,728,594	-£6,941,209	-£5,893,052	-£6,575,494
35%	60%	-£7,881,448	-£6,558,602	-£7,350,784	-£7,612,860	-£6,379,985	-£7,179,214
40%	60%	-£8,588,589	-£7,071,052	-£7,977,974	-£8,285,307	-£6,866,919	-£7,789,712
50%	60%	-£9,295,730	-£7,583,502	-£8,605,164	-£8,957,754	-£7,355,852	-£8,399,207

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,674,660	£2,674,660	£2,674,660	£2,674,660	£2,674,660	£2,674,660
10%	70%	£1,281,065	£1,688,897	£1,423,303	£1,318,355	£1,726,971	£1,461,576
15%	70%	£584,290	£1,195,714	£797,624	£841,702	£1,253,157	£895,036
20%	70%	£-112,494	£702,733	£171,945	£-35,950	£779,284	£248,495
25%	70%	£-809,289	£209,751	£-453,733	£-713,602	£305,439	£-358,046
30%	70%	£-1,508,735	£-283,230	£-1,079,413	£-1,392,032	£-168,405	£-964,587
35%	70%	£-2,216,921	£-776,212	£-1,711,001	£-2,080,767	£-942,249	£-1,574,848
40%	70%	£-2,925,107	£-1,269,193	£-2,346,913	£-2,769,503	£-1,116,094	£-2,191,309
45%	70%	£-3,633,292	£-1,769,019	£-2,982,824	£-3,458,238	£-1,593,965	£-2,807,770
50%	70%	£-4,341,478	£-2,270,064	£-3,618,736	£-4,146,973	£-2,075,559	£-3,424,231
100%	70%	£-11,423,338	£-7,280,508	£-9,977,853	£-11,034,329	£-6,891,498	£-9,588,844
10%	80%	£1,261,785	£1,727,633	£1,424,326	£1,287,302	£1,753,149	£1,449,841
15%	80%	£655,348	£1,254,119	£799,158	£693,623	£1,292,394	£837,433
20%	80%	£-151,085	£760,605	£173,991	£-100,056	£831,639	£235,024
40%	80%	£-3,003,548	£-1,113,449	£-2,342,755	£-2,899,812	£-1,011,382	£-2,239,019
45%	80%	£-3,721,539	£-1,590,940	£-2,978,147	£-3,604,836	£-1,474,238	£-2,861,444
50%	80%	£-4,439,530	£-2,072,199	£-3,613,539	£-4,309,860	£-1,942,528	£-3,483,869
10%	60%	£1,300,374	£1,649,760	£1,422,279	£1,351,408	£1,700,794	£1,473,313
15%	60%	£613,232	£1,137,310	£796,090	£689,762	£1,213,860	£872,639
20%	60%	£-73,910	£624,860	£168,900	£28,156	£726,927	£271,967
25%	60%	£-761,052	£112,411	£-456,291	£-633,470	£239,994	£-328,707
30%	60%	£-1,449,904	£-400,038	£-1,082,481	£-1,295,096	£-246,939	£-929,380
35%	60%	£-2,148,285	£-912,488	£-1,714,639	£-1,966,746	£-733,872	£-1,533,101
40%	60%	£-2,846,666	£-1,426,266	£-2,351,071	£-2,639,194	£-1,220,805	£-2,143,598
50%	60%	£-3,545,048	£-2,467,828	£-3,623,933	£-3,984,087	£-2,208,589	£-3,364,593

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,063,039	£3,063,039	£3,063,039	£3,063,039	£3,063,039	£3,063,039
10%	70%	£1,969,459	£2,077,076	£1,811,662	£1,707,734	£2,115,350	£1,849,957
15%	70%	£972,869	£1,594,093	£1,188,002	£1,030,081	£1,641,506	£1,243,415
20%	70%	£275,880	£1,091,112	£560,324	£352,429	£1,167,863	£636,874
25%	70%	£-420,910	£598,130	£-65,354	£-325,223	£693,818	£30,333
30%	70%	£-1,120,356	£105,149	£-691,034	£-1,003,653	£219,974	£-576,208
35%	70%	£-1,828,542	£-387,833	£-1,322,622	£-1,692,388	£-253,870	£-1,186,469
40%	70%	£-2,536,728	£-890,814	£-1,998,534	£-2,381,124	£-727,715	£-1,802,930
45%	70%	£-3,244,913	£-1,380,640	£-2,594,445	£-3,069,860	£-1,205,586	£-2,419,382
50%	70%	£-3,953,099	£-1,881,685	£-3,230,357	£-3,758,594	£-1,687,180	£-3,035,852
100%	70%	£-11,034,959	£-6,892,129	£-9,589,474	£-10,645,950	£-6,503,119	£-9,200,468
10%	80%	£1,650,164	£2,116,012	£1,812,705	£1,675,681	£2,141,528	£1,838,220
15%	80%	£843,727	£1,642,498	£1,187,537	£982,002	£1,680,773	£1,225,812
20%	80%	£237,390	£1,168,984	£560,369	£398,323	£1,220,018	£613,003
40%	80%	£-2,615,169	£-725,070	£-1,954,376	£-2,511,433	£-823,003	£-1,850,640
45%	80%	£-3,333,160	£-1,202,561	£-2,589,768	£-3,216,457	£-1,085,859	£-2,473,065
50%	80%	£-4,051,151	£-1,683,820	£-3,225,160	£-3,921,481	£-1,554,149	£-3,095,490
10%	60%	£1,688,753	£2,038,139	£1,810,658	£1,739,787	£2,089,172	£1,861,692
15%	60%	£1,001,611	£1,525,889	£1,184,469	£1,079,161	£1,602,239	£1,261,016
20%	60%	£314,469	£1,013,239	£556,279	£416,535	£1,115,306	£560,346
25%	60%	£-372,674	£500,790	£-67,912	£-245,091	£628,373	£59,672
30%	60%	£-1,061,525	£-111,659	£-694,102	£-906,717	£141,440	£-541,001
35%	60%	£-1,759,906	£-624,109	£-1,326,260	£-1,578,367	£-345,493	£-1,144,722
40%	60%	£-2,458,287	£-1,037,887	£-1,962,692	£-2,250,815	£-832,426	£-1,755,219
50%	60%	£-3,156,669	£-1,479,549	£-2,595,654	£-3,595,708	£-1,820,210	£-2,876,214

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Med

No Units	65
Site Area	0.66 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,644,194	£2,644,194	£2,644,194	£2,644,194	£2,644,194	£2,644,194
10%	70%	£1,376,300	£1,794,967	£1,523,333	£1,401,247	£1,819,914	£1,548,280
15%	70%	£742,353	£1,370,354	£962,902	£779,773	£1,407,774	£1,000,322
20%	70%	£108,405	£945,740	£402,471	£158,299	£995,635	£452,365
25%	70%	£-534,137	£521,127	£-160,543	£-470,749	£583,495	£-37,155
30%	70%	£-1,178,452	£96,514	£-730,139	£-1,102,387	£171,355	£-654,975
35%	70%	£-1,922,768	£-333,466	£-1,299,737	£-1,734,025	£244,724	£-1,210,994
40%	70%	£-2,467,083	£-765,025	£-1,869,333	£-2,365,662	£-663,604	£-1,767,913
45%	70%	£-3,111,399	£-1,196,583	£-2,438,929	£-2,997,301	£-1,082,484	£-2,324,831
50%	70%	£-3,755,713	£-1,628,141	£-3,008,527	£-3,628,938	£-1,501,365	£-2,881,750
100%	70%	£-10,198,868	£-5,943,721	£-8,704,493	£-9,945,317	£-5,690,171	£-8,450,942
10%	80%	£1,365,854	£1,824,130	£1,523,692	£1,372,286	£1,850,762	£1,540,323
15%	80%	£711,384	£1,429,100	£963,440	£736,331	£1,454,047	£988,388
20%	80%	£67,115	£1,024,068	£403,189	£100,377	£1,057,331	£436,452
25%	80%	£-586,695	£619,036	£-159,630	£-544,337	£660,615	£-117,372
30%	80%	£-1,241,402	£214,005	£-729,045	£-1,190,692	£263,899	£-678,335
35%	80%	£-1,896,209	£-164,151	£-1,286,459	£-1,837,047	£-134,889	£-1,239,297
40%	80%	£-2,551,016	£-605,807	£-1,867,873	£-2,483,403	£-538,193	£-1,800,260
45%	80%	£-3,205,823	£-1,017,462	£-2,437,287	£-3,129,578	£-941,397	£-2,361,222
50%	80%	£-3,860,631	£-1,429,118	£-3,006,702	£-3,776,113	£-1,344,601	£-2,922,185
10%	60%	£1,396,946	£1,755,803	£1,522,974	£1,430,208	£1,789,066	£1,556,236
15%	60%	£773,321	£1,311,608	£962,363	£623,215	£1,361,502	£1,012,257
20%	60%	£149,897	£867,412	£401,763	£16,222	£933,937	£468,273
25%	60%	£-481,678	£423,217	£-161,455	£-387,161	£506,374	£-76,939
30%	60%	£-1,115,502	£-21,322	£-731,235	£-1,014,082	£78,810	£-629,815
35%	60%	£-1,749,326	£-472,782	£-1,301,014	£-1,631,002	£-354,459	£-1,182,689
40%	60%	£-2,383,150	£-924,242	£-1,870,793	£-2,247,923	£-789,015	£-1,735,565
45%	60%	£-3,016,974	£-1,375,703	£-2,440,572	£-2,864,843	£-1,223,572	£-2,388,441
50%	60%	£-3,650,797	£-1,827,163	£-3,010,351	£-3,481,784	£-1,658,129	£-2,941,317

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£51,916,921	£51,916,921	£51,916,921	£51,916,921	£51,916,921	£51,916,921
10%	70%	£53,184,815	£52,766,148	£53,037,782	£53,199,868	£52,741,201	£53,012,835
15%	70%	£53,819,762	£53,190,761	£53,598,213	£53,781,342	£53,153,340	£53,960,792
20%	70%	£54,452,710	£53,615,375	£54,159,644	£54,402,816	£53,565,480	£54,109,750
25%	70%	£55,085,252	£54,039,988	£54,721,658	£55,031,864	£53,977,520	£54,658,270
30%	70%	£55,739,567	£54,464,601	£55,291,254	£55,683,502	£54,389,760	£55,215,189
35%	70%	£56,383,882	£54,894,581	£55,860,851	£56,295,140	£54,805,638	£55,772,109
40%	70%	£57,029,198	£55,326,140	£56,430,448	£56,926,777	£55,224,719	£56,329,028
45%	70%	£57,672,514	£55,757,697	£57,000,044	£57,558,416	£55,643,399	£56,885,346
50%	70%	£58,316,828	£56,189,256	£57,569,641	£58,190,053	£56,062,480	£57,442,865
100%	70%	£64,759,983	£60,504,836	£63,265,608	£64,506,432	£60,251,285	£63,012,056
10%	80%	£53,205,461	£52,726,984	£53,037,423	£53,188,829	£52,710,353	£53,020,791
15%	80%	£53,849,731	£53,132,015	£53,597,874	£53,824,784	£53,107,088	£53,572,727
20%	80%	£54,486,000	£53,537,047	£54,167,926	£54,480,737	£53,503,784	£54,124,663
25%	80%	£55,112,131	£53,939,921	£54,729,969	£55,044,917	£53,895,308	£54,781,371
30%	80%	£55,746,938	£54,347,577	£55,298,402	£55,690,873	£54,287,512	£55,438,337
35%	80%	£56,382,746	£54,757,616	£55,867,816	£56,332,228	£54,685,915	£56,095,300
40%	80%	£57,018,554	£55,167,655	£56,437,231	£56,973,683	£55,081,439	£56,752,263
45%	80%	£57,654,362	£55,577,694	£57,007,646	£57,615,138	£55,477,963	£57,409,226
50%	80%	£58,290,170	£55,987,733	£57,578,061	£58,256,593	£55,873,487	£58,066,189
100%	80%	£64,759,983	£60,504,836	£63,265,608	£64,506,432	£60,251,285	£63,012,056
10%	60%	£53,797,794	£53,249,507	£53,598,752	£53,737,899	£53,199,613	£53,548,858
15%	60%	£54,411,418	£53,669,705	£54,169,862	£54,344,893	£53,627,116	£54,093,836
20%	60%	£55,024,793	£54,089,898	£54,722,570	£54,958,276	£54,054,741	£54,638,054
25%	60%	£55,638,168	£54,510,093	£55,275,284	£55,582,661	£54,475,646	£55,283,277
30%	60%	£56,251,543	£54,930,288	£55,828,000	£56,207,046	£54,896,551	£55,938,500
35%	60%	£56,864,918	£55,350,483	£56,380,714	£56,831,431	£55,317,456	£56,593,723
40%	60%	£57,478,293	£55,770,678	£56,933,428	£57,456,316	£55,738,361	£57,248,946
45%	60%	£58,091,668	£56,190,873	£57,486,142	£58,041,201	£56,159,266	£57,804,169
50%	60%	£58,705,043	£56,611,068	£58,038,857	£58,636,086	£56,580,171	£58,360,392

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£39,814,173	£39,814,173	£39,814,173	£39,814,173	£39,814,173	£39,814,173
10%	70%	£41,082,067	£40,663,400	£40,935,034	£41,057,120	£40,638,453	£40,810,087
15%	70%	£41,716,014	£41,088,013	£41,485,465	£41,673,594	£41,053,593	£41,455,345
20%	70%	£42,349,962	£41,512,627	£42,055,896	£42,300,068	£41,462,732	£42,066,002
25%	70%	£42,983,910	£41,937,240	£42,618,910	£42,929,116	£41,874,872	£42,655,522
30%	70%	£43,617,858	£42,361,853	£43,188,506	£43,560,754	£42,287,012	£43,112,442
35%	70%	£44,251,806	£42,786,466	£43,758,104	£44,192,392	£42,703,090	£43,669,361
40%	70%	£44,885,754	£43,211,079	£44,327,700	£44,824,029	£43,121,971	£44,226,280
45%	70%	£45,519,702	£43,635,692	£44,897,296	£45,455,669	£42,550,851	£44,783,199
50%	70%	£46,153,650	£44,060,305	£45,466,894	£46,087,305	£43,959,732	£45,340,117
100%	70%	£52,657,235	£48,402,088	£51,162,860	£52,403,684	£48,148,538	£50,905,309
10%	80%	£41,102,713	£40,624,236	£40,934,675	£41,086,081	£40,607,605	£40,819,044
15%	80%	£41,746,983	£41,049,267	£41,484,926	£41,722,036	£41,004,330	£41,469,979
20%	80%	£42,391,253	£41,474,290	£42,039,770	£42,359,178	£41,421,315	£42,080,908
25%	80%	£43,035,523	£41,904,174	£42,596,240	£43,011,707	£42,836,560	£42,691,827
30%	80%	£43,679,793	£42,334,058	£43,151,614	£43,643,236	£43,251,941	£43,292,746
35%	80%	£44,324,063	£42,763,942	£43,706,480	£44,274,765	£43,667,326	£43,843,665
40%	80%	£44,968,333	£43,193,826	£44,261,346	£44,906,294	£44,092,711	£44,394,584
45%	80%	£45,612,603	£43,623,710	£44,816,212	£45,537,823	£44,517,596	£44,945,503
50%	80%	£46,256,873	£44,053,594	£45,371,078	£46,169,352	£44,942,481	£45,496,422
100%	80%	£52,657,235	£48,402,088	£51,162,860	£52,403,684	£48,148,538	£50,905,309
10%	60%	£41,746,983	£41,049,267	£41,484,926	£41,722,036	£41,004,330	£41,469,979
15%	60%	£42,391,253	£41,474,290	£42,039,770	£42,359,178	£41,421,315	£42,080,908
20%	60%	£43,035,523	£41,904,174	£42,596,240	£43,011,707	£42,836,560	£42,691,827
25%	60%	£43,679,793	£42,334,058	£43,151,614	£43,643,236	£43,251,941	£43,292,746
30%	60%	£44,324,063	£42,763,942	£43,706,480	£44,274,765	£43,667,326	£43,843,665
35%	60%	£44,968,333	£43,193,826	£44,261,346	£44,906,294	£44,092,711	£44,394,584
40%	60%	£45,612,603	£43,623,710	£44,816,212	£45,537,823	£44,517,596	£44,945,503
45%	60%	£46,256,873	£44,053,594	£45,371,078	£46,169,352	£44,942,481	£45,496,422
50%	60%	£46,901,143	£44,483,478	£45,925,944	£46,800,881	£45,367,366	£46,047,341

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£16,768,527	£16,768,527	£16,768,527	£16,768,527	£16,768,527	£16,768,527
10%	70%	£18,036,421	£17,617,753	£17,889,388	£18,011,473	£17,592,906	£17,864,441
15%	70%	£19,304,315	£18,042,367	£18,449,819	£18,632,948	£18,012,319	£18,412,339
20%	70%	£20,572,209	£18,466,980	£19,010,250	£19,254,421	£18,417,086	£19,060,356
25%	70%	£21,840,103	£18,891,594	£19,570,682	£19,883,469	£18,829,226	£19,509,876
30%	70%	£23,108,000	£19,316,207	£20,131,114	£20,515,108	£19,241,366	£20,066,795
35%	70%	£24,375,894	£19,740,819	£20,691,546	£21,146,745	£19,697,444	£20,623,714
40%	70%	£25,643,788	£20,165,432	£21,251,978	£21,778,383	£20,153,525	£21,180,634
45%	70%	£26,911,682	£20,590,045	£21,812,410	£22,410		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,163,204	£4,163,204	£4,163,204	£4,163,204	£4,163,204	£4,163,204
10%	70%	£5,431,089	£5,012,431	£5,294,085	£5,406,161	£4,987,484	£5,259,116
15%	70%	£6,065,045	£5,437,045	£5,544,497	£6,027,626	£5,399,624	£5,807,076
20%	70%	£6,698,993	£5,861,658	£6,404,928	£6,649,099	£5,811,764	£6,355,033
25%	70%	£7,341,536	£6,286,271	£6,967,941	£7,278,147	£6,223,904	£6,904,554
30%	70%	£7,985,850	£6,710,885	£7,537,538	£7,909,786	£6,636,043	£7,461,473
35%	70%	£8,630,166	£7,140,865	£8,107,135	£8,541,423	£7,052,122	£8,018,392
40%	70%	£9,274,481	£7,572,423	£8,676,731	£9,173,062	£7,471,002	£8,576,311
45%	70%	£9,918,797	£8,003,981	£9,246,328	£9,804,699	£7,889,883	£9,132,229
50%	70%	£10,563,112	£8,435,539	£9,815,925	£10,436,337	£8,308,763	£9,689,149
100%	70%	£17,008,288	£12,751,119	£15,511,891	£16,752,716	£12,497,589	£15,259,340
10%	80%	£5,451,744	£4,973,268	£5,283,706	£5,435,113	£4,956,636	£5,267,075
15%	80%	£6,096,014	£5,378,298	£5,843,958	£6,071,067	£5,353,351	£5,819,011
20%	80%	£6,740,284	£5,783,330	£6,404,209	£6,707,021	£5,750,067	£6,370,946
40%	80%	£9,358,414	£7,413,205	£8,675,272	£9,290,901	£7,345,591	£8,607,658
45%	80%	£10,013,222	£7,824,861	£9,244,685	£9,937,156	£7,748,795	£9,169,620
50%	80%	£10,668,029	£8,236,517	£9,814,100	£10,583,511	£8,151,999	£9,729,583
10%	80%	£5,410,452	£5,051,936	£5,294,425	£5,377,191	£5,018,333	£5,251,162
15%	80%	£6,034,077	£5,485,791	£5,845,035	£6,084,193	£5,445,896	£5,795,141
20%	80%	£6,657,702	£5,939,987	£6,405,645	£6,651,176	£5,873,461	£6,339,119
25%	80%	£7,289,077	£6,384,182	£6,968,854	£7,204,560	£6,301,025	£6,884,337
30%	80%	£7,922,901	£6,828,720	£7,538,633	£7,821,481	£6,728,588	£7,437,213
35%	80%	£8,556,725	£7,280,180	£8,108,412	£8,438,400	£7,161,857	£7,990,088
40%	80%	£9,190,549	£7,731,641	£8,678,191	£9,053,321	£7,598,413	£8,542,964
50%	80%	£10,458,156	£8,634,561	£9,817,749	£10,289,162	£8,465,528	£9,648,715

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,272,230	£1,272,230	£1,272,230	£1,272,230	£1,272,230	£1,272,230
10%	70%	£2,540,124	£2,121,467	£2,393,091	£2,515,177	£2,096,510	£2,368,144
15%	70%	£3,174,071	£2,546,071	£2,953,523	£3,136,652	£2,508,650	£2,916,102
20%	70%	£3,808,019	£2,970,684	£3,513,954	£3,758,125	£2,920,790	£3,464,059
25%	70%	£4,450,562	£3,395,297	£4,076,367	£4,387,173	£3,332,930	£4,013,580
30%	70%	£5,094,076	£3,819,911	£4,646,564	£5,018,812	£3,745,069	£4,570,499
35%	70%	£5,737,592	£4,244,524	£5,216,161	£5,650,449	£4,151,188	£5,127,418
40%	70%	£6,381,107	£4,669,137	£5,785,757	£6,262,087	£4,560,307	£5,684,337
45%	70%	£7,024,623	£5,113,007	£6,355,354	£6,873,725	£4,969,909	£6,241,255
50%	70%	£7,672,138	£5,544,565	£6,924,951	£7,485,363	£5,417,789	£6,798,175
100%	70%	£14,115,292	£9,860,145	£12,620,812	£13,881,742	£9,608,595	£12,367,366
10%	80%	£2,560,770	£2,082,294	£2,392,732	£2,544,139	£2,065,662	£2,376,101
15%	80%	£3,206,040	£2,487,324	£2,892,984	£3,160,093	£2,468,037	£2,928,037
20%	80%	£3,849,310	£2,892,356	£3,513,235	£3,816,047	£2,859,093	£3,479,972
40%	80%	£6,467,440	£4,522,231	£5,784,298	£6,399,827	£4,454,617	£5,716,684
45%	80%	£7,122,248	£4,933,887	£6,353,711	£7,046,182	£4,857,821	£6,277,646
50%	80%	£7,777,055	£5,345,543	£6,923,126	£7,692,537	£5,261,025	£6,838,609
10%	80%	£2,519,478	£2,160,622	£2,393,451	£2,486,217	£2,127,359	£2,360,189
15%	80%	£3,143,103	£2,604,817	£2,954,051	£3,093,209	£2,554,922	£2,904,167
20%	80%	£3,766,728	£3,049,013	£3,514,671	£3,700,202	£2,982,487	£3,448,145
25%	80%	£4,398,103	£3,493,208	£4,077,880	£4,313,586	£3,410,051	£3,993,363
30%	80%	£5,031,927	£3,937,746	£4,647,659	£4,930,507	£3,837,614	£4,546,239
35%	80%	£5,665,751	£4,389,206	£5,217,438	£5,547,426	£4,270,883	£5,099,114
40%	80%	£6,298,575	£4,840,667	£5,787,217	£6,164,347	£4,705,439	£5,651,990
50%	80%	£7,567,222	£5,743,587	£6,926,775	£7,398,188	£5,574,553	£6,757,741

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,892	£3,892	£3,892	£3,892	£3,892	£3,892
10%	70%	£1,264,002	£845,334	£1,116,969	£1,239,054	£820,387	£1,092,022
15%	70%	£1,897,949	£1,269,948	£1,177,400	£1,860,529	£1,232,527	£1,639,979
20%	70%	£2,531,896	£1,694,561	£2,237,831	£2,482,002	£1,644,667	£2,187,937
25%	70%	£3,174,439	£2,119,175	£2,800,845	£3,111,050	£2,056,807	£2,737,457
30%	70%	£3,818,754	£2,543,788	£3,370,441	£3,742,689	£2,468,947	£3,294,376
35%	70%	£4,463,069	£2,973,768	£3,940,038	£4,374,326	£2,885,025	£3,851,295
40%	70%	£5,107,385	£3,403,327	£4,509,635	£5,005,964	£3,303,906	£4,408,215
45%	70%	£5,751,700	£3,836,884	£5,079,231	£5,637,602	£3,722,786	£4,965,133
50%	70%	£6,396,015	£4,268,443	£5,648,828	£6,269,240	£4,141,667	£5,522,052
100%	70%	£12,839,169	£8,584,023	£11,344,795	£12,585,619	£8,330,472	£11,091,243
10%	80%	£1,284,647	£806,171	£1,116,610	£1,268,016	£789,540	£1,099,978
15%	80%	£1,928,918	£1,211,202	£1,176,861	£1,903,971	£1,186,255	£1,651,914
20%	80%	£2,573,187	£1,616,233	£1,727,113	£2,539,024	£1,593,919	£2,165,850
40%	80%	£5,191,318	£3,246,108	£4,508,175	£5,123,704	£3,178,494	£4,440,561
45%	80%	£5,846,125	£3,657,764	£5,077,588	£5,770,059	£3,581,698	£5,001,524
50%	80%	£6,500,932	£4,069,420	£5,647,003	£6,416,414	£3,984,902	£5,562,486
10%	80%	£1,243,356	£884,499	£1,117,328	£1,210,094	£851,236	£1,084,065
15%	80%	£1,886,980	£1,328,694	£1,177,939	£1,817,096	£1,278,800	£1,628,044
20%	80%	£2,490,605	£1,772,890	£2,238,648	£2,424,079	£1,708,364	£2,172,023
25%	80%	£3,121,980	£2,217,065	£2,801,757	£3,037,463	£2,133,928	£2,717,240
30%	80%	£3,755,804	£2,661,623	£3,371,536	£3,654,384	£2,561,492	£3,270,116
35%	80%	£4,389,628	£3,113,084	£3,941,315	£4,271,304	£2,994,761	£3,822,991
40%	80%	£5,023,452	£3,564,544	£4,511,094	£4,888,225	£3,429,317	£4,375,867
50%	80%	£6,291,099	£4,467,464	£5,650,652	£6,122,065	£4,298,431	£5,481,619

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,345,653	£4,345,653	£4,345,653	£4,345,653	£4,345,653	£4,345,653
10%	70%	£5,613,546	£5,194,879	£5,466,514	£5,588,599	£5,169,932	£5,441,567
15%	70%	£6,247,493	£5,619,493	£6,026,945	£6,210,074	£5,592,072	£6,068,524
20%	70%	£6,881,441	£6,044,106	£6,587,376	£6,831,547	£5,994,212	£6,637,482
25%	70%	£7,523,984	£6,468,719	£7,150,389	£7,460,595	£6,406,352	£7,087,002
30%	70%	£8,168,298	£6,893,333	£7,719,986	£8,092,234	£6,818,492	£7,643,921
35%	70%	£8,812,614	£7,323,313	£8,289,583	£8,723,871	£7,234,570	£8,200,840
40%	70%	£9,456,930	£7,754,871	£8,859,179	£9,355,509	£7,653,450	£8,757,759
45%	70%	£10,101,245	£8,186,429	£9,428,776	£9,987,147	£8,072,331	£9,314,676
50%	70%	£10,745,560	£8,617,988	£9,998,373	£10,618,785	£8,491,211	£9,871,597
100%	70%	£17,188,714	£12,933,567	£15,694,339	£16,935,164	£12,680,017	£15,440,788
10%	80%	£5,634,192	£5,155,716	£5,466,154	£5,617,561	£5,139,085	£5,449,523
15%	80%	£6,278,483	£5,560,747	£6,026,406	£6,253,515	£5,535,800	£6,001,459
20%	80%	£6,922,732	£5,965,778	£6,586,857	£6,899,469	£5,932,516	£6,553,395
40%	80%	£9,540,863	£7,595,853	£8,857,720	£9,473,249	£7,528,039	£8,790,106
45%	80%	£10,185,670	£8,007,309	£9,427,133	£10,119,604	£7,931,243	£9,351,069
50%	80%	£10,850,477	£8,418,965	£9,996,548	£10,785,959	£8,344,447	£9,912,031
10%	80%	£5,592,901	£5,234,044	£5,466,873	£5,559,639	£5,200,781	£5,433,610
15%	80%	£6,216,525	£5,678,259	£6,027,483	£6,166,631	£5,628,345	£5,977,589
20%	80%	£6,840,150	£6,122,435	£6,588,093	£6,773,624	£6,055,909	£6,521,566
25%	80%	£7,471,525	£6,566,630	£7,151,302	£7,357,008	£6,483,473	£7,066,785
30%	80%	£8,105,349	£7,011,168	£7,721,081	£8,003,929	£6,911,037	£7,619,661
35%	80%	£8,739,173	£7,462,628	£8,290,860	£8,620,849	£7,344,305	£8,172,536
40%	80%	£9,372,997	£7,914,089	£8,860,639	£9,237,789	£7,778,861	£8,725,412
50%	80%	£10,040,644	£8,371,009	£9,000,197	£10,471,610	£8,647,976	£9,891,164

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,300,461	£1,300,461	£1,300,461	£1,300,461	£1,300,461	£1,300,461
10%	70%	£32,567	£41,234	£173,830	£57,516	£476,181	£294,547
15%	70%	£601,380	£26,621	£390,831	£563,950	£84,041	£343,411
20%	70%	£1,235,328	£397,993	£941,262	£1,185,434	£349,099	£891,368
25%	70%	£1,877,870	£822,606	£1,504,276	£1,814,482	£760,238	£1,440,888
30%	70%	£2,522,185	£1,247,220	£2,073,872	£2,446,120	£1,172,378	£1,997,808
35%	70%	£3,166,501	£1,677,199	£2,643,470	£3,077,758	£1,589,457	£2,554,727
40%	70%	£3,810,816	£2,108,758	£3,213,066	£3,709,395	£2,007,337	£3,111,846
45%	70%	£4,455,132	£2,540,316	£3,782,662	£4,341,034	£2,426,218	£3,668,564
50%	70%	£5,099,447	£2,971,874	£4,352,260	£4,972,671	£2,845,098	£4,225,484
100%	70%	£11,542,601	£7,287,454	£10,048,226	£11,289,050	£7,033,904	£9,784,675
10%	80%	£1,921	£490,397	£179,959	£28,953	£507,029	£196,590
15%	80%	£632,949	£85,367	£380,293	£807,402	£110,374	£355,945
20%	80%	£1,276,619	£319,665	£340,544	£1,243,356	£286,402	£907,281
40%	80%	£3,894,749	£1,949,540	£3,211,606	£3,827,136	£1,881,926	£3,143,993
45%	80%	£4,549,557	£2,361,196	£3,781,020	£4,473,491	£2,285,130	£3,704,955
50%	80%	£5,204,364	£2,772,851	£4,350,435	£5,119,846	£2,688,334	£4,265,918
10%	60%	£53,213	£412,070	£179,240	£86,475	£445,332	£212,503
15%	60%	£570,412	£2,125	£361,370	£830,518	£17,769	£31,476
20%	60%	£1,194,036	£476,322	£841,580	£1,127,511	£409,795	£875,454
25%	60%	£1,825,411	£920,517	£1,505,189	£1,740,895	£837,360	£1,420,672
30%	60%	£2,459,235	£1,365,055	£2,074,968	£2,357,815	£1,264,923	£1,973,548
35%	60%	£3,093,059	£1,816,515	£2,644,747	£2,974,735	£1,698,192	£2,526,423
40%	60%	£3,726,883	£2,267,975	£3,214,526	£3,591,656	£2,132,748	£3,079,298
50%	60%	£4,360,530	£2,720,896	£4,354,084	£4,825,497	£3,001,862	£4,165,050

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,688,840	£1,688,840	£1,688,840	£1,688,840	£1,688,840	£1,688,840
10%	70%	£420,946	£939,613	£967,979	£445,893	£864,560	£592,326
15%	70%	£213,001	£415,000	£7,548	£175,561	£452,425	£44,868
20%	70%	£846,949	£9,614	£552,883	£797,055	£40,280	£502,989
25%	70%	£1,489,491	£434,227	£1,115,897	£1,426,103	£371,859	£1,052,509
30%	70%	£2,133,806	£858,841	£1,685,493	£2,057,741	£783,999	£1,609,429
35%	70%	£2,778,122	£1,288,820	£2,255,091	£2,689,379	£1,200,078	£2,166,348
40%	70%	£3,422,437	£1,720,379	£2,824,687	£3,321,016	£1,618,968	£2,723,267
45%	70%	£4,066,753	£2,151,937	£3,394,283	£3,952,655	£2,037,839	£3,280,185
50%	70%	£4,711,068	£2,583,495	£3,963,881	£4,584,292	£2,456,719	£3,837,105
100%	70%	£11,154,222	£6,899,075	£9,659,847	£10,900,671	£6,645,525	£9,406,298
10%	80%	£490,300	£878,776	£568,338	£416,931	£895,408	£584,969
15%	80%	£243,970	£473,746	£5,081	£219,023	£486,693	£23,033
20%	80%	£989,240	£83,714	£552,165	£854,977	£101,977	£519,902
40%	80%	£3,506,370	£1,561,161	£2,823,227	£3,438,757	£1,493,547	£2,755,614
45%	80%	£4,161,178	£1,972,817	£3,392,641	£4,085,112	£1,896,751	£3,316,576
50%	80%	£4,815,985	£2,384,473	£3,962,056	£4,731,467	£2,299,955	£3,877,539
10%	60%	£441,592	£800,449	£567,619	£474,853	£933,711	£600,882
15%	60%	£182,033	£356,254	£7,005	£132,139	£406,146	£56,803
20%	60%	£805,657	£67,943	£553,601	£739,132	£21,417	£487,075
25%	60%	£1,437,032	£532,138	£1,116,810	£1,352,516	£448,981	£1,032,293
30%	60%	£2,070,856	£976,676	£1,686,589	£1,969,436	£876,544	£1,585,169
35%	60%	£2,704,680	£1,428,136	£2,256,368	£2,586,356	£1,309,813	£2,138,044
40%	60%	£3,338,504	£1,879,596	£2,826,147	£3,203,277	£1,744,369	£2,690,919
50%	60%	£4,006,151	£2,392,517	£3,965,705	£4,437,118	£2,613,483	£3,786,671

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	3
Value Area	Low

No Units	65
Site Area	0.66 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,269,995	£1,269,995	£1,269,995	£1,269,995	£1,269,995	£1,269,995
10%	70%	£123,429	£520,809	£274,310	£120,182	£517,665	£271,063
15%	70%	-£457,211	£146,216	-£227,188	-£462,161	£141,347	-£232,138
20%	70%	-£1,038,870	-£232,112	-£733,173	-£1,046,470	-£238,710	-£739,772
25%	70%	-£1,622,529	-£612,830	-£1,239,158	-£1,630,778	-£621,079	-£1,247,407
30%	70%	-£2,206,188	-£993,550	-£1,745,142	-£2,215,088	-£1,003,449	-£1,755,041
35%	70%	-£2,789,847	-£1,374,270	-£2,251,127	-£2,799,396	-£1,385,818	-£2,262,676
40%	70%	-£3,373,506	-£1,754,988	-£2,757,112	-£3,383,705	-£1,768,187	-£2,770,310
45%	70%	-£3,957,165	-£2,135,708	-£3,263,096	-£3,967,014	-£2,150,556	-£3,277,944
50%	70%	-£4,540,824	-£2,516,427	-£3,769,080	-£4,552,322	-£2,532,925	-£3,785,579
100%	70%	-£10,362,415	-£6,323,620	-£8,828,927	-£10,395,412	-£6,356,616	-£8,861,923
10%	80%	£102,600	£556,749	£275,036	£100,436	£554,585	£272,871
15%	80%	-£488,966	£200,126	-£226,082	-£492,266	£196,880	-£228,382
20%	80%	-£1,082,209	-£159,056	-£731,698	-£1,086,609	-£163,456	-£736,098
25%	80%	-£1,675,453	-£521,512	-£1,237,314	-£1,680,953	-£527,011	-£1,242,814
30%	80%	-£2,268,697	-£883,967	-£1,742,930	-£2,275,296	-£890,567	-£1,749,530
35%	80%	-£2,861,941	-£1,246,422	-£2,248,946	-£2,869,640	-£1,254,122	-£2,256,244
40%	80%	-£3,455,184	-£1,608,879	-£2,754,162	-£3,463,384	-£1,617,678	-£2,762,860
45%	80%	-£4,048,429	-£1,971,334	-£3,259,778	-£4,058,327	-£1,981,232	-£3,269,676
50%	80%	-£4,641,672	-£2,333,789	-£3,765,393	-£4,652,671	-£2,344,788	-£3,776,392
10%	60%	£144,258	£484,870	£273,584	£139,929	£480,541	£269,256
15%	60%	-£425,457	£32,307	-£228,295	-£432,556	£35,814	-£234,893
20%	60%	-£917,531	-£235,167	-£473,648	-£923,966	-£243,167	-£479,467
25%	60%	-£1,569,606	-£704,150	-£1,241,001	-£1,580,604	-£715,149	-£1,252,000
30%	60%	-£2,141,680	-£1,103,133	-£1,747,354	-£2,154,779	-£1,116,331	-£1,760,553
35%	60%	-£2,713,754	-£1,502,116	-£2,253,708	-£2,729,152	-£1,517,514	-£2,269,107
40%	60%	-£3,285,829	-£1,901,099	-£2,760,061	-£3,303,426	-£1,918,697	-£2,777,659
45%	60%	-£3,857,903	-£2,300,081	-£3,266,414	-£3,877,751	-£2,319,879	-£3,286,212
50%	60%	-£4,429,977	-£2,699,065	-£3,772,768	-£4,451,975	-£2,727,062	-£3,794,766

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£53,291,120	£53,291,120	£53,291,120	£53,291,120	£53,291,120	£53,291,120
10%	70%	£54,437,686	£54,040,306	£54,286,805	£54,440,933	£54,043,552	£54,290,052
15%	70%	£55,018,326	£54,414,899	£54,788,903	£55,023,275	£54,419,788	£54,793,252
20%	70%	£55,600,965	£54,733,227	£55,294,286	£55,607,985	£54,739,559	£55,300,697
25%	70%	£56,183,644	£55,173,945	£55,800,273	£56,191,893	£55,182,194	£55,808,522
30%	70%	£56,766,303	£55,564,665	£56,306,257	£56,776,203	£55,564,564	£56,316,156
35%	70%	£57,348,962	£55,935,384	£56,812,242	£57,360,511	£55,946,033	£56,823,791
40%	70%	£57,931,621	£56,316,103	£57,318,227	£57,944,819	£56,329,302	£57,331,425
45%	70%	£58,514,280	£56,696,823	£57,824,210	£58,529,129	£56,711,671	£57,839,059
50%	70%	£59,096,939	£57,077,542	£58,330,195	£59,113,437	£57,094,040	£58,346,694
100%	70%	£64,923,530	£60,884,735	£63,390,042	£64,956,527	£60,917,731	£63,423,038
10%	80%	£54,458,514	£54,004,368	£54,286,079	£54,460,679	£54,006,530	£54,288,243
15%	80%	£55,050,081	£54,360,889	£54,787,197	£55,053,380	£54,364,235	£54,790,497
20%	80%	£55,643,324	£54,720,171	£55,292,812	£55,647,723	£54,724,571	£55,297,213
25%	80%	£56,236,567	£55,109,926	£55,801,176	£56,240,065	£55,112,822	£55,804,965
30%	80%	£56,829,810	£55,524,449	£56,309,540	£56,832,407	£55,527,073	£56,312,709
35%	80%	£57,423,053	£55,938,972	£56,817,904	£57,425,749	£55,941,224	£56,820,551
40%	80%	£58,016,296	£56,353,495	£57,326,268	£58,018,091	£56,355,475	£57,328,323
45%	80%	£58,609,539	£56,768,018	£57,834,632	£58,610,433	£56,770,726	£57,836,095
50%	80%	£59,202,782	£57,182,541	£58,342,996	£59,204,775	£57,183,977	£58,348,867
10%	60%	£54,418,857	£54,076,245	£54,287,530	£54,421,186	£54,080,574	£54,291,859
15%	60%	£54,998,572	£54,468,807	£54,789,409	£54,993,171	£54,475,301	£54,796,008
20%	60%	£55,588,646	£54,869,295	£55,295,763	£55,591,445	£54,876,081	£55,300,561
25%	60%	£56,178,720	£55,265,265	£55,802,116	£56,181,719	£55,276,264	£55,813,115
30%	60%	£56,768,794	£55,664,248	£56,308,469	£56,771,994	£55,677,446	£56,316,668
35%	60%	£57,358,868	£56,063,230	£56,814,823	£57,362,267	£56,079,629	£56,830,221
40%	60%	£57,948,942	£56,462,213	£57,321,176	£57,964,541	£56,479,812	£57,338,774
50%	60%	£58,539,016	£56,861,196	£57,829,530	£58,541,815	£56,881,995	£57,846,327

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£41,188,372	£41,188,372	£41,188,372	£41,188,372	£41,188,372	£41,188,372
10%	70%	£42,334,938	£41,937,558	£42,184,057	£42,338,185	£41,940,804	£42,187,304
15%	70%	£43,011,578	£42,312,151	£42,685,855	£43,015,807	£42,315,600	£42,690,655
20%	70%	£43,498,237	£42,690,479	£43,191,540	£43,504,837	£42,697,077	£43,198,139
25%	70%	£44,080,896	£43,071,197	£43,697,525	£44,089,145	£43,079,446	£43,705,774
30%	70%	£44,663,555	£43,451,917	£44,203,509	£44,673,455	£43,461,816	£44,213,408
35%	70%	£45,246,214	£43,832,636	£44,709,494	£45,257,763	£43,844,185	£44,721,043
40%	70%	£45,828,873	£44,213,355	£45,215,479	£45,842,072	£44,226,554	£45,228,677
45%	70%	£46,411,532	£44,594,075	£45,721,463	£46,426,381	£44,599,923	£45,736,311
50%	70%	£46,994,191	£44,974,794	£46,227,447	£47,010,689	£44,991,292	£46,244,946
100%	70%	£52,820,782	£48,781,987	£51,287,294	£52,853,779	£48,814,983	£51,320,290
10%	80%	£42,355,767	£41,901,618	£42,183,331	£42,357,931	£41,903,782	£42,185,496
15%	80%	£42,947,333	£42,288,241	£42,684,449	£42,950,633	£42,291,487	£42,687,749
20%	80%	£43,540,576	£42,671,423	£43,190,965	£43,544,976	£42,674,465	£43,195,000
25%	80%	£44,133,819	£43,054,605	£43,702,246	£44,138,317	£43,076,045	£43,707,327
30%	80%	£44,727,062	£43,437,787	£44,213,529	£44,731,658	£43,447,625	£44,219,654
35%	80%	£45,320,305	£43,820,969	£44,724,741	£45,325,999	£43,859,205	£44,731,981
40%	80%	£45,913,548	£44,204,151	£45,235,953	£45,918,340	£44,210,785	£45,244,308
45%	80%	£46,506,791	£44,587,333	£45,747,165	£46,512,681	£44,592,365	£45,756,635
50%	80%	£47,100,034	£44,970,515	£46,258,377	£47,104,922	£44,993,945	£46,268,962
10%	60%	£42,314,109	£41,973,497	£42,184,783	£42,318,438	£41,977,626	£42,189,111
15%	60%	£42,893,824	£42,366,069	£42,686,862	£42,898,423	£42,372,553	£42,690,260
20%	60%	£43,483,539	£42,753,841	£43,193,015	£43,486,667	£42,758,480	£43,195,404
25%	60%	£44,073,254	£43,142,623	£43,698,168	£44,077,910	£43,163,407	£43,700,547
30%	60%	£44,662,969	£43,531,405	£44,203,321	£44,673,153	£43,548,334	£44,205,690
35%	60%	£45,252,684	£43,920,187	£44,708,474	£45,268,396	£43,953,261	£44,710,833
40%	60%	£45,842,399	£44,308,969	£45,213,627	£45,843,639	£44,308,188	£45,216,976
50%	60%	£46,432,114	£44,697,751	£45,718,780	£46,428,882	£44,713,115	£45,722,119

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,142,726	£18,142,726	£18,142,726	£18,142,726	£18,142,726	£18,142,726
10%	70%	£19,289,292	£19,891,921	£19,138,411	£19,292,538	£19,895,158	£19,141,657
15%	70%	£19,899,332	£19,298,524	£19,639,309	£19,874,881	£19,271,374	£19,644,958
20%	70%	£20,452,591	£19,644,832	£20,145,894	£20,459,191	£19,651,431	£20,152,492
25%	70%	£21,035,250	£20,025,551	£20,651,878	£21,043,499	£20,033,800	£20,660,127
30%	70%	£21,617,909	£20,406,270	£21,157,863	£21,627,808	£20,416,170	£21,167,761
35%	70%	£22,200,568	£20,786,990	£21,663,848	£22,212,117	£20,799,539	£21,675,397
40%	70%	£22,783,227	£21,167,709	£22,169,833	£22,787,425	£21,180,909	£22,183,031
45%	70%	£23,365,886	£21,548,428	£22,675,818	£23,371,734	£21,562,277	£22,688,665
50%	70%	£23,948,545	£21,929,148	£23,181,801	£23,946,043	£21,943,646	£23,196,300
100%	70%	£29,775,135	£25,736,341	£28,241,648	£29,808,132	£25,769,337	£28,274,644
10%	80%	£19,310,120	£18,859,972	£19,137,685	£19,312,285	£18,868,135	£19,139,849
15%	80%	£19,901,686	£19,212,594	£19,638,803	£19,904,988	£19,215,941	£19,642,102
20%	80%	£20,493,252	£				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,537,403	-£5,537,403	-£5,537,403	-£5,537,403	-£5,537,403	-£5,537,403
10%	70%	-£6,893,970	-£6,896,599	-£6,533,089	-£6,687,216	-£6,299,836	-£6,536,335
15%	70%	-£7,264,610	-£6,661,182	-£7,034,587	-£7,269,559	-£6,666,052	-£7,039,536
20%	70%	-£7,847,269	-£7,039,510	-£7,540,571	-£7,853,868	-£7,046,109	-£7,547,170
25%	70%	-£8,429,928	-£7,420,229	-£8,046,556	-£8,438,177	-£7,428,478	-£8,054,805
30%	70%	-£9,012,587	-£7,800,948	-£8,552,541	-£9,022,486	-£7,810,848	-£8,562,439
35%	70%	-£9,596,246	-£8,181,668	-£9,056,525	-£9,596,794	-£8,193,217	-£9,070,074
40%	70%	-£10,179,905	-£8,562,388	-£9,560,510	-£10,191,103	-£8,575,586	-£9,577,708
45%	70%	-£10,760,564	-£8,943,106	-£10,070,494	-£10,775,412	-£8,957,955	-£10,085,342
50%	70%	-£11,343,223	-£9,323,826	-£10,576,479	-£11,359,721	-£9,340,324	-£10,592,978
100%	70%	-£17,169,813	-£13,131,019	-£15,636,326	-£17,202,810	-£13,164,015	-£15,669,322
10%	80%	-£6,704,798	-£6,250,649	-£6,532,362	-£6,706,962	-£6,252,813	-£6,534,527
15%	80%	-£7,296,364	-£6,607,272	-£7,033,480	-£7,299,664	-£6,610,518	-£7,036,780
20%	80%	-£7,889,607	-£6,966,455	-£7,539,097	-£7,894,007	-£6,970,854	-£7,543,496
40%	80%	-£10,262,582	-£8,416,277	-£9,561,560	-£10,271,382	-£8,425,076	-£9,570,359
45%	80%	-£10,855,827	-£8,776,732	-£10,067,176	-£10,865,725	-£8,788,631	-£10,077,074
50%	80%	-£11,449,070	-£9,141,188	-£10,572,791	-£11,460,089	-£9,159,187	-£10,583,790
10%	80%	-£6,863,140	-£6,322,529	-£6,533,814	-£6,867,469	-£6,326,857	-£6,538,142
15%	80%	-£7,236,851	-£6,715,011	-£7,035,693	-£7,239,495	-£6,723,585	-£7,042,291
20%	60%	-£7,804,930	-£7,112,565	-£7,542,046	-£7,813,728	-£7,121,364	-£7,550,645
25%	60%	-£8,377,004	-£7,511,548	-£8,048,399	-£8,388,002	-£7,522,547	-£8,059,398
30%	60%	-£8,949,078	-£7,910,531	-£8,554,752	-£8,962,277	-£7,923,729	-£8,567,952
35%	60%	-£9,521,152	-£8,309,514	-£9,061,106	-£9,536,551	-£8,324,912	-£9,076,505
40%	60%	-£10,093,227	-£8,708,497	-£9,567,460	-£10,110,624	-£8,726,095	-£9,583,057
50%	60%	-£11,237,755	-£9,506,464	-£10,580,166	-£11,259,373	-£9,528,461	-£10,602,164

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,646,429	-£2,646,429	-£2,646,429	-£2,646,429	-£2,646,429	-£2,646,429
10%	70%	-£3,792,986	-£3,395,615	-£3,642,115	-£3,796,242	-£3,399,862	-£3,645,361
15%	70%	-£4,373,636	-£3,770,208	-£4,143,613	-£4,378,585	-£3,775,078	-£4,148,562
20%	70%	-£4,956,295	-£4,148,536	-£4,649,597	-£4,962,894	-£4,155,135	-£4,656,196
25%	70%	-£5,538,954	-£4,529,255	-£5,155,582	-£5,547,203	-£4,537,504	-£5,163,831
30%	70%	-£6,121,613	-£4,909,974	-£5,661,567	-£6,131,512	-£4,919,874	-£5,671,465
35%	70%	-£6,704,272	-£5,290,693	-£6,167,551	-£6,715,820	-£5,309,243	-£6,179,100
40%	70%	-£7,286,931	-£5,671,412	-£6,673,536	-£7,300,129	-£5,684,612	-£6,686,734
45%	70%	-£7,869,590	-£6,052,132	-£7,179,520	-£7,884,438	-£6,066,981	-£7,194,368
50%	70%	-£8,452,249	-£6,432,852	-£7,685,505	-£8,468,747	-£6,449,350	-£7,702,004
100%	70%	-£14,278,839	-£10,240,045	-£12,745,352	-£14,311,836	-£10,273,041	-£12,778,348
10%	80%	-£3,813,824	-£3,359,675	-£3,641,388	-£3,816,988	-£3,361,839	-£3,643,953
15%	80%	-£4,405,390	-£3,746,268	-£4,142,606	-£4,409,680	-£3,754,544	-£4,146,806
20%	80%	-£4,998,633	-£4,075,481	-£4,548,123	-£4,993,033	-£4,079,880	-£4,552,522
40%	80%	-£7,371,608	-£5,525,303	-£6,670,586	-£7,380,408	-£5,534,102	-£6,679,385
45%	80%	-£7,964,853	-£5,887,758	-£7,176,202	-£7,974,751	-£5,897,657	-£7,186,100
50%	80%	-£8,558,096	-£6,250,214	-£7,681,817	-£8,569,095	-£6,261,213	-£7,692,816
10%	80%	-£3,772,166	-£3,431,955	-£3,642,840	-£3,776,495	-£3,435,883	-£3,647,169
15%	80%	-£4,341,881	-£3,824,117	-£4,144,719	-£4,348,481	-£3,830,611	-£4,151,317
20%	60%	-£4,913,956	-£4,221,591	-£4,651,072	-£4,922,754	-£4,230,390	-£4,659,871
25%	60%	-£5,486,030	-£4,620,574	-£5,157,425	-£5,497,028	-£4,631,753	-£5,168,424
30%	60%	-£6,058,104	-£5,019,557	-£5,663,778	-£6,071,303	-£5,032,755	-£5,676,977
35%	60%	-£6,630,178	-£5,418,540	-£6,170,132	-£6,645,577	-£5,433,938	-£6,185,531
40%	60%	-£7,202,253	-£5,817,523	-£6,676,486	-£7,219,860	-£5,835,121	-£6,694,083
50%	60%	-£8,346,401	-£6,615,490	-£7,689,192	-£8,368,399	-£6,637,457	-£7,711,190

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,370,307	-£1,370,307	-£1,370,307	-£1,370,307	-£1,370,307	-£1,370,307
10%	70%	-£2,516,873	-£2,119,492	-£2,365,992	-£2,520,119	-£2,122,739	-£2,369,238
15%	70%	-£3,097,513	-£2,494,085	-£2,867,490	-£3,102,462	-£2,499,955	-£2,872,439
20%	70%	-£3,680,172	-£2,872,413	-£3,373,475	-£3,686,772	-£2,879,012	-£3,380,073
25%	70%	-£4,262,831	-£3,253,132	-£3,879,459	-£4,271,080	-£3,261,381	-£3,887,708
30%	70%	-£4,845,490	-£3,633,851	-£4,385,444	-£4,855,389	-£3,643,751	-£4,395,342
35%	70%	-£5,428,149	-£4,014,571	-£4,891,429	-£5,439,698	-£4,026,120	-£4,902,978
40%	70%	-£6,010,808	-£4,395,290	-£5,397,414	-£6,024,006	-£4,408,489	-£5,410,612
45%	70%	-£6,593,467	-£4,776,009	-£5,903,397	-£6,608,316	-£4,790,858	-£5,918,246
50%	70%	-£7,176,126	-£5,156,729	-£6,409,382	-£7,192,624	-£5,173,227	-£6,425,881
100%	70%	-£13,002,716	-£8,963,922	-£11,489,229	-£13,035,713	-£8,996,918	-£11,502,225
10%	80%	-£2,537,701	-£2,083,553	-£2,365,266	-£2,539,866	-£2,085,716	-£2,367,430
15%	80%	-£3,129,267	-£2,440,175	-£2,866,384	-£3,132,957	-£2,443,422	-£2,869,683
20%	80%	-£3,721,833	-£2,799,358	-£3,372,000	-£3,726,010	-£2,803,761	-£3,376,399
40%	80%	-£6,095,486	-£4,249,180	-£5,394,463	-£6,104,286	-£4,257,979	-£5,403,262
45%	80%	-£6,688,730	-£4,611,636	-£5,900,079	-£6,698,629	-£4,621,534	-£5,909,978
50%	80%	-£7,281,974	-£4,974,091	-£6,405,695	-£7,292,973	-£4,985,090	-£6,416,694
10%	60%	-£2,496,044	-£2,155,432	-£2,366,717	-£2,500,373	-£2,159,760	-£2,371,045
15%	60%	-£3,085,758	-£2,547,994	-£2,869,596	-£3,072,358	-£2,554,488	-£2,875,195
20%	60%	-£3,675,472	-£2,945,468	-£3,374,949	-£3,666,692	-£2,954,267	-£3,383,748
25%	60%	-£4,265,186	-£3,344,451	-£3,881,303	-£4,260,906	-£3,355,450	-£3,892,301
30%	60%	-£4,854,900	-£3,743,434	-£4,387,656	-£4,850,180	-£3,756,632	-£4,400,855
35%	60%	-£5,444,614	-£4,142,417	-£4,894,010	-£5,439,454	-£4,157,816	-£4,909,408
40%	60%	-£6,034,328	-£4,541,400	-£5,400,363	-£6,029,728	-£4,558,999	-£5,417,961
50%	60%	-£6,624,042	-£4,940,383	-£5,906,716	-£6,619,002	-£4,970,182	-£5,926,514

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,719,851	-£5,719,851	-£5,719,851	-£5,719,851	-£5,719,851	-£5,719,851
10%	70%	-£6,866,418	-£6,469,037	-£6,715,537	-£6,869,664	-£6,472,284	-£6,718,783
15%	70%	-£7,447,985	-£6,843,630	-£7,217,035	-£7,452,207	-£6,846,500	-£7,221,894
20%	70%	-£8,029,552	-£7,218,223	-£7,723,019	-£8,036,316	-£7,228,557	-£7,729,518
25%	70%	-£8,612,119	-£7,602,677	-£8,229,004	-£8,620,625	-£7,610,926	-£8,237,253
30%	70%	-£9,194,686	-£7,983,396	-£8,734,989	-£9,204,934	-£7,993,296	-£8,744,887
35%	70%	-£9,777,253	-£8,364,116	-£9,240,974	-£9,789,243	-£8,375,665	-£9,252,522
40%	70%	-£10,359,820	-£8,744,835	-£9,746,959	-£10,373,951	-£8,755,034	-£9,760,197
45%	70%	-£10,942,387	-£9,125,554	-£10,252,942	-£10,957,460	-£9,140,403	-£10,267,791
50%	70%	-£11,524,954	-£9,506,274	-£10,758,927	-£11,542,169	-£9,522,772	-£10,775,426
100%	70%	-£17,352,261	-£13,313,467	-£15,818,774	-£17,385,258	-£13,346,463	-£15,851,770
10%	80%	-£6,887,246	-£6,433,098	-£6,714,810	-£6,889,411	-£6,435,261	-£6,716,975
15%	80%	-£7,478,812	-£6,789,720	-£7,215,929	-£7,482,112	-£6,792,967	-£7,219,228
20%	80%	-£8,072,056	-£7,148,903	-£7,721,545	-£8,076,455	-£7,153,302	-£7,725,944
40%	80%	-£10,446,031	-£8,598,725	-£9,744,908	-£10,453,891	-£8,607,524	-£9,752,807
45%	80%	-£11,038,275	-£8,961,180	-£10,249,624	-£11,046,174	-£8,971,079	-£10,259,523
50%	80%	-£11,631,519	-£9,323,636	-£10,755,239	-£11,642,518	-£9,334,635	-£10,766,238
10%	60%	-£6,845,588	-£6,504,977	-£6,716,262	-£6,849,918	-£6,509,305	-£6,720,590
15%	60%	-£7,415,303	-£6,897,599	-£7,218,141	-£7,421,903	-£6,904,033	-£7,224,740
20%	60%	-£7,987,378	-£7,295,013	-£7,724,494	-£7,996,177	-£7,303,812	-£7,733,293
25%	60%	-£8,559,452	-£7,693,996	-£8,230,847	-£8,570,450	-£7,704,995	-£8,241,846
30%	60%	-£9,131,526	-£8,092,979	-£8,737,200	-£9,144,725	-£8,106,177	-£8,750,400
35%	60%	-£9,703,600	-£8,491,962	-£9,243,555	-£9,718,999	-£8,507,360	-£9,258,953
40%	60%	-£10,275,674	-£8,890,945	-£9,749,908	-£10,293,273	-£8,908,544	-£9,767,505
50%	60%	-£11,419,823	-£9,688,912	-£10,762,614	-£11,441,621	-£9,719,909	-£10,784,612

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£73,738	-£73,738	-£73,738	-£73,738	-£73,738	-£73,738
10%	70%	-£1,220,304	-£922,924	-£1,069,423	-£1,223,351	-£926,170	-£1,072,670
15%	70%	-£1,800,944	-£1,197,517	-£1,570,921	-£1,806,894	-£1,202,386	-£1,575,871
20%	70%	-£2,383,603	-£1,575,845	-£2,076,906	-£2,390,203	-£1,582,443	-£2,083,505
25%	70%	-£2,966,262	-£1,956,563	-£2,582,891	-£2,974,511	-£1,964,812	-£2,591,140
30%	70%	-£3,548,921	-£2,337,283	-£3,088,876	-£3,556,821	-£2,347,182	-£3,098,774
35%	70%	-£4,131,581	-£2,718,003	-£3,594,860	-£4,143,129	-£2,729,551	-£3,606,409
40%	70%	-£4,714,240	-£3,098,721	-£4,100,845	-£4,727,438	-£3,111,920	-£4,114,043
45%	70%	-£5,296,899	-£3,479,441	-£4,606,829	-£5,311,747	-£3,494,289	-£4,621,677
50%	70%	-£5,879,558	-£3,860,160	-£5,112,813	-£5,896,056	-£3,876,658	-£5,129,312
100%	70%	-£11,706,148	-£7,667,354	-£10,172,661	-£11,739,145	-£7,700,350	-£10,205,657
10%	80%	-£1,241,133	-£786,984	-£1,068,697	-£1,243,297	-£789,148	-£1,070,862
15%	80%	-£1,832,689	-£1,143,807	-£1,569,915	-£1,836,999	-£1,146,353	-£1,573,115
20%	80%	-£2,425,942	-£1,502,790	-£2,075,431	-£2,430,342	-£1,507,189	-£2,079,831
40%	80%	-£4,798,917	-£2,952,612	-£4,097,895	-£4,807,717	-£2,961,411	-£4,106,693
45%	80%	-£5,392,162	-£3,315,067	-£4,603,511	-£5,402,060	-£3,324,966	-£4,613,409
50%	80%	-£5,985,405	-£3,677,522	-£5,109,126	-£5,996,404	-£3,688,521	-£5,120,125
10%	60%	-£1,195,475	-£858,864	-£1,070,149	-£1,203,804	-£863,192	-£1,074,477
15%	60%	-£1,788,190	-£1,251,426	-£1,572,028	-£1,775,790	-£1,257,920	-£1,576,626
20%	60%	-£2,341,265	-£1,648,900	-£2,078,381	-£2,350,063	-£1,657,699	-£2,087,180
25%	60%	-£2,913,339	-£2,047,883	-£2,584,734	-£2,924,337	-£2,058,882	-£2,595,733
30%	60%	-£3,485,413	-£2,446,866	-£3,091,087	-£3,498,612	-£2,460,064	-£3,104,286
35%	60%	-£4,057,487	-£2,845,849	-£3,597,441	-£4,072,886	-£2,861,247	-£3,612,840
40%	60%	-£4,629,562	-£3,244,832	-£4,103,794	-£4,647,159	-£3,262,430	-£4,121,392
50%	60%	-£5,273,710	-£4,042,798	-£5,116,501	-£5,276,708	-£4,064,795	-£5,138,459

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£314,641	£314,641	£314,641	£314,641	£314,641	£314,641
10%	70%	-£831,925	-£434,545	-£681,044	-£835,172	-£437,791	-£684,291
15%	70%	-£1,412,565	-£699,139	-£1,182,542	-£1,417,515	-£694,007	-£1,187,492
20%	70%	-£1,995,224	-£1,187,466	-£1,688,527	-£2,001,824	-£1,194,064	-£1,695,126
25%	70%	-£2,577,883	-£1,568,184	-£2,194,512	-£2,586,132	-£1,576,433	-£2,202,761
30%	70%	-£3,160,543	-£1,948,904	-£2,700,497	-£3,170,442	-£1,958,803	-£2,710,395
35%	70%	-£3,743,202	-£2,329,624	-£3,206,481	-£3,754,750	-£2,341,172	-£3,218,030
40%	70%	-£4,325,861	-£2,710,342	-£3,712,466	-£4,338,059	-£2,723,541	-£3,725,664
45%	70%	-£4,908,520	-£3,091,062	-£4,218,450	-£4,923,368	-£3,105,910	-£4,233,298
50%	70%	-£5,491,179	-£3,471,781	-£4,724,434	-£5,507,677	-£3,488,279	-£4,740,933
100%	70%	-£11,317,769	-£7,278,975	-£9,784,282	-£11,350,766	-£7,311,971	-£9,817,278
10%	80%	-£852,754	-£398,605	-£680,318	-£854,918	-£400,769	-£682,483
15%	80%	-£1,444,320	-£755,228	-£1,181,436	-£1,447,620	-£758,474	-£1,184,736
20%	80%	-£2,037,563	-£1,144,411	-£1,687,053	-£2,041,963	-£1,148,910	-£1,691,452
40%	80%	-£4,410,538	-£2,564,233	-£3,709,516	-£4,419,338	-£2,573,032	-£3,718,314
45%	80%	-£5,003,783	-£2,926,688	-£4,215,132	-£5,013,681	-£2,936,587	-£4,225,030
50%	80%	-£5,597,026	-£3,289,143	-£4,720,747	-£5,608,025	-£3,300,142	-£4,731,746
10%	60%	-£811,096	-£470,485	-£681,770	-£815,425	-£474,813	-£686,098
15%	60%	-£1,380,811	-£693,047	-£1,183,849	-£1,387,411	-£699,541	-£1,190,247
20%	60%	-£1,952,896	-£1,260,521	-£1,690,002	-£1,961,684	-£1,269,320	-£1,698,801
25%	60%	-£2,524,960	-£1,659,504	-£2,196,355	-£2,536,958	-£1,670,503	-£2,207,354
30%	60%	-£3,097,034	-£2,058,487	-£2,702,708	-£3,110,233	-£2,071,685	-£2,715,907
35%	60%	-£3,669,108	-£2,457,470	-£3,209,062	-£3,684,507	-£2,472,868	-£3,224,461
40%	60%	-£4,241,183	-£2,856,453	-£3,715,415	-£4,258,780	-£2,874,051	-£3,733,013
50%	60%	-£5,385,331	-£3,654,419	-£4,728,122	-£5,407,329	-£3,676,416	-£4,750,120



Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£32,051,109	£32,051,109	£32,051,109	£32,051,109	£32,051,109	£32,051,109
10%	70%	£26,464,434	£26,954,539	£26,591,244	£26,524,999	£27,015,194	£26,651,510
15%	70%	£23,671,096	£24,406,254	£23,961,312	£23,761,944	£24,437,102	£23,952,160
20%	70%	£20,877,758	£21,857,969	£21,131,380	£20,998,889	£21,979,101	£21,252,512
25%	70%	£18,084,421	£19,309,685	£18,401,447	£18,235,835	£19,461,099	£18,552,962
30%	70%	£15,291,082	£16,761,399	£15,671,515	£15,472,780	£16,943,097	£15,853,212
35%	70%	£12,497,744	£14,213,114	£12,941,593	£12,709,725	£14,425,094	£13,153,593
40%	70%	£9,704,407	£11,664,830	£10,211,651	£9,946,670	£11,907,093	£10,453,913
45%	70%	£6,904,047	£9,116,545	£7,481,718	£7,180,517	£9,389,091	£7,754,265
50%	70%	£4,091,599	£6,568,259	£4,734,783	£4,398,788	£6,871,089	£5,041,971
100%	70%	£21,636,532	£19,400,960	£23,207,743	£23,901,893	£18,768,322	£22,673,105
10%	80%	£26,453,240	£27,013,361	£26,599,167	£26,493,617	£27,053,738	£26,638,544
15%	80%	£23,654,305	£24,494,487	£23,971,695	£23,714,871	£24,555,052	£23,932,261
20%	80%	£20,855,371	£21,975,612	£21,145,224	£20,936,125	£22,056,396	£21,225,978
40%	80%	£9,659,632	£11,900,115	£10,239,339	£9,821,141	£12,061,624	£10,400,848
45%	80%	£6,852,990	£9,381,241	£7,512,868	£7,037,263	£9,562,939	£7,694,566
50%	80%	£4,034,825	£6,862,367	£4,769,891	£4,239,618	£7,064,253	£4,974,684
10%	60%	£26,475,628	£26,895,717	£26,594,322	£26,556,381	£26,976,472	£26,665,076
15%	60%	£23,687,886	£24,318,022	£23,850,926	£23,699,018	£24,439,153	£23,972,660
20%	60%	£20,900,145	£21,740,326	£21,117,535	£21,061,654	£21,901,835	£21,279,044
25%	60%	£18,112,405	£19,162,631	£18,384,141	£18,314,290	£19,364,517	£18,588,028
30%	60%	£15,324,663	£16,584,935	£15,650,748	£15,566,926	£16,827,198	£15,893,012
35%	60%	£12,536,922	£14,007,239	£12,917,356	£12,819,563	£14,299,680	£13,199,996
40%	60%	£9,749,182	£11,429,544	£10,183,962	£10,072,199	£11,732,561	£10,539,979
50%	60%	£4,148,374	£6,274,153	£4,699,673	£4,557,959	£6,677,924	£5,109,258

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£35,774,057	£35,774,057	£35,774,057	£35,774,057	£35,774,057	£35,774,057
10%	70%	£30,197,381	£30,677,486	£30,314,189	£30,247,947	£30,738,052	£30,374,756
15%	70%	£27,394,044	£28,129,202	£27,584,266	£27,484,892	£28,220,090	£27,675,108
20%	70%	£24,600,706	£25,580,917	£24,854,327	£24,721,837	£25,702,049	£24,975,459
25%	70%	£21,807,368	£23,032,632	£22,124,395	£21,958,783	£23,184,047	£22,275,810
30%	70%	£19,014,030	£20,484,347	£19,394,463	£19,195,727	£20,686,044	£19,576,160
35%	70%	£16,220,692	£17,936,062	£16,564,531	£16,332,873	£18,180,042	£16,876,511
40%	70%	£13,427,354	£15,387,777	£13,859,526	£13,699,018	£15,639,816	£14,177,212
45%	70%	£10,634,016	£12,839,493	£11,204,666	£10,903,464	£13,112,039	£11,477,212
50%	70%	£7,841,547	£10,291,207	£8,457,730	£8,121,736	£10,594,037	£8,764,919
100%	70%	£20,813,584	£18,678,013	£19,484,798	£20,179,945	£15,043,374	£18,850,157
10%	80%	£30,176,187	£30,739,308	£30,321,114	£30,216,565	£30,776,668	£30,361,492
15%	80%	£27,372,850	£28,217,434	£27,594,642	£27,497,818	£28,277,999	£27,682,208
20%	80%	£24,578,518	£25,698,559	£24,868,171	£24,699,073	£25,779,314	£24,948,926
40%	80%	£13,382,580	£15,623,063	£13,962,287	£13,544,089	£15,784,572	£14,123,796
45%	80%	£10,578,998	£13,104,189	£11,235,816	£10,760,211	£13,285,887	£11,417,514
50%	80%	£7,757,773	£10,585,315	£8,492,839	£7,962,566	£10,787,201	£8,697,632
10%	60%	£30,196,274	£30,618,665	£30,307,270	£30,279,329	£30,699,420	£30,388,024
15%	60%	£27,410,834	£28,040,970	£27,673,876	£27,531,866	£28,162,101	£27,695,008
20%	60%	£24,623,093	£25,463,274	£24,840,483	£24,784,602	£25,624,783	£25,001,992
25%	60%	£21,835,352	£22,885,578	£22,107,089	£22,037,238	£23,087,465	£22,308,976
30%	60%	£19,047,611	£20,307,883	£19,373,696	£19,289,874	£20,550,146	£19,615,959
35%	60%	£16,259,870	£17,730,187	£16,640,303	£16,542,511	£18,012,828	£16,922,943
40%	60%	£13,472,130	£15,152,492	£13,908,910	£13,795,147	£15,475,509	£14,229,927
50%	60%	£7,871,321	£9,997,100	£8,422,620	£8,290,906	£10,400,672	£8,832,206

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£37,417,426	£37,417,426	£37,417,426	£37,417,426	£37,417,426	£37,417,426
10%	70%	£31,830,751	£32,320,856	£31,957,957	£31,891,317	£32,381,422	£32,018,127
15%	70%	£29,037,413	£29,772,571	£29,227,629	£29,128,261	£29,883,819	£29,318,477
20%	70%	£26,244,075	£27,224,286	£26,497,697	£26,365,206	£27,345,418	£26,618,828
25%	70%	£23,450,738	£24,676,002	£23,767,765	£23,602,152	£24,827,416	£23,919,179
30%	70%	£20,657,399	£22,127,716	£21,037,832	£20,839,097	£22,309,414	£21,219,529
35%	70%	£17,864,061	£19,579,431	£18,307,900	£18,076,042	£19,791,412	£18,519,880
40%	70%	£15,070,724	£17,031,147	£15,577,968	£15,312,987	£17,273,410	£15,820,230
45%	70%	£12,277,386	£14,482,862	£12,948,035	£12,846,834	£14,955,098	£13,152,582
50%	70%	£9,484,048	£11,934,576	£10,101,100	£9,765,305	£12,237,406	£10,408,288
100%	70%	£19,170,215	£14,034,643	£17,841,426	£18,535,575	£13,400,095	£17,206,788
10%	80%	£31,819,557	£32,379,678	£31,964,484	£31,859,934	£32,420,055	£32,004,861
15%	80%	£29,026,220	£29,860,804	£29,238,012	£29,081,188	£29,921,369	£29,298,578
20%	80%	£26,232,882	£27,341,929	£26,511,541	£26,302,442	£27,422,683	£26,512,259
40%	80%	£15,025,949	£17,286,432	£15,605,656	£15,187,458	£17,427,421	£15,767,185
45%	80%	£12,219,267	£14,747,558	£12,879,185	£12,403,580	£14,929,256	£13,060,883
50%	80%	£9,401,142	£12,228,684	£10,136,209	£9,605,935	£12,430,570	£10,341,001
10%	60%	£31,841,943	£32,262,034	£31,950,639	£31,922,698	£32,342,789	£32,031,394
15%	60%	£29,054,203	£29,694,339	£29,217,245	£29,175,335	£29,895,470	£29,339,377
20%	60%	£26,266,462	£27,106,643	£26,483,852	£26,427,971	£27,298,152	£26,645,861
25%	60%	£23,478,722	£24,528,948	£23,750,459	£23,680,607	£24,730,834	£23,952,345
30%	60%	£20,680,981	£21,951,253	£21,017,065	£20,933,243	£22,193,515	£21,259,329
35%	60%	£17,893,239	£19,373,556	£18,283,673	£18,185,880	£19,656,197	£18,566,313
40%	60%	£15,115,499	£16,795,861	£15,550,279	£15,438,516	£17,118,478	£15,873,296
50%	60%	£7,878,722	£9,997,100	£8,422,620	£8,290,906	£10,400,672	£8,832,206

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£31,816,155	£31,816,155	£31,816,155	£31,816,155	£31,816,155	£31,816,155
10%	70%	£26,229,480	£26,719,585	£26,356,291	£26,290,046	£26,790,151	£26,416,857
15%	70%	£23,436,142	£24,171,300	£23,626,358	£23,526,991	£24,262,149	£23,717,207
20%	70%	£20,642,805	£21,623,016	£20,898,426	£20,763,935	£21,744,147	£21,017,558
25%	70%	£17,849,467	£19,074,731	£18,166,494	£18,000,881	£19,226,145	£18,317,908
30%	70%	£15,056,128	£16,526,445	£15,436,562	£15,237,826	£16,708,143	£15,618,258
35%	70%	£12,262,791	£13,978,161	£12,706,629	£12,474,772	£14,190,141	£12,918,609
40%	70%	£9,469,453	£11,429,876	£9,976,697	£9,711,717	£11,672,140	£10,218,960
45%	70%	£6,660,093	£9,881,591	£7,246,765	£6,945,963	£9,154,137	£7,510,311
50%	70%	£3,856,545	£6,333,306	£4,499,829	£4,163,834	£6,636,135	£4,807,018
100%	70%	£24,771,485	£18,635,914	£23,442,697	£24,136,646	£19,001,276	£22,808,069
10%	80%	£26,218,286	£26,778,407	£26,363,213	£26,258,663	£26,818,784	£26,403,590
15%	80%	£23,419,351	£24,259,533	£23,636,741	£23,479,917	£24,320,098	£23,697,307
20%	80%	£20,620,417	£21,740,658	£20,910,270	£20,701,171	£21,821,412	£20,991,024
40%	80%	£12,424,679	£11,865,161	£12,004,386	£11,856,189	£13,266,671	£12,165,895
45%	80%	£9,617,997	£9,146,287	£8,777,914	£8,602,309	£9,327,985	£7,459,612
50%	80%	£7,799,872	£6,627,413	£4,534,938	£4,004,665	£6,829,300	£4,739,731
10%	60%	£26,240,673	£26,660,764	£26,349,368	£26,321,427	£26,741,518	£26,430,123
15%	60%	£23,452,932	£24,083,068	£23,615,975	£23,574,064	£24,204,199	£23,737,107
20%	60%	£20,665,191	£21,508,372	£20,862,581	£20,826,700	£21,666,881	£21,044,080
25%	60%	£17,877,451	£18,927,677	£18,149,188	£18,079,336	£19,129,565	£18,351,074
30%	60%	£15,089,710	£16,349,982	£15,415,794	£15,331,972	£16,592,244	£15,658,058
35%	60%	£12,301,969	£13,772,286	£12,682,402	£12,584,610	£14,064,927	£12,965,042
40%	60%	£9,514,228	£11,194,590	£9,949,008	£9,837,246	£11,517,608	£10,272,026
50%							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£39,087,125	£39,087,125	£39,087,125	£39,087,125	£39,087,125	£39,087,125
10%	70%	£33,930,450	£33,990,555	£33,827,260	£33,581,016	£34,051,121	£33,687,856
15%	70%	£30,707,112	£31,442,270	£30,897,326	£30,797,960	£31,533,115	£30,988,177
20%	70%	£27,913,774	£28,893,985	£28,167,396	£28,034,905	£28,015,117	£28,288,528
25%	70%	£26,120,437	£26,345,701	£25,437,464	£25,271,851	£26,497,115	£25,588,878
30%	70%	£22,327,098	£23,797,415	£22,707,531	£22,508,796	£23,979,113	£22,889,228
35%	70%	£19,533,760	£21,249,130	£19,977,599	£19,745,742	£21,461,111	£20,189,579
40%	70%	£16,740,423	£18,700,846	£17,247,667	£16,982,686	£19,943,109	£17,489,929
45%	70%	£13,946,083	£16,152,561	£14,517,735	£14,216,533	£16,426,107	£14,790,281
50%	70%	£11,127,615	£13,604,275	£11,770,799	£11,434,804	£13,907,105	£12,077,988
100%	70%	£11,500,516	£12,364,944	£16,171,727	£16,865,876	£11,730,306	£15,537,089
10%	80%	£33,489,256	£34,049,377	£33,634,183	£33,529,633	£34,089,754	£33,674,560
15%	80%	£30,690,321	£31,530,503	£30,907,711	£30,750,897	£31,591,088	£30,969,277
20%	80%	£27,891,387	£29,011,628	£28,181,240	£27,972,141	£29,092,362	£28,261,994
40%	80%	£16,695,648	£18,936,131	£17,275,355	£16,857,157	£19,097,640	£17,436,885
45%	80%	£13,888,966	£16,417,257	£14,548,884	£14,073,279	£16,598,955	£14,730,582
50%	80%	£11,070,841	£13,898,383	£11,805,908	£11,275,634	£14,100,270	£12,010,701
10%	60%	£33,511,643	£33,931,734	£33,620,338	£33,592,397	£34,012,488	£33,707,093
15%	60%	£30,723,522	£31,354,038	£30,886,945	£30,845,034	£31,475,189	£31,026,076
20%	60%	£27,936,161	£28,776,342	£28,153,551	£28,097,670	£28,537,851	£28,315,060
25%	60%	£26,148,421	£26,198,647	£25,420,158	£25,306,306	£26,400,533	£25,622,044
30%	60%	£22,360,680	£23,620,952	£22,686,764	£22,602,942	£23,863,214	£22,929,028
35%	60%	£19,572,938	£21,043,255	£19,953,372	£19,855,579	£21,325,896	£20,236,012
40%	60%	£16,785,198	£18,485,560	£17,219,878	£17,108,215	£19,788,577	£17,542,995
50%	60%	£13,944,390	£15,930,169	£13,735,689	£13,593,975	£15,713,940	£12,146,275

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£39,587,273	£39,587,273	£39,587,273	£39,587,273	£39,587,273	£39,587,273
10%	70%	£34,000,598	£34,490,703	£34,127,408	£34,061,164	£34,551,269	£34,187,974
15%	70%	£31,207,260	£31,942,419	£31,397,476	£31,298,108	£32,033,366	£31,489,324
20%	70%	£28,413,922	£29,394,133	£28,667,544	£28,535,053	£29,515,285	£28,788,676
25%	70%	£26,620,585	£26,845,849	£25,937,612	£25,771,999	£26,997,263	£26,089,026
30%	70%	£22,827,246	£24,297,563	£23,207,679	£23,008,944	£24,479,261	£23,389,376
35%	70%	£20,033,908	£21,749,278	£20,477,747	£20,245,889	£21,961,259	£20,689,727
40%	70%	£17,240,571	£19,200,994	£17,747,815	£17,482,834	£19,443,257	£17,980,077
45%	70%	£14,446,211	£16,652,709	£15,017,882	£14,716,681	£16,925,255	£15,290,428
50%	70%	£11,627,763	£14,104,423	£12,270,947	£11,934,952	£14,407,253	£12,578,135
100%	70%	£11,000,368	£11,864,796	£15,671,579	£16,365,728	£11,230,158	£15,036,941
10%	80%	£33,989,404	£34,549,525	£34,134,331	£34,029,781	£34,589,902	£34,174,708
15%	80%	£31,190,469	£32,030,651	£31,407,859	£31,251,035	£32,091,216	£31,468,425
20%	80%	£28,391,535	£29,511,776	£28,681,385	£28,472,289	£29,592,530	£28,762,142
40%	80%	£17,195,796	£19,436,279	£17,775,503	£17,357,305	£19,597,788	£17,937,012
45%	80%	£14,389,114	£16,917,405	£15,049,032	£14,573,427	£17,099,103	£15,230,730
50%	80%	£11,570,989	£14,398,531	£12,306,056	£11,775,782	£14,600,417	£12,510,848
10%	60%	£34,011,790	£34,431,881	£34,120,486	£34,092,545	£34,512,636	£34,201,241
15%	60%	£31,224,050	£31,654,186	£31,387,092	£31,345,182	£31,975,317	£31,508,224
20%	60%	£28,436,309	£29,276,490	£28,653,690	£28,597,818	£29,437,999	£28,815,208
25%	60%	£26,646,569	£26,698,795	£25,920,306	£25,850,454	£26,900,681	£26,122,192
30%	60%	£22,860,828	£24,121,100	£23,186,912	£23,103,090	£24,363,362	£23,429,176
35%	60%	£20,073,086	£21,543,403	£20,453,520	£20,355,727	£21,826,044	£20,736,160
40%	60%	£17,285,346	£18,965,708	£17,720,126	£17,608,363	£19,288,725	£18,043,143
50%	60%	£13,844,539	£15,910,317	£12,235,827	£12,094,123	£14,214,089	£12,645,422

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	1
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,697,853	£27,697,853	£27,697,853	£27,697,853	£27,697,853	£27,697,853
10%	70%	£23,406,189	£23,913,254	£23,549,278	£23,465,728	£23,972,783	£23,608,819
15%	70%	£21,260,356	£22,020,954	£21,474,992	£21,349,665	£22,110,263	£21,564,301
20%	70%	£19,114,523	£20,128,655	£19,400,705	£19,233,602	£20,247,733	£19,519,783
25%	70%	£16,966,704	£18,236,356	£17,319,581	£17,107,695	£18,385,203	£17,470,572
30%	70%	£14,787,026	£16,340,124	£16,232,478	£14,878,215	£16,521,314	£15,413,668
35%	70%	£23,637,348	£14,437,629	£13,145,375	£12,848,736	£14,640,017	£13,356,783
40%	70%	£10,477,670	£12,535,135	£11,058,274	£10,719,256	£12,776,720	£11,299,859
45%	70%	£8,317,992	£10,632,639	£8,971,171	£8,589,777	£10,904,423	£8,242,955
50%	70%	£6,148,592	£8,730,144	£6,884,068	£6,455,514	£9,032,127	£7,186,051
100%	70%	£15,947,794	£10,624,507	£14,446,420	£15,323,912	£10,010,626	£15,824,538
10%	80%	£23,302,572	£23,972,075	£23,556,104	£23,432,264	£24,011,768	£23,595,796
15%	80%	£21,239,932	£22,109,186	£21,485,229	£21,299,471	£22,168,726	£21,544,768
20%	80%	£19,087,290	£20,246,298	£19,414,355	£19,166,676	£20,325,684	£19,493,740
25%	80%	£16,922,173	£18,383,409	£17,336,889	£17,022,834	£18,482,641	£17,437,549
30%	80%	£14,755,589	£16,519,130	£15,253,248	£14,876,381	£16,639,599	£15,374,041
35%	80%	£12,589,034	£14,646,468	£13,169,607	£12,729,829	£14,787,394	£13,310,533
40%	80%	£10,422,420	£12,773,807	£11,085,967	£10,583,477	£12,934,965	£11,247,023
45%	80%	£8,255,836	£10,901,147	£9,002,326	£8,437,025	£11,082,336	£9,183,515
50%	80%	£6,078,400	£9,028,486	£6,918,685	£6,283,015	£9,229,807	£7,120,006
10%	60%	£23,419,804	£23,854,433	£23,542,454	£23,499,190	£23,933,818	£23,621,840
15%	60%	£21,290,780	£21,932,723	£21,464,754	£21,399,860	£22,051,901	£21,583,833
20%	60%	£19,141,157	£20,011,012	£19,387,055	£19,200,529	£20,169,784	£19,545,026
25%	60%	£16,991,236	£18,089,302	£17,302,273	£17,192,857	£18,287,767	£17,503,594
30%	60%	£14,838,464	£16,161,120	£15,211,709	£15,080,049	£16,402,705	£15,453,294
35%	60%	£12,685,693	£14,228,790	£13,121,144	£12,967,543	£14,510,641	£13,402,995
40%	60%	£10,532,920	£12,296,461	£11,030,580	£10,855,035	£12,618,576	£11,352,695
45%	60%	£8,380,149	£10,364,132	£8,940,016	£8,742,528	£10,726,511	£9,302,395
50%	60%	£6,218,785	£8,431,803	£6,849,452	£6,628,014	£8,834,446	£7,252,095

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£42,565,034	£42,565,034	£42,565,034	£42,565,034	£42,565,034	£42,565,034
10%	70%	£46,856,698	£46,349,633	£46,713,608	£46,797,159	£46,290,093	£46,654,068
15%	70%	£40,002,531	£49,241,932	£48,787,994	£48,913,222	£48,152,623	£48,698,586
20%	70%	£51,148,963	£50,134,232	£50,862,181	£51,029,285	£50,015,153	£50,743,103
25%	70%	£53,306,182	£52,026,531	£52,943,305	£53,155,191	£51,877,683	£52,792,315
30%	70%	£55,465,861	£53,922,782	£55,030,408	£55,284,671	£53,741,573	£54,849,219
35%	70%	£57,625,539	£55,825,257	£57,117,511	£57,414,151	£55,813,869	£56,906,123
40%	70%	£59,785,216	£57,727,752	£59,204,613	£59,543,631	£57,486,166	£58,963,027
45%	70%	£61,944,894	£59,630,247	£61,291,716	£61,673,110	£59,558,463	£61,019,932
50%	70%	£64,114,294	£61,532,742	£63,378,819	£63,807,372	£61,230,759	£63,076,836
100%	70%	£66,210,681	£60,897,394	£64,711,307	£65,586,798	£60,273,513	£64,087,424
10%	80%	£46,870,315	£46,290,811	£46,706,783	£46,830,622	£46,251,119	£46,667,090
15%	80%	£48,022,955	£48,153,700	£48,777,657	£48,963,416	£48,094,160	£48,718,119
20%	80%	£51,175,596	£50,016,288	£50,848,532	£51,096,210	£49,937,203	£50,769,146
25%	80%	£59,840,468	£57,489,079	£59,176,820	£59,379,410	£57,528,021	£59,015,963
30%	80%	£62,007,051	£59,361,740	£61,260,561	£61,625,861	£59,180,550	£61,079,371
35%	80%	£64,184,486	£61,234,400	£63,344,202	£63,979,872	£61,033,079	£63,142,881
40%	80%	£46,843,082	£46,408,454	£46,720,432	£46,763,697	£46,320,668	£46,641,047
45%	80%	£48,982,106	£48,330,164	£48,796,132	£48,883,027	£48,211,085	£48,679,054
50%	80%	£51,121,128	£50,251,675	£50,876,332	£50,963,358	£50,003,103	£50,717,681
10%	60%	£53,271,851	£52,173,585	£52,860,633	£53,070,329	£51,975,120	£52,759,292
15%	60%	£55,424,423	£54,101,767	£55,051,178	£55,162,837	£53,860,181	£54,809,592
20%	60%	£57,577,194	£56,034,097	£57,141,742	£57,295,344	£55,752,246	£56,859,891
25%	60%	£59,729,966	£57,966,425	£59,232,306	£59,407,862	£57,844,311	£58,910,192
30%	60%	£61,884,102	£60,891,084	£63,413,434	£63,634,873	£61,426,441	£63,010,782

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£26,979,318	£26,979,318	£26,979,318	£26,979,318	£26,979,318	£26,979,318
10%	70%	£31,270,983	£30,763,917	£31,127,893	£31,211,444	£30,704,378	£31,068,353
15%	70%	£33,419,815	£32,952,217	£33,262,178	£33,327,507	£32,866,809	£33,112,970
20%	70%	£35,568,648	£34,548,516	£35,276,486	£35,443,570	£34,429,438	£35,167,388
25%	70%	£37,720,467	£36,440,816	£37,357,590	£37,568,476	£36,291,968	£37,206,599
30%	70%	£39,880,146	£38,337,047	£39,444,693	£39,698,956	£38,155,858	£39,263,504
35%	70%	£42,039,823	£40,239,542	£41,531,796	£41,828,435	£40,028,154	£41,320,408
40%	70%	£44,199,501	£42,142,038	£43,618,898	£43,967,915	£41,900,451	£43,377,312
45%	70%	£46,359,179	£44,044,533	£45,705,001	£46,097,395	£43,772,744	£45,432,216
50%	70%	£48,528,579	£45,947,027	£47,793,103	£48,221,857	£45,645,044	£47,487,121
100%	70%	£70,624,965	£65,311,679	£68,125,591	£70,001,083	£64,687,797	£68,501,709
10%	80%	£31,284,600	£30,705,096	£31,121,068	£31,244,907	£30,665,403	£31,081,379
15%	80%	£33,437,240	£32,597,385	£33,191,942	£33,377,701	£32,508,445	£33,132,403
20%	80%	£35,590,881	£34,490,673	£35,283,917	£35,510,495	£34,381,487	£35,183,431
25%	80%	£44,254,751	£41,903,364	£43,591,205	£44,093,694	£41,742,306	£43,930,148
30%	80%	£46,421,335	£43,776,025	£45,674,846	£46,240,146	£43,594,835	£46,493,666
35%	80%	£48,588,771	£45,648,685	£47,758,487	£48,384,156	£45,447,364	£47,557,166
40%	80%	£50,756,207	£47,521,347	£49,841,128	£50,528,766	£47,300,893	£49,620,666
45%	80%	£52,923,643	£49,394,008	£51,923,770	£52,673,316	£49,153,422	£51,684,166
50%	80%	£55,091,079	£51,266,669	£54,006,413	£54,817,866	£51,005,951	£53,748,666
10%	60%	£31,257,367	£30,822,738	£31,134,717	£31,177,981	£30,743,353	£31,055,331
15%	60%	£33,396,391	£32,744,449	£33,212,417	£33,277,312	£32,625,649	£33,099,339
20%	60%	£35,535,414	£34,666,160	£35,290,117	£35,376,643	£34,507,387	£35,451,348
25%	60%	£37,685,035	£36,587,870	£37,373,898	£37,484,614	£36,389,405	£37,173,577
30%	60%	£39,834,707	£38,510,052	£39,466,463	£39,597,122	£38,274,466	£39,223,877
35%	60%	£41,984,479	£40,432,381	£41,558,027	£41,709,629	£40,166,530	£41,274,176
40%	60%	£44,134,251	£42,354,710	£43,649,591	£43,822,137	£42,058,596	£43,324,476
50%	60%	£46,284,023	£44,277,039	£45,741,154	£45,914,699	£43,951,660	£45,374,776

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,698,478	£2,698,478	£2,698,478	£2,698,478	£2,698,478	£2,698,478
10%	70%	£1,593,187	£1,096,121	£1,450,097	£1,533,648	£1,026,582	£1,390,557
15%	70%	£3,739,019	£2,972,421	£3,524,383	£3,649,711	£2,889,112	£3,435,074
20%	70%	£5,884,852	£4,870,720	£5,598,670	£5,765,774	£4,751,842	£5,479,582
25%	70%	£8,042,671	£6,763,020	£7,679,794	£7,891,680	£6,614,172	£7,528,803
30%	70%	£10,202,350	£8,659,251	£9,766,897	£10,021,160	£8,478,062	£9,585,708
35%	70%	£12,362,027	£10,561,746	£11,854,000	£12,150,639	£10,350,358	£11,642,612
40%	70%	£14,521,705	£12,464,240	£13,941,102	£14,280,119	£12,222,855	£13,699,516
45%	70%	£16,681,383	£14,366,736	£16,028,205	£16,409,599	£14,094,952	£15,756,420
50%	70%	£18,841,061	£16,269,231	£18,115,307	£18,543,861	£15,967,248	£17,813,325
100%	70%	£40,947,169	£36,633,883	£39,447,795	£40,323,287	£35,010,001	£38,823,913
10%	80%	£1,606,804	£1,027,300	£1,443,272	£1,567,111	£987,607	£1,403,579
15%	80%	£3,759,444	£2,890,189	£3,514,146	£3,699,905	£2,830,649	£3,454,607
20%	80%	£5,912,085	£4,763,077	£4,585,021	£4,821,898	£4,703,681	£4,595,635
25%	80%	£8,064,726	£6,635,969	£7,706,9			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,931,400	£18,931,400	£18,931,400	£18,931,400	£18,931,400	£18,931,400
10%	70%	£14,639,736	£15,146,801	£14,782,925	£14,899,275	£15,206,340	£14,842,366
15%	70%	£12,483,903	£13,254,501	£12,708,539	£12,583,212	£13,343,810	£12,739,648
20%	70%	£10,348,070	£11,362,202	£10,634,252	£10,467,149	£11,481,280	£10,753,330
25%	70%	£8,190,251	£9,469,902	£8,553,128	£8,341,242	£9,618,750	£8,704,119
30%	70%	£6,030,573	£7,573,671	£6,466,025	£6,211,762	£7,754,861	£6,647,215
35%	70%	£3,870,895	£5,671,176	£4,378,922	£4,082,283	£5,892,564	£4,590,310
40%	70%	£1,711,217	£3,768,682	£2,291,821	£1,952,805	£4,030,267	£2,533,406
45%	70%	-£448,461	£1,866,186	£204,718	-£176,676	£2,137,970	£476,502
50%	70%	-£2,617,861	-£36,309	-£1,882,385	-£2,310,939	£265,674	-£1,580,402
100%	70%	-£24,714,247	-£19,400,960	-£23,214,673	-£24,080,365	-£18,777,079	-£22,590,991
10%	80%	£14,626,119	£15,205,622	£14,789,651	£14,665,811	£15,245,315	£14,829,343
15%	80%	£12,473,479	£13,342,733	£12,718,776	£12,533,018	£13,402,273	£12,778,315
20%	80%	£10,320,837	£11,479,845	£10,647,901	£10,400,223	£11,559,231	£10,727,287
25%	80%	£8,165,967	£4,007,354	£2,519,514	£1,817,024	£4,168,412	£2,480,570
30%	80%	-£510,617	£2,134,694	£235,873	-£329,428	£2,315,883	£417,062
35%	80%	-£2,688,053	£262,033	-£1,847,768	-£2,483,438	£463,354	-£1,646,447
40%	80%	-£4,653,361	£15,087,380	£14,776,001	£14,732,737	£15,167,365	£14,855,387
45%	80%	-£2,434,327	£13,166,270	£12,896,301	£12,833,407	£13,295,348	£12,817,389
50%	80%	-£10,375,304	£11,244,559	£10,620,602	£10,534,075	£11,403,331	£10,779,373
25%	60%	£8,224,783	£9,322,849	£8,535,820	£8,426,104	£9,521,314	£8,737,141
30%	60%	£6,072,011	£7,394,667	£6,445,256	£6,313,596	£7,636,252	£6,686,841
35%	60%	£3,919,229	£5,462,337	£4,354,691	£4,201,090	£5,744,188	£4,636,542
40%	60%	£1,765,467	£3,530,098	£2,264,127	£2,088,892	£3,882,123	£2,586,242
45%	60%	-£2,547,668	-£334,650	-£1,917,001	-£2,138,439	£67,993	-£1,514,358

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£22,654,347	£22,654,347	£22,654,347	£22,654,347	£22,654,347	£22,654,347
10%	70%	£18,362,883	£18,969,740	£18,508,773	£18,422,222	£18,829,288	£18,665,913
15%	70%	£16,216,851	£16,977,448	£16,431,467	£16,306,159	£17,068,758	£16,520,796
20%	70%	£14,071,018	£16,085,150	£14,357,200	£14,190,096	£15,204,228	£14,476,276
25%	70%	£11,913,199	£13,192,850	£12,276,076	£12,064,190	£13,341,698	£12,427,067
30%	70%	£9,755,520	£11,296,619	£10,188,973	£9,934,710	£11,477,808	£10,370,162
35%	70%	£7,593,843	£9,394,124	£8,101,870	£7,895,231	£9,065,312	£8,313,258
40%	70%	£5,434,165	£7,491,629	£6,014,765	£5,675,751	£7,235,215	£6,259,454
45%	70%	£3,274,487	£5,589,134	£3,927,665	£3,546,271	£5,860,918	£4,199,450
50%	70%	£1,105,087	£3,686,639	£1,840,563	£1,412,009	£3,988,622	£2,142,545
100%	70%	-£20,991,299	-£15,678,013	-£19,491,025	-£20,367,417	-£15,054,131	-£18,868,043
10%	80%	£18,349,066	£18,928,570	£18,512,598	£18,388,759	£18,968,263	£18,592,291
15%	80%	£16,196,426	£17,085,681	£16,441,724	£16,255,865	£17,125,221	£16,611,883
20%	80%	£14,043,785	£15,202,793	£14,370,849	£14,123,171	£15,282,179	£14,450,235
25%	80%	£5,378,915	£7,302,302	£6,042,461	£5,539,972	£7,891,360	£6,203,518
30%	80%	£3,212,331	£5,857,641	£3,958,820	£3,383,520	£6,038,831	£4,140,010
35%	80%	£1,034,895	£3,984,981	£1,875,179	£1,239,509	£4,186,302	£2,076,500
40%	80%	-£18,376,299	£18,810,327	£18,498,949	£18,455,685	£18,890,313	£18,578,334
45%	80%	-£16,227,275	£16,899,217	£16,421,249	£16,356,354	£17,008,298	£16,540,327
50%	80%	-£14,088,252	£14,967,506	£14,343,549	£14,257,023	£15,126,279	£14,502,320
25%	60%	£11,947,731	£13,045,796	£12,258,768	£12,149,052	£13,244,261	£12,460,089
30%	60%	£9,794,958	£11,117,614	£10,168,203	£10,036,544	£11,359,200	£10,409,789
35%	60%	£7,642,187	£9,185,285	£8,077,639	£7,924,037	£9,467,196	£8,358,490
40%	60%	£5,489,415	£7,262,956	£6,387,075	£5,887,075	£7,575,070	£6,309,190
45%	60%	£1,175,270	£3,368,297	£1,805,947	£1,584,506	£3,790,941	£2,208,588

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,297,717	£24,297,717	£24,297,717	£24,297,717	£24,297,717	£24,297,717
10%	70%	£20,006,053	£20,513,118	£20,149,142	£20,085,592	£20,572,657	£20,208,683
15%	70%	£17,860,220	£18,620,819	£18,074,956	£17,949,529	£18,710,127	£18,184,185
20%	70%	£15,714,387	£16,728,519	£16,000,569	£15,833,466	£16,847,967	£16,119,647
25%	70%	£13,566,568	£14,836,220	£13,919,445	£13,707,559	£14,985,067	£14,070,436
30%	70%	£11,396,890	£12,939,988	£11,832,342	£11,678,079	£13,121,178	£12,013,532
35%	70%	£9,237,212	£11,037,493	£9,745,239	£9,448,600	£11,248,881	£9,956,627
40%	70%	£7,077,534	£9,134,999	£7,658,138	£7,319,120	£9,376,584	£7,899,723
45%	70%	£4,917,856	£7,232,503	£5,571,035	£5,189,841	£7,594,287	£5,842,819
50%	70%	£2,748,456	£5,330,008	£3,483,932	£3,095,378	£5,631,991	£3,785,915
100%	70%	-£18,347,930	-£14,034,643	-£17,848,556	-£18,724,048	-£13,410,762	-£17,224,674
10%	80%	£19,992,436	£20,571,939	£20,155,968	£20,032,128	£20,611,832	£20,195,660
15%	80%	£17,839,796	£18,709,050	£18,085,093	£17,899,335	£18,788,590	£18,144,832
20%	80%	£15,687,154	£16,946,162	£16,161,219	£16,046,549	£16,933,834	£16,183,624
25%	80%	£13,532,284	£9,373,671	£7,885,831	£7,183,341	£9,534,729	£7,846,867
30%	80%	£4,865,700	£7,501,011	£5,602,190	£5,036,889	£7,682,200	£5,783,379
35%	80%	£2,678,264	£5,628,350	£3,518,549	£2,882,879	£5,829,671	£3,719,870
40%	80%	£20,019,689	£20,454,297	£20,142,318	£20,099,054	£20,533,682	£20,221,704
45%	80%	£17,890,844	£18,532,597	£18,064,818	£17,999,724	£18,651,965	£18,183,697
50%	80%	£15,741,621	£16,610,876	£15,986,919	£15,900,392	£16,789,648	£16,145,690
25%	60%	£13,591,100	£14,689,166	£13,902,137	£13,792,421	£14,867,631	£14,103,458
30%	60%	£11,438,328	£12,760,984	£11,811,573	£11,679,913	£13,002,569	£12,053,158
35%	60%	£9,285,557	£10,828,654	£9,721,008	£9,567,407	£11,110,505	£10,002,859
40%	60%	£7,132,784	£8,896,325	£7,630,444	£7,454,899	£9,218,440	£7,952,559
45%	60%	£2,818,649	£5,021,667	£3,449,316	£3,227,878	£5,434,210	£3,851,959

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,696,446	£18,696,446	£18,696,446	£18,696,446	£18,696,446	£18,696,446
10%	70%	£14,404,782	£14,911,847	£14,547,872	£14,464,321	£14,971,386	£14,607,412
15%	70%	£12,259,349	£13,019,540	£12,473,586	£12,348,268	£13,106,968	£12,562,584
20%	70%	£10,113,117	£11,127,249	£10,399,298	£10,232,195	£11,246,327	£10,518,377
25%	70%	£7,955,298	£9,234,949	£8,318,174	£8,106,289	£9,383,797	£8,469,165
30%	70%	£5,795,619	£7,338,717	£6,231,072	£5,976,808	£7,519,907	£6,412,261
35%	70%	£3,635,941	£5,436,223	£4,143,969	£3,847,329	£5,647,611	£4,355,357
40%	70%	£1,476,264	£3,533,728	£2,056,867	£1,717,849	£3,775,314	£2,298,452
45%	70%	£683,414	£1,631,232	£-30,236	£-411,630	£1,903,017	£241,549
50%	70%	-£2,852,514	-£271,262	-£2,117,339	-£2,545,893	£50,720	-£1,815,356
100%	70%	-£24,949,201	-£19,635,814	-£23,449,827	-£24,325,319	-£19,012,033	-£22,825,945
10%	80%	£14,391,165	£14,970,668	£14,554,697	£14,430,858	£15,010,361	£14,594,390
15%	80%	£12,238,525	£13,107,779	£12,483,822	£12,298,064	£13,167,320	£12,543,362
20%	80%	£10,085,884	£11,244,892	£10,412,948	£10,165,269	£11,324,277	£10,492,333
25%	80%	£7,931,013	£5,772,401	£2,084,560	£1,892,070	£3,993,498	£2,245,617
30%	80%	£5,776,139	£3,869,909	£1,919,740	£1,664,381	£2,880,929	£1,821,108
35%	80%	£3,621,464	£1,967,414	£1,372,222	£1,188,302	£2,226,401	£1,181,401
40%	80%	£1,466,789	£14,853,026	£14,541,047	£14,497,783	£14,932,412	£14,620,433
45%	80%	£12,279,374	£12,971,316	£12,463,348	£12,398,453	£13,050,394	£12,592,426
50%	80%	£10,140,850	£11,009,659	£10,385,648	£10,299,122	£11,168,377	£10,544,919
25%	60%	£7,989,829	£9,087,895	£8,300,867	£8,191,150	£9,286,360	£8,502,188
30%	60%	£5,837,057	£7,159,713	£6,210,302	£6,076,643	£7,401,299	£6,451,888
35%	60%	£3,684,286	£5,227,383	£4,119,737	£3,966,136	£5,509,234	£4,401,588
40%	60%	£1,531,514	£3,295,054	£2,029,174	£1,853,628	£3,617,169	£2,351,288
45%	60%	-£2,782,622	-£569,604	-£2,151,954	-£2,373,393	£166,961	-£1,749,312

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£25,967,416	£25,967,416	£25,967,416	£25,967,416	£25,967,416	£25,967,416
10%	70%	£21,675,752	£22,182,817	£21,818,942	£21,735,291	£22,242,366	£21,679,382
15%	70%	£19,529,919	£20,290,518	£19,744,555	£19,619,228	£20,379,826	£19,533,684
20%	70%	£17,384,086	£18,398,218	£17,670,268	£17,503,165	£18,517,296	£17,789,347
25%	70%	£15,226,268	£16,505,919	£15,589,144	£15,377,258	£16,654,767	£15,740,135
30%	70%	£13,066,589	£14,609,687	£13,502,041	£13,247,778	£14,790,877	£13,683,231
35%	70%	£10,906,911	£12,707,193	£11,414,938	£11,118,289	£12,918,581	£11,626,327
40%	70%	£8,747,233	£10,804,698	£9,327,837	£9,088,815	£11,046,283	£9,569,422
45%	70%	£6,587,556	£8,902,202	£7,240,734	£6,859,340	£9,173,986	£7,512,518
50%	70%	£4,418,156	£6,999,708	£5,153,631	£4,725,077	£7,301,690	£5,455,614
100%	70%	£17,678,231	£12,364,944	£16,178,857	£17,054,349	£11,741,063	£15,554,975
10%	80%	£21,662,135	£22,241,638	£21,825,667	£21,701,828	£22,281,331	£21,895,360
15%	80%	£19,509,495	£20,378,749	£19,754,792	£19,568,034	£20,438,299	£19,914,331
20%	80%	£17,356,854	£18,515,861	£17,693,918	£17,436,239	£18,595,247	£17,763,303
40%	80%	£8,691,983	£11,043,370	£9,355,530	£8,853,040	£11,204,428	£9,516,587
45%	80%	£6,525,399	£9,170,710	£7,271,889	£6,706,588	£9,351,899	£7,453,078
50%	80%	£4,347,963	£7,298,049	£5,188,248	£4,552,578	£7,499,370	£5,389,569
10%	60%	£21,689,368	£22,123,996	£21,812,017	£21,768,753	£22,203,381	£21,891,403
15%	60%	£19,550,343	£20,292,286	£19,734,318	£19,669,423	£20,321,864	£19,853,396
20%	60%	£17,411,320	£18,280,575	£17,656,618	£17,570,091	£18,439,347	£17,815,389
25%	60%	£15,260,799	£16,358,865	£15,571,836	£15,462,120	£16,557,330	£15,773,157
30%	60%	£13,108,027	£14,430,683	£13,481,272	£13,349,612	£14,672,268	£13,722,857
35%	60%	£10,955,256	£12,498,353	£11,390,707	£11,237,106	£12,780,204	£11,672,558
40%	60%	£8,802,483	£10,566,024	£9,300,144	£9,124,598	£10,688,139	£9,622,258
50%	60%	£4,468,348	£6,701,966	£5,119,015	£4,697,577	£7,104,009	£5,521,658

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£26,467,564	£26,467,564	£26,467,564	£26,467,564	£26,467,564	£26,467,564
10%	70%	£22,175,900	£22,682,965	£22,318,989	£22,235,439	£22,742,504	£22,378,530
15%	70%	£20,030,067	£20,780,665	£20,244,703	£20,119,376	£20,879,974	£20,334,012
20%	70%	£17,884,234	£18,898,366	£18,170,416	£18,003,313	£19,017,444	£18,289,494
25%	70%	£15,726,415	£17,006,067	£16,089,292	£15,877,406	£17,154,914	£16,240,283
30%	70%	£13,566,737	£15,109,835	£14,002,189	£13,747,826	£15,291,025	£14,183,379
35%	70%	£11,407,059	£13,207,340	£11,915,086	£11,618,447	£13,418,728	£12,126,474
40%	70%	£9,247,381	£11,304,846	£9,827,985	£9,488,867	£11,546,431	£10,089,570
45%	70%	£7,087,703	£9,402,350	£7,740,882	£7,359,485	£9,674,134	£8,012,666
50%	70%	£4,918,303	£7,499,855	£5,653,779	£5,225,225	£7,801,838	£5,955,762
100%	70%	£17,178,083	£11,864,796	£15,678,709	£16,554,201	£11,240,915	£15,054,827
10%	80%	£22,162,283	£22,741,786	£22,325,815	£22,201,975	£22,781,479	£22,365,507
15%	80%	£20,009,643	£20,878,897	£20,254,940	£20,069,182	£20,938,437	£20,314,479
20%	80%	£17,857,001	£19,018,009	£18,184,066	£17,936,387	£19,095,395	£18,263,451
40%	80%	£9,192,131	£11,543,518	£9,855,678	£9,353,188	£11,704,576	£10,016,734
45%	80%	£7,025,547	£9,670,858	£7,772,037	£7,206,736	£9,852,047	£7,953,226
50%	80%	£4,848,111	£7,798,197	£5,688,396	£5,052,726	£7,999,518	£5,889,717
10%	60%	£22,189,515	£22,624,144	£22,312,165	£22,268,901	£22,703,529	£22,391,551
15%	60%	£20,080,491	£20,702,434	£20,234,465	£20,169,571	£20,821,512	£20,353,544
20%	60%	£17,911,468	£18,780,723	£18,156,786	£18,070,239	£18,939,465	£18,315,537
25%	60%	£15,760,947	£16,859,013	£16,071,984	£15,962,268	£17,057,476	£16,273,305
30%	60%	£13,608,175	£14,930,831	£13,981,420	£13,849,760	£15,172,416	£14,223,005
35%	60%	£11,455,404	£12,998,501	£11,890,855	£11,737,254	£13,280,352	£12,172,706
40%	60%	£9,302,631	£11,066,172	£9,800,291	£9,624,746	£11,388,287	£10,122,406
50%	60%	£4,989,499	£7,201,514	£5,618,163	£5,297,725	£7,604,157	£6,021,806

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

No Units	100
Site Area	0.85 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,527,661	£14,527,661	£14,527,661	£14,527,661	£14,527,661	£14,527,661
10%	70%	£11,498,215	£12,043,072	£11,673,856	£11,558,350	£12,103,207	£11,733,992
15%	70%	£9,983,491	£10,800,776	£10,246,954	£10,073,695	£10,890,981	£10,337,158
20%	70%	£8,468,768	£9,558,482	£8,820,052	£8,589,041	£9,678,754	£8,940,323
25%	70%	£6,942,286	£8,316,187	£7,388,570	£7,095,085	£8,466,527	£7,541,370
30%	70%	£5,411,142	£7,072,446	£5,946,684	£5,594,501	£7,254,301	£6,130,943
35%	70%	£3,879,988	£5,818,186	£4,504,798	£4,093,917	£6,032,105	£4,718,716
40%	70%	£2,348,854	£4,563,926	£3,062,911	£2,593,334	£4,808,405	£3,307,389
45%	70%	£817,712	£3,309,666	£1,621,024	£1,092,749	£3,584,705	£1,896,062
50%	70%	£-725,101	£2,055,407	£179,137	£-414,504	£2,361,005	£484,736
100%	70%	£-16,286,959	£-10,858,710	£-14,472,622	£-15,665,765	£-10,037,517	£-13,851,429
10%	80%	£11,480,828	£12,103,521	£11,681,560	£11,520,918	£12,143,611	£11,721,651
15%	80%	£9,957,410	£10,891,450	£10,258,510	£10,017,546	£10,951,586	£10,318,646
20%	80%	£8,433,994	£9,679,381	£8,835,460	£8,514,175	£9,759,562	£8,915,641
25%	80%	£6,898,107	£8,467,310	£7,408,146	£6,999,973	£8,667,537	£7,510,013
30%	80%	£5,358,127	£7,255,240	£5,970,175	£5,480,367	£7,375,512	£6,092,414
35%	80%	£3,818,147	£6,033,219	£4,532,203	£3,960,760	£6,175,831	£4,674,816
40%	80%	£2,278,165	£4,809,678	£3,094,232	£2,441,153	£4,972,663	£3,257,217
45%	80%	£738,188	£3,586,137	£1,656,260	£921,547	£3,769,497	£1,839,620
50%	80%	£-814,904	£2,362,596	£218,289	£-607,841	£2,566,329	£422,021
10%	60%	£11,515,602	£11,982,621	£11,666,152	£11,596,784	£12,062,804	£11,746,333
15%	60%	£10,009,572	£10,710,103	£10,235,397	£10,129,845	£10,830,375	£10,355,670
20%	60%	£8,493,543	£9,437,683	£8,804,642	£8,663,907	£9,697,947	£8,935,026
25%	60%	£6,986,465	£8,165,064	£7,368,936	£7,190,197	£8,365,518	£7,572,728
30%	60%	£5,464,158	£6,888,132	£5,923,193	£5,708,636	£7,132,611	£6,167,672
35%	60%	£3,941,850	£5,603,154	£4,477,392	£4,227,074	£5,888,378	£4,762,616
40%	60%	£2,419,542	£4,318,174	£3,031,590	£2,745,514	£4,644,146	£3,357,561
45%	60%	£897,234	£3,033,196	£1,585,788	£1,263,952	£3,399,913	£1,952,506
50%	60%	£-635,297	£1,748,217	£138,986	£-221,168	£2,155,681	£547,451

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£55,735,225	£55,735,225	£55,735,225	£55,735,225	£55,735,225	£55,735,225
10%	70%	£58,764,672	£58,219,815	£58,589,030	£58,704,536	£58,159,679	£58,528,894
15%	70%	£60,275,395	£59,462,110	£60,015,933	£60,190,191	£59,371,906	£59,925,728
20%	70%	£61,734,119	£60,704,404	£61,442,835	£61,673,946	£60,584,133	£61,322,563
25%	70%	£63,200,600	£61,946,700	£62,874,316	£63,167,801	£61,798,360	£62,721,517
30%	70%	£64,651,744	£63,190,440	£64,316,202	£64,668,386	£63,008,585	£64,132,844
35%	70%	£66,382,888	£64,444,700	£65,758,080	£66,168,969	£64,230,781	£65,544,170
40%	70%	£67,914,032	£65,698,960	£67,199,976	£67,669,553	£65,454,482	£66,955,497
45%	70%	£69,445,176	£66,953,220	£68,641,962	£69,170,137	£66,676,181	£68,366,824
50%	70%	£70,987,358	£68,207,480	£70,083,749	£70,677,390	£67,901,852	£69,778,151
100%	70%	£68,548,845	£80,921,596	£84,735,508	£85,928,652	£80,300,404	£84,114,316
10%	80%	£58,782,059	£58,159,366	£58,581,327	£58,741,969	£58,119,275	£58,541,235
15%	80%	£60,305,472	£59,371,436	£60,004,377	£60,245,340	£59,311,300	£59,944,241
20%	80%	£61,828,692	£60,583,506	£61,427,427	£61,748,711	£60,503,324	£61,347,245
25%	80%	£63,348,716	£61,795,584	£62,849,654	£63,169,654	£61,692,223	£62,750,669
30%	80%	£64,864,698	£63,007,660	£64,266,626	£64,581,340	£62,883,390	£64,163,267
35%	80%	£66,379,722	£64,219,736	£65,681,598	£66,093,727	£64,074,465	£65,574,865
40%	80%	£67,894,746	£65,431,812	£67,096,570	£67,605,111	£65,265,540	£66,986,463
45%	80%	£69,409,770	£66,643,888	£68,511,542	£69,116,544	£66,456,615	£68,398,061
50%	80%	£70,924,794	£67,855,964	£69,926,514	£70,627,976	£67,647,690	£69,809,659
10%	60%	£58,747,285	£58,280,265	£58,696,735	£58,867,103	£58,200,083	£58,516,553
15%	60%	£60,262,314	£59,492,784	£60,027,489	£60,193,042	£59,432,511	£59,907,217
20%	60%	£61,777,344	£60,704,860	£61,439,244	£61,598,980	£60,644,640	£61,207,880
25%	60%	£63,282,374	£61,916,936	£62,851,891	£63,072,680	£61,856,769	£62,619,159
30%	60%	£64,787,404	£63,129,012	£64,264,438	£64,584,250	£63,067,846	£64,025,215
35%	60%	£66,292,434	£64,341,088	£65,676,986	£66,095,812	£64,278,921	£65,436,271
40%	60%	£67,797,464	£65,553,164	£67,089,534	£67,607,373	£65,490,046	£66,847,327
50%	60%	£69,302,494	£66,765,240	£68,502,082	£69,118,915	£66,701,121	£68,258,383

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£40,149,510	£40,149,510	£40,149,510	£40,149,510	£40,149,510	£40,149,510
10%	70%	£43,179,957	£42,634,100	£43,003,315	£43,118,821	£42,573,964	£42,943,179
15%	70%	£44,693,690	£43,876,395	£44,430,217	£44,553,671	£43,795,191	£44,340,018
20%	70%	£46,208,403	£45,118,689	£45,857,120	£46,088,131	£44,998,417	£45,736,848
25%	70%	£47,723,116	£46,360,984	£47,284,023	£47,582,086	£46,210,644	£47,135,802
30%	70%	£49,237,829	£47,603,278	£48,700,487	£49,086,670	£47,422,870	£48,541,128
35%	70%	£50,752,542	£48,845,572	£50,118,948	£50,591,254	£48,635,066	£49,946,454
40%	70%	£52,267,255	£50,087,866	£51,537,409	£52,095,837	£49,847,261	£51,351,780
45%	70%	£53,781,968	£51,330,160	£52,955,870	£53,599,420	£51,059,456	£52,767,106
50%	70%	£55,296,681	£52,572,454	£54,374,331	£55,093,003	£52,271,651	£54,182,432
100%	70%	£49,864,130	£65,335,881	£69,149,793	£70,342,936	£64,714,688	£68,528,600
10%	80%	£43,196,344	£42,573,650	£42,995,611	£43,156,253	£42,533,560	£42,955,520
15%	80%	£44,711,557	£43,785,721	£44,418,061	£44,639,625	£43,725,585	£44,358,526
20%	80%	£46,226,770	£44,995,811	£45,836,511	£46,154,089	£44,937,597	£45,763,537
25%	80%	£47,741,983	£46,238,105	£47,253,961	£47,668,553	£46,149,609	£47,168,548
30%	80%	£49,257,196	£47,480,399	£48,673,411	£49,182,017	£47,361,621	£48,573,559
35%	80%	£50,772,409	£48,722,693	£50,087,861	£50,696,481	£48,572,693	£49,978,570
40%	80%	£52,287,622	£49,964,987	£51,502,311	£52,210,945	£49,783,765	£51,383,581
45%	80%	£53,802,835	£51,207,281	£52,916,761	£53,725,409	£50,994,837	£52,788,592
50%	80%	£55,318,048	£52,449,575	£54,331,211	£55,239,873	£52,205,909	£54,193,603
10%	60%	£43,161,570	£42,694,550	£43,011,019	£43,081,387	£42,614,367	£42,930,838
15%	60%	£44,676,783	£43,906,640	£44,421,774	£44,547,327	£43,826,459	£44,341,949
20%	60%	£46,191,996	£45,118,730	£45,837,224	£46,063,267	£45,037,551	£45,747,060
25%	60%	£47,707,209	£46,330,820	£47,247,674	£47,578,207	£46,248,643	£47,152,171
30%	60%	£49,222,422	£47,542,910	£48,657,124	£49,088,147	£47,459,725	£48,557,282
35%	60%	£50,737,635	£48,755,000	£50,066,574	£50,597,087	£48,670,807	£49,962,393
40%	60%	£52,252,848	£49,967,090	£51,476,024	£52,106,541	£49,881,889	£51,367,404
45%	60%	£53,768,061	£51,179,180	£52,885,474	£53,615,995	£51,092,971	£52,772,415
50%	60%	£55,283,274	£52,391,270	£54,294,924	£55,125,449	£52,304,053	£54,177,426

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-10,471,714	£-10,471,714	£-10,471,714	£-10,471,714	£-10,471,714	£-10,471,714
10%	70%	£-13,501,161	£-12,956,304	£-13,325,511	£-13,441,025	£-12,896,168	£-13,265,383
15%	70%	£-15,015,994	£-14,198,598	£-14,752,421	£-14,926,980	£-14,139,395	£-14,642,706
20%	70%	£-16,530,807	£-15,440,892	£-16,179,324	£-16,410,335	£-15,320,621	£-16,059,052
25%	70%	£-18,045,620	£-16,683,186	£-17,610,805	£-17,904,290	£-16,532,848	£-17,458,006
30%	70%	£-19,560,433	£-17,925,480	£-19,052,691	£-19,404,874	£-17,745,074	£-18,869,332
35%	70%	£-21,075,246	£-19,167,774	£-20,494,577	£-20,906,458	£-18,967,270	£-20,280,659
40%	70%	£-22,590,059	£-20,409,068	£-21,936,460	£-22,408,041	£-20,189,070	£-21,691,986
45%	70%	£-24,104,872	£-21,651,362	£-23,378,343	£-23,909,625	£-21,414,670	£-23,103,313
50%	70%	£-25,619,685	£-22,893,656	£-24,818,226	£-25,411,209	£-22,638,270	£-24,514,640
100%	70%	£-41,286,334	£-35,858,085	£-39,471			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,761,208	£5,761,208	£5,761,208	£5,761,208	£5,761,208	£5,761,208
10%	70%	£2,721,769	£3,276,619	£2,907,493	£2,791,897	£3,336,751	£2,867,539
15%	70%	£1,217,038	£2,034,323	£1,480,501	£1,907,242	£2,124,528	£1,570,705
20%	70%	£-297,685	£792,029	£53,599	£-177,412	£932,301	£173,870
25%	70%	£-1,824,167	£-450,266	£-1,377,883	£-1,671,368	£-299,926	£-1,225,083
30%	70%	£-3,355,311	£-1,694,007	£-2,819,769	£-3,171,952	£-1,512,152	£-2,636,410
35%	70%	£-4,886,455	£-2,948,267	£-4,261,655	£-4,672,536	£-2,734,348	£-4,047,737
40%	70%	£-5,417,599	£-4,202,527	£-5,703,542	£-5,173,119	£-3,958,048	£-5,450,964
45%	70%	£-7,948,742	£-5,456,787	£-7,145,429	£-7,673,704	£-5,181,748	£-6,870,391
50%	70%	£-9,491,554	£-6,711,046	£-8,587,316	£-9,180,957	£-6,405,448	£-8,281,717
100%	70%	£-26,083,412	£-19,425,163	£-23,239,075	£-24,432,218	£-18,803,970	£-22,617,882
10%	80%	£2,714,375	£3,337,068	£2,915,107	£2,754,465	£3,377,158	£2,955,198
15%	80%	£1,190,957	£2,124,997	£1,492,057	£1,251,093	£2,165,133	£1,552,193
20%	80%	£-332,459	£912,528	£69,007	£-252,278	£933,109	£149,188
40%	80%	£-6,488,285	£-3,956,775	£-5,672,221	£-6,325,300	£-3,793,790	£-5,509,236
45%	80%	£-8,028,265	£-5,180,316	£-7,110,193	£-7,844,906	£-4,996,957	£-6,926,833
50%	80%	£-9,581,357	£-6,403,857	£-8,548,164	£-9,374,294	£-6,200,124	£-8,344,432
10%	60%	£2,748,148	£3,216,188	£2,989,699	£2,829,331	£3,296,351	£2,879,880
15%	60%	£1,243,118	£1,943,650	£1,468,944	£1,363,392	£2,063,922	£1,588,217
20%	60%	£-282,910	£871,130	£38,189	£-102,546	£831,494	£198,553
25%	60%	£-1,779,988	£-601,389	£-1,397,458	£-1,576,256	£-400,935	£-1,193,725
30%	60%	£-3,302,295	£-1,878,321	£-2,843,260	£-3,057,817	£-1,633,843	£-2,588,781
35%	60%	£-4,824,603	£-3,163,299	£-4,289,061	£-4,539,379	£-2,878,075	£-4,003,837
40%	60%	£-6,346,911	£-4,448,279	£-5,734,863	£-6,020,939	£-4,122,307	£-5,408,892
50%	60%	£-8,401,750	£-6,018,236	£-7,626,467	£-8,387,621	£-5,610,772	£-7,819,002

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,484,156	£9,484,156	£9,484,156	£9,484,156	£9,484,156	£9,484,156
10%	70%	£3,454,708	£6,989,586	£6,630,351	£6,514,845	£7,959,702	£6,880,487
15%	70%	£4,939,986	£5,757,271	£5,203,448	£5,030,190	£5,847,475	£5,293,653
20%	70%	£3,425,263	£4,514,977	£3,776,546	£3,545,535	£4,635,248	£3,896,818
25%	70%	£1,898,781	£3,272,682	£2,345,065	£2,051,580	£3,423,022	£2,497,864
30%	70%	£367,637	£2,028,941	£903,179	£590,996	£2,210,796	£1,086,538
35%	70%	£-1,163,507	£771,681	£-558,707	£-949,588	£389,501	£-254,789
40%	70%	£-2,694,651	£-479,579	£-1,980,595	£-2,450,171	£-235,100	£-1,736,116
45%	70%	£-4,225,794	£-1,733,839	£-3,422,481	£-3,950,756	£-1,458,800	£-3,147,443
50%	70%	£-5,768,606	£-2,988,099	£-4,864,368	£-5,458,009	£-2,682,500	£-4,558,770
100%	70%	£-21,330,464	£-15,702,215	£-19,516,127	£-20,709,270	£-15,081,023	£-18,894,934
10%	80%	£6,437,322	£7,090,016	£6,638,055	£6,477,413	£7,100,106	£6,678,146
15%	80%	£4,913,095	£6,947,945	£5,215,005	£4,974,041	£6,908,091	£5,512,140
20%	80%	£3,390,489	£4,635,675	£3,791,955	£3,470,670	£4,716,057	£3,872,136
40%	80%	£-2,765,337	£-233,827	£-1,949,273	£-2,602,352	£-70,842	£-1,786,288
45%	80%	£-4,305,317	£-1,457,368	£-3,387,245	£-4,121,958	£-1,274,009	£-3,203,886
50%	80%	£-5,858,410	£-2,680,909	£-4,825,216	£-5,651,346	£-2,477,177	£-4,621,484
10%	60%	£6,472,096	£6,939,116	£6,622,648	£6,552,279	£7,019,299	£6,702,928
15%	60%	£4,956,057	£6,666,597	£5,191,892	£5,085,339	£5,786,870	£5,312,164
20%	60%	£3,460,038	£4,394,077	£3,761,137	£3,620,401	£4,554,441	£3,921,501
25%	60%	£1,942,959	£3,121,559	£2,325,490	£2,146,692	£3,322,013	£2,529,223
30%	60%	£420,652	£1,844,627	£879,688	£685,131	£2,089,105	£1,124,166
35%	60%	£-1,101,656	£558,648	£-566,114	£-816,431	£644,973	£-280,889
40%	60%	£-2,623,964	£-278,381	£-2,011,915	£-2,297,992	£-399,369	£-1,885,944
50%	60%	£-4,178,802	£-4,295,288	£-4,903,519	£-5,264,673	£-2,887,824	£-4,496,054

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,127,526	£11,127,526	£11,127,526	£11,127,526	£11,127,526	£11,127,526
10%	70%	£8,088,079	£8,642,936	£8,273,720	£8,158,214	£8,703,071	£8,333,856
15%	70%	£5,883,355	£7,400,640	£6,946,818	£6,873,559	£7,490,945	£6,807,022
20%	70%	£5,088,632	£6,158,346	£5,419,916	£5,188,905	£6,278,618	£5,540,187
25%	70%	£3,542,150	£4,916,051	£3,988,434	£3,694,949	£5,066,391	£4,141,234
30%	70%	£2,011,006	£3,672,310	£2,546,548	£2,194,365	£3,854,165	£2,729,907
35%	70%	£479,862	£2,418,050	£1,104,662	£993,781	£2,631,959	£1,318,580
40%	70%	£-1,051,282	£1,183,790	£-337,225	£-906,802	£1,408,269	£-92,747
45%	70%	£-2,582,424	£-90,470	£-1,773,112	£-2,307,387	£184,669	£-1,604,074
50%	70%	£-4,125,237	£-1,344,729	£-3,220,999	£-3,814,640	£-1,039,131	£-2,915,400
100%	70%	£-19,687,095	£-14,058,848	£-17,972,758	£-19,065,901	£-13,437,653	£-17,251,568
10%	80%	£8,080,692	£8,703,385	£8,281,424	£8,120,782	£8,743,475	£8,321,515
15%	80%	£6,557,274	£7,491,314	£6,858,374	£6,617,410	£7,551,450	£6,918,510
20%	80%	£5,033,868	£6,279,545	£5,435,324	£5,114,040	£6,359,428	£5,175,505
40%	80%	£-1,121,958	£1,409,542	£-205,904	£-958,983	£1,572,527	£-142,917
45%	80%	£-2,661,948	£186,001	£-1,743,876	£-2,478,589	£369,361	£-1,660,516
50%	80%	£-4,215,040	£-1,037,540	£-3,181,847	£-4,007,977	£-833,807	£-2,978,115
10%	60%	£8,115,466	£8,582,485	£8,266,016	£8,195,648	£8,662,668	£8,346,197
15%	60%	£6,609,436	£7,399,967	£6,835,261	£6,729,709	£7,430,239	£6,959,534
20%	60%	£5,103,407	£6,037,447	£5,404,506	£5,263,771	£6,197,811	£5,684,870
25%	60%	£3,586,329	£4,764,928	£3,968,860	£3,790,061	£4,965,382	£4,172,592
30%	60%	£2,064,022	£3,487,996	£2,523,057	£2,308,500	£3,732,475	£2,767,536
35%	60%	£541,714	£2,203,018	£1,077,256	£826,938	£2,488,242	£1,362,480
40%	60%	£-980,594	£918,038	£-368,546	£-654,622	£1,244,010	£-42,575
50%	60%	£-2,435,433	£-1,651,819	£-2,260,150	£-3,621,304	£-1,244,458	£-2,882,688

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,526,254	£5,526,254	£5,526,254	£5,526,254	£5,526,254	£5,526,254
10%	70%	£2,496,808	£3,041,665	£2,672,450	£2,556,944	£3,101,801	£2,742,985
15%	70%	£962,685	£1,739,370	£1,245,917	£1,072,289	£1,389,574	£1,338,751
20%	70%	£-332,639	£597,075	£-181,355	£-142,366	£677,347	£-61,094
25%	70%	£-1,059,121	£-685,220	£-612,836	£-1,006,321	£-534,880	£-1,460,037
30%	70%	£-3,590,264	£-1,928,960	£-3,054,723	£-3,406,906	£-1,747,106	£-2,871,364
35%	70%	£-5,121,408	£-3,183,220	£-4,496,609	£-4,907,489	£-2,969,301	£-4,282,691
40%	70%	£-6,652,552	£-4,437,480	£-5,938,498	£-6,408,073	£-4,193,002	£-5,694,017
45%	70%	£-8,183,695	£-5,691,740	£-7,380,382	£-7,908,657	£-5,416,701	£-7,105,344
50%	70%	£-9,726,508	£-6,946,000	£-8,822,270	£-9,415,911	£-6,640,402	£-8,516,671
100%	70%	£-25,288,365	£-19,660,116	£-23,474,028	£-24,667,172	£-19,038,924	£-22,882,836
10%	80%	£2,479,421	£3,102,114	£2,680,163	£2,519,511	£3,142,204	£2,720,244
15%	80%	£996,004	£1,890,044	£1,257,103	£1,016,139	£1,950,179	£1,317,239
20%	80%	£-967,419	£577,674	£-616,847	£-497,231	£758,155	£-85,796
40%	80%	£-3,723,239	£-4,191,728	£-3,907,175	£-5,560,254	£-4,028,743	£-5,744,190
45%	80%	£-5,263,218	£-5,415,270	£-7,345,147	£-8,079,860	£-5,231,910	£-7,161,767
50%	80%	£-6,816,311	£-6,638,810	£-8,783,118	£-9,609,248	£-6,435,078	£-8,579,385
10%	60%	£2,514,195	£2,981,215	£2,664,745	£2,594,377	£3,061,397	£2,744,926
15%	60%	£1,008,165	£1,708,696	£1,233,990	£1,129,438	£1,828,968	£1,354,263
20%	60%	£-487,864	£436,176	£-196,764	£-337,590	£599,540	£-36,401
25%	60%	£-1,014,942	£-836,343	£-1,632,411	£-1,811,210	£-635,885	£-1,428,679
30%	60%	£-3,537,249	£-2,113,275	£-3,078,214	£-3,292,770	£-1,868,796	£-2,833,735
35%	60%	£-5,059,557	£-3,398,253	£-4,524,015	£-4,774,332	£-3,113,028	£-4,238,790
40%	60%	£-6,581,865	£-4,683,232	£-5,969,816	£-6,255,893	£-4,357,260	£-5,643,845
50%	60%	£-8,106,704	£-7,253,180	£-8,861,420	£-9,222,575	£-6,845,725	£-8,453,956

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

E2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,797,224	£12,797,224	£12,797,224	£12,797,224	£12,797,224	£12,797,224
10%	70%	£9,767,776	£10,312,636	£9,943,419	£9,827,913	£10,372,771	£10,003,555
15%	70%	£8,263,054	£9,070,340	£8,516,517	£8,343,259	£9,160,544	£8,606,721
20%	70%	£6,738,331	£7,828,045	£7,089,615	£6,858,604	£7,948,317	£7,209,886
25%	70%	£5,211,849	£6,585,750	£5,658,134	£5,364,648	£6,736,090	£5,810,933
30%	70%	£3,680,705	£5,342,009	£4,216,247	£3,864,064	£5,523,864	£4,399,606
35%	70%	£2,149,561	£4,097,749	£2,774,361	£2,363,481	£4,301,669	£2,988,279
40%	70%	£618,419	£2,853,490	£1,332,474	£862,897	£3,077,965	£1,576,952
45%	70%	£-912,725	£1,579,230	£-109,412	£-637,687	£1,854,269	£165,626
50%	70%	£-2,455,538	£324,970	£-1,551,300	£-2,144,941	£630,568	£-1,245,701
100%	70%	£-18,017,396	£-12,389,147	£-16,203,058	£-17,396,202	£-11,767,954	£-15,581,866
10%	80%	£9,750,391	£10,373,084	£9,951,123	£9,790,481	£10,413,174	£9,981,214
15%	80%	£8,226,873	£9,161,013	£8,528,073	£8,297,109	£9,221,149	£8,588,508
20%	80%	£6,703,557	£7,949,844	£7,105,023	£6,783,739	£8,029,125	£7,185,204
40%	80%	£547,731	£3,079,242	£1,363,795	£710,716	£3,242,227	£1,526,790
45%	80%	£-902,249	£1,855,700	£-474,177	£-808,890	£2,039,060	£109,183
50%	80%	£-2,545,341	£632,199	£-1,512,148	£-2,338,278	£835,892	£-1,308,416
10%	60%	£9,785,165	£10,252,185	£9,935,715	£9,865,347	£10,332,367	£10,015,896
15%	60%	£8,279,135	£8,979,666	£8,504,960	£8,399,406	£9,099,938	£8,625,233
20%	60%	£6,773,106	£7,707,146	£7,074,205	£6,933,470	£7,867,510	£7,234,569
25%	60%	£5,256,028	£6,434,627	£5,638,559	£5,459,760	£6,635,081	£5,842,291
30%	60%	£3,733,721	£5,187,685	£4,192,756	£3,978,199	£5,402,174	£4,437,235
35%	60%	£2,211,413	£3,972,717	£2,746,955	£2,496,638	£4,157,942	£3,032,180
40%	60%	£699,105	£2,987,738	£1,301,153	£1,015,077	£2,913,710	£1,627,124
50%	60%	£-2,965,734	£17,760	£-1,590,451	£-1,951,605	£425,244	£-1,182,986

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

E1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,297,372	£13,297,372	£13,297,372	£13,297,372	£13,297,372	£13,297,372
10%	70%	£10,267,926	£10,812,783	£10,443,567	£10,328,061	£10,872,918	£10,503,703
15%	70%	£8,753,202	£9,570,487	£9,018,865	£8,843,406	£9,660,692	£9,108,869
20%	70%	£7,238,479	£8,328,193	£7,589,763	£7,358,752	£8,448,465	£7,710,034
25%	70%	£5,711,997	£7,085,898	£6,158,281	£5,864,796	£7,236,238	£6,311,081
30%	70%	£4,180,853	£5,842,157	£4,716,395	£4,364,212	£6,024,012	£4,899,754
35%	70%	£2,649,709	£4,597,897	£3,274,509	£2,863,628	£4,801,816	£3,488,427
40%	70%	£1,118,565	£3,353,637	£1,832,622	£1,363,045	£3,578,116	£2,077,100
45%	70%	£-412,577	£2,079,377	£390,735	£-137,540	£2,354,416	£665,773
50%	70%	£-1,955,390	£825,118	£-1,051,152	£-1,644,793	£1,130,716	£-474,553
100%	70%	£-17,517,248	£-11,888,959	£-15,702,911	£-16,896,054	£-11,267,806	£-15,081,718
10%	80%	£10,250,539	£10,873,232	£10,451,271	£10,290,629	£10,913,322	£10,491,362
15%	80%	£8,727,121	£9,661,161	£9,028,221	£8,787,257	£9,721,297	£9,088,357
20%	80%	£7,203,705	£8,449,092	£7,605,171	£7,283,887	£8,529,273	£7,685,352
40%	80%	£1,047,879	£3,579,389	£1,863,943	£1,210,864	£3,742,374	£2,026,928
45%	80%	£-492,101	£2,355,848	£425,971	£-308,742	£2,539,208	£609,331
50%	80%	£-2,045,193	£1,132,307	£-1,012,000	£-1,838,130	£1,336,040	£-808,268
10%	60%	£10,285,313	£10,752,332	£10,435,863	£10,365,495	£10,832,515	£10,516,044
15%	60%	£8,779,293	£9,479,814	£9,005,108	£8,899,526	£9,600,086	£9,125,381
20%	60%	£7,273,254	£8,207,294	£7,574,363	£7,433,618	£8,367,658	£7,734,717
25%	60%	£5,756,176	£6,934,775	£6,138,707	£5,959,908	£7,135,229	£6,342,439
30%	60%	£4,233,869	£5,657,843	£4,692,904	£4,478,347	£5,902,322	£4,937,383
35%	60%	£2,711,561	£4,372,865	£3,247,103	£2,996,785	£4,658,089	£3,532,327
40%	60%	£1,189,253	£3,087,885	£1,801,301	£1,515,225	£3,413,857	£2,127,272
50%	60%	£-1,865,586	£517,928	£-1,090,303	£-1,451,457	£925,392	£-682,638

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,940,282	£30,940,282	£30,940,282	£30,940,282	£30,940,282	£30,940,282
10%	70%	£26,327,797	£26,832,467	£26,468,492	£26,382,459	£26,887,130	£26,523,155
15%	70%	£24,021,554	£24,776,559	£24,232,597	£24,103,548	£24,860,554	£24,314,591
20%	70%	£21,715,311	£22,724,652	£21,996,701	£21,824,638	£22,833,978	£22,106,028
25%	70%	£19,409,068	£20,670,744	£19,760,806	£19,545,726	£20,807,402	£19,897,465
30%	70%	£17,102,825	£18,616,836	£17,524,912	£17,266,815	£18,780,826	£17,698,900
35%	70%	£14,796,582	£16,562,929	£15,281,378	£14,975,890	£16,754,250	£15,476,454
40%	70%	£12,490,339	£14,509,021	£13,030,769	£12,681,685	£14,727,674	£13,252,569
45%	70%	£10,184,096	£12,455,113	£10,780,159	£10,387,441	£12,691,154	£11,029,685
50%	70%	£7,877,853	£10,401,205	£8,529,550	£8,093,196	£10,652,877	£8,806,800
100%	70%	£15,911,959	£10,623,751	£14,437,663	£15,339,151	£10,050,963	£13,864,875
10%	80%	£26,314,180	£26,890,946	£26,474,976	£26,350,623	£26,927,388	£26,511,417
15%	80%	£24,001,128	£24,866,278	£24,242,321	£24,055,792	£24,920,942	£24,296,984
20%	80%	£21,688,078	£22,841,610	£22,009,667	£21,760,962	£22,914,495	£22,082,551
25%	80%	£19,375,027	£20,816,942	£19,777,013	£19,466,132	£20,908,048	£19,868,119
30%	80%	£17,061,975	£18,792,275	£17,544,359	£17,171,302	£18,901,600	£17,653,686
35%	80%	£14,748,923	£16,767,607	£15,304,394	£14,862,894	£16,895,153	£15,433,778
40%	80%	£12,435,871	£14,742,938	£13,057,073	£12,552,501	£14,888,707	£13,204,940
45%	80%	£10,122,819	£12,708,573	£10,809,751	£10,242,109	£12,874,924	£10,976,102
50%	80%	£7,809,767	£10,672,233	£8,562,431	£7,931,716	£10,857,066	£8,747,264
10%	60%	£26,341,413	£26,773,987	£26,462,009	£26,414,297	£26,846,872	£26,534,894
15%	60%	£24,041,978	£24,690,840	£24,222,872	£24,151,305	£24,900,167	£24,332,199
20%	60%	£21,742,544	£22,607,693	£21,988,312	£21,863,736	£22,753,462	£22,129,595
25%	60%	£19,443,109	£20,524,546	£19,744,599	£19,625,320	£20,708,757	£19,928,810
30%	60%	£17,143,675	£18,441,398	£17,505,463	£17,362,327	£18,660,052	£17,724,115
35%	60%	£14,830,198	£16,358,251	£15,258,362	£15,088,966	£16,613,347	£15,517,129
40%	60%	£12,515,135	£14,270,345	£13,004,464	£12,810,869	£14,566,079	£13,300,199
45%	60%	£10,200,071	£12,174,862	£10,750,567	£10,532,772	£12,507,384	£11,083,268
50%	60%	£7,885,007	£10,079,020	£8,496,688	£8,254,675	£10,448,689	£8,866,337

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£39,322,604	£39,322,604	£39,322,604	£39,322,604	£39,322,604	£39,322,604
10%	70%	£43,935,090	£43,430,419	£43,784,395	£43,880,427	£43,375,796	£43,739,732
15%	70%	£46,247,533	£45,484,327	£46,090,290	£46,199,339	£45,492,332	£45,948,295
20%	70%	£48,547,576	£47,638,234	£48,266,195	£48,388,249	£47,426,909	£48,156,659
25%	70%	£50,853,619	£49,592,143	£50,502,080	£50,717,160	£49,455,484	£50,365,422
30%	70%	£53,160,061	£51,646,051	£52,737,975	£52,996,072	£51,482,061	£52,573,986
35%	70%	£55,461,032	£53,699,958	£54,981,509	£55,286,956	£53,508,637	£54,787,433
40%	70%	£57,763,002	£55,753,865	£57,232,118	£57,581,202	£55,535,212	£57,010,318
45%	70%	£60,064,972	£57,807,772	£59,476,726	£59,875,446	£57,783,462	£59,233,201
50%	70%	£62,366,942	£59,861,679	£61,722,234	£62,169,691	£59,910,010	£61,456,086
100%	70%	£86,174,826	£80,886,638	£84,700,550	£85,602,037	£80,313,849	£84,127,761
10%	80%	£43,948,707	£43,371,940	£43,787,912	£43,912,264	£43,335,499	£43,751,470
15%	80%	£46,261,758	£45,399,609	£46,020,568	£46,207,094	£45,341,945	£45,965,903
20%	80%	£48,574,809	£47,421,277	£48,253,219	£48,501,925	£47,348,392	£48,180,336
25%	80%	£50,887,860	£50,519,948	£51,065,814	£51,324,520	£50,374,799	£51,097,946
30%	80%	£53,199,212	£51,821,488	£52,757,424	£53,000,559	£51,602,835	£52,538,771
35%	80%	£55,510,663	£53,904,635	£55,004,625	£55,173,921	£53,649,540	£54,745,757
40%	80%	£57,822,114	£55,987,782	£57,258,692	£57,452,018	£55,696,807	£56,962,688
50%	80%	£60,133,565	£58,070,929	£60,503,760	£60,708,095	£57,948,064	£59,179,619

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,736,889	£23,736,889	£23,736,889	£23,736,889	£23,736,889	£23,736,889
10%	70%	£28,349,375	£27,844,704	£28,208,680	£28,294,712	£27,790,041	£28,154,017
15%	70%	£30,651,818	£29,898,616	£30,444,574	£30,573,823	£29,816,617	£30,369,580
20%	70%	£32,954,261	£31,952,528	£32,680,470	£32,852,534	£31,843,193	£32,571,143
25%	70%	£35,256,704	£34,006,440	£34,916,365	£35,131,445	£33,869,769	£34,779,707
30%	70%	£37,559,147	£36,060,352	£37,152,260	£37,410,357	£35,896,346	£36,988,271
35%	70%	£39,861,590	£38,114,264	£39,388,155	£39,701,241	£37,922,921	£39,201,718
40%	70%	£42,164,033	£40,168,176	£41,624,050	£41,995,488	£39,949,497	£41,424,662
45%	70%	£44,466,476	£42,222,088	£43,859,945	£44,389,019	£42,001,071	£43,649,606
50%	70%	£46,768,919	£44,276,000	£46,101,840	£46,583,975	£44,024,294	£45,870,371
100%	70%	£70,589,110	£65,300,923	£68,114,834	£70,016,322	£64,728,134	£68,542,046
10%	80%	£28,362,992	£27,786,225	£28,202,197	£28,326,549	£27,749,783	£28,165,755
15%	80%	£30,675,043	£29,810,893	£30,434,850	£30,621,379	£29,756,229	£30,380,188
20%	80%	£32,977,094	£31,864,705	£32,687,604	£32,916,909	£31,763,697	£32,595,650
25%	80%	£35,279,145	£33,918,617	£34,921,500	£35,197,439	£33,798,464	£34,472,231
30%	80%	£37,581,196	£35,972,529	£37,166,395	£37,477,969	£35,833,231	£37,693,802
35%	80%	£39,883,247	£38,026,441	£39,411,290	£39,758,503	£37,868,008	£39,915,373
40%	80%	£42,185,298	£40,080,353	£41,656,185	£41,999,037	£39,902,785	£42,136,944
45%	80%	£44,487,349	£42,134,265	£43,901,080	£44,239,571	£41,947,562	£44,358,515
50%	80%	£46,789,400	£44,188,177	£46,145,975	£46,480,105	£43,992,339	£46,580,086
100%	80%	£70,610,591	£65,631,836	£68,166,741	£70,046,311	£64,779,334	£68,562,046
10%	60%	£28,335,758	£27,903,184	£28,215,163	£28,282,874	£27,830,299	£28,142,278
15%	60%	£30,637,809	£29,957,096	£30,459,299	£30,595,868	£29,877,094	£30,344,973
20%	60%	£32,939,860	£32,001,008	£32,690,435	£32,786,869	£31,923,709	£32,547,046
25%	60%	£35,241,911	£34,054,920	£34,935,330	£35,051,851	£33,970,414	£34,759,361
30%	60%	£37,543,962	£36,108,832	£37,179,709	£37,314,844	£36,017,119	£36,971,076
35%	60%	£39,846,013	£38,162,744	£39,419,809	£39,588,206	£38,063,825	£39,183,042
40%	60%	£42,148,064	£40,216,656	£41,664,704	£41,866,302	£40,111,092	£41,394,973
50%	60%	£44,450,115	£42,270,568	£43,909,600	£44,148,398	£42,158,349	£43,616,904

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,940,907	£5,940,907	£5,940,907	£5,940,907	£5,940,907	£5,940,907
10%	70%	£1,328,421	£1,833,092	£1,469,116	£1,383,094	£1,487,755	£1,523,779
15%	70%	£3,630,864	£2,201,616	£2,766,778	£2,895,927	£1,938,821	£2,884,784
20%	70%	£5,943,307	£2,724,723	£3,002,674	£3,174,738	£2,165,397	£2,893,347
25%	70%	£8,245,750	£3,247,830	£3,238,570	£3,416,552	£2,391,973	£3,121,911
30%	70%	£10,548,193	£3,770,937	£3,472,466	£3,600,366	£2,618,549	£3,350,475
35%	70%	£12,850,636	£4,294,044	£3,706,362	£3,788,180	£2,845,125	£3,579,039
40%	70%	£15,153,079	£4,817,151	£3,940,258	£3,976,994	£3,071,701	£3,807,603
45%	70%	£17,455,522	£5,340,258	£4,174,154	£4,165,808	£3,298,277	£4,036,167
50%	70%	£19,757,965	£5,863,365	£4,408,050	£4,357,622	£3,524,853	£4,264,731
100%	70%	£40,911,314	£35,623,127	£39,437,038	£40,338,526	£35,050,338	£38,864,250
10%	80%	£1,314,804	£1,891,671	£1,475,599	£1,351,247	£1,928,013	£1,512,041
15%	80%	£3,616,247	£2,313,097	£2,757,054	£2,893,583	£2,168,433	£2,702,391
20%	80%	£5,917,690	£2,734,621	£3,002,674	£3,174,738	£2,391,973	£2,913,904
25%	80%	£8,219,133	£3,257,728	£3,238,570	£3,416,552	£2,618,549	£3,142,468
30%	80%	£10,520,576	£3,780,835	£3,472,466	£3,600,366	£2,845,125	£3,371,032
35%	80%	£12,822,019	£4,303,942	£3,706,362	£3,788,180	£3,071,701	£3,599,606
40%	80%	£15,123,462	£4,827,049	£3,940,258	£3,976,994	£3,298,277	£3,828,170
45%	80%	£17,424,905	£5,350,156	£4,174,154	£4,165,808	£3,524,853	£4,056,734
50%	80%	£19,726,348	£5,873,263	£4,408,050	£4,357,622	£3,	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£22,173,829	£22,173,829	£22,173,829	£22,173,829	£22,173,829	£22,173,829
0%	70%	£17,581,344	£18,066,014	£17,702,039	£17,618,608	£18,120,677	£17,756,703
15%	70%	£15,255,101	£16,012,106	£15,466,144	£15,337,095	£16,094,101	£15,548,138
20%	70%	£12,948,858	£13,958,199	£13,230,248	£13,058,185	£14,067,525	£13,338,575
25%	70%	£10,642,615	£11,304,291	£10,994,353	£10,779,273	£12,040,949	£11,131,012
30%	70%	£8,336,372	£9,850,383	£8,758,459	£8,500,362	£10,014,373	£8,922,447
35%	70%	£6,030,129	£7,796,476	£6,514,825	£6,209,477	£7,987,797	£6,709,901
40%	70%	£3,693,432	£5,741,177	£4,254,316	£3,915,232	£5,961,221	£4,686,116
45%	70%	£1,371,461	£3,675,175	£2,013,706	£1,620,988	£3,924,700	£2,263,232
50%	70%	£-950,509	£1,609,173	£-236,903	£-673,257	£1,886,424	£40,347
100%	70%	£-24,678,392	£-19,390,204	£-23,204,116	£-24,105,604	£-18,817,416	£-22,631,328
10%	80%	£17,547,727	£18,124,493	£17,708,522	£17,584,170	£18,160,935	£17,744,964
15%	80%	£15,234,675	£16,099,825	£15,475,868	£15,289,339	£16,154,489	£15,530,531
20%	80%	£12,921,825	£14,075,157	£13,243,214	£12,994,509	£14,148,042	£13,316,058
40%	80%	£3,638,182	£5,976,485	£4,290,620	£3,786,048	£6,122,254	£4,438,487
45%	80%	£1,309,305	£3,942,120	£2,043,298	£1,475,656	£4,108,470	£2,209,649
50%	80%	£-1,019,571	£1,905,779	£-204,022	£-834,737	£2,090,613	£-19,189
10%	80%	£17,574,960	£18,007,534	£17,695,356	£17,647,844	£18,080,419	£17,768,441
15%	80%	£15,275,525	£15,924,124	£15,456,419	£15,384,852	£16,033,714	£15,565,746
20%	60%	£12,976,091	£13,841,240	£13,217,283	£13,121,859	£13,987,009	£13,363,052
25%	60%	£10,676,656	£11,758,093	£10,978,146	£10,858,867	£11,940,304	£11,160,357
30%	60%	£8,377,222	£9,674,945	£8,739,010	£8,595,874	£9,893,599	£8,957,662
35%	60%	£6,063,745	£7,591,798	£6,491,309	£6,322,513	£7,846,894	£6,750,676
40%	60%	£3,748,862	£5,503,892	£4,239,011	£4,044,416	£5,799,626	£4,533,745
50%	60%	£-881,446	£1,312,567	£-269,784	£-511,778	£1,682,236	£39,884

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£25,896,777	£25,896,777	£25,896,777	£25,896,777	£25,896,777	£25,896,777
0%	70%	£21,284,281	£21,788,962	£21,424,866	£21,338,856	£21,843,625	£21,478,649
15%	70%	£18,978,048	£19,735,054	£19,189,092	£19,060,043	£19,817,049	£19,271,096
20%	70%	£16,671,806	£17,681,147	£16,953,196	£16,781,132	£17,790,473	£17,062,523
25%	70%	£14,365,563	£15,627,239	£14,717,301	£14,502,221	£15,763,897	£14,853,959
30%	70%	£12,059,320	£13,573,331	£12,481,406	£12,229,309	£13,737,320	£12,645,395
35%	70%	£9,753,076	£11,519,424	£10,237,372	£9,932,425	£11,710,745	£10,431,948
40%	70%	£7,416,376	£9,464,124	£7,987,263	£7,636,180	£9,684,169	£8,256,746
45%	70%	£5,094,400	£7,398,123	£5,736,653	£5,343,306	£7,647,648	£5,986,180
50%	70%	£2,772,439	£5,332,121	£3,486,044	£3,049,691	£5,609,372	£3,763,295
100%	70%	£-20,955,445	£-16,667,257	£-19,481,169	£-20,382,656	£-15,094,468	£-18,608,380
10%	80%	£21,270,674	£21,847,441	£21,431,469	£21,307,117	£21,883,983	£21,467,911
15%	80%	£18,987,423	£19,822,773	£19,189,316	£19,012,267	£19,877,437	£19,239,653
20%	80%	£16,644,573	£17,796,105	£16,966,162	£16,717,457	£17,870,989	£17,039,046
40%	80%	£7,361,129	£9,699,433	£8,013,567	£7,508,906	£9,845,202	£8,161,435
45%	80%	£5,032,253	£7,665,068	£5,766,246	£5,198,604	£7,831,418	£5,932,597
50%	80%	£2,703,377	£5,628,727	£3,518,926	£2,888,210	£5,813,561	£3,703,759
10%	80%	£21,297,308	£21,730,482	£21,418,503	£21,370,792	£21,803,367	£21,491,388
15%	80%	£18,998,473	£19,847,335	£19,179,367	£19,107,600	£19,756,662	£19,288,693
20%	60%	£16,699,038	£17,564,188	£16,940,231	£16,844,807	£17,709,957	£17,086,000
25%	60%	£14,399,604	£15,481,041	£14,701,094	£14,581,815	£15,663,252	£14,883,305
30%	60%	£12,100,169	£13,397,893	£12,461,957	£12,318,822	£13,616,546	£12,880,610
35%	60%	£9,786,693	£11,314,746	£10,214,357	£10,045,460	£11,569,841	£10,473,624
40%	60%	£7,471,620	£9,226,840	£7,960,969	£7,767,364	£9,222,574	£8,256,693
50%	60%	£2,841,502	£5,035,615	£3,453,164	£3,211,170	£5,405,163	£3,822,832

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,540,146	£27,540,146	£27,540,146	£27,540,146	£27,540,146	£27,540,146
0%	70%	£22,927,661	£23,432,331	£23,068,396	£22,982,323	£23,486,994	£23,123,019
15%	70%	£20,621,418	£21,378,423	£20,852,461	£20,703,412	£21,460,418	£20,914,455
20%	70%	£18,315,176	£19,324,516	£18,596,565	£18,424,502	£19,433,842	£18,705,892
25%	70%	£16,008,932	£17,270,608	£16,360,670	£16,145,590	£17,407,266	£16,497,329
30%	70%	£13,702,689	£15,216,700	£14,124,776	£13,866,679	£15,380,690	£14,288,764
35%	70%	£11,381,719	£13,162,793	£11,881,242	£11,575,794	£13,354,114	£12,075,318
40%	70%	£9,059,749	£11,107,494	£9,630,633	£9,281,549	£11,327,538	£9,852,433
45%	70%	£6,737,776	£9,041,492	£7,390,023	£6,987,205	£9,291,015	£7,629,548
50%	70%	£4,415,808	£6,975,490	£5,129,414	£4,893,060	£7,252,741	£5,406,664
100%	70%	£-19,312,075	£-14,023,867	£-17,837,799	£-18,739,287	£-13,451,099	£-17,265,011
10%	80%	£22,914,044	£23,490,810	£23,074,839	£22,950,487	£23,527,252	£23,111,281
15%	80%	£20,600,992	£21,466,142	£20,842,185	£20,655,656	£21,520,896	£20,896,848
20%	80%	£18,287,941	£19,441,474	£18,693,331	£18,360,359	£19,622,416	£18,729,804
40%	80%	£9,004,490	£11,342,802	£9,596,837	£9,152,365	£11,498,571	£9,804,804
45%	80%	£6,675,622	£9,308,437	£7,409,615	£6,841,973	£9,474,788	£7,575,966
50%	80%	£4,346,746	£7,272,097	£5,162,295	£4,531,580	£7,456,930	£5,347,128
10%	60%	£22,941,277	£23,373,851	£23,061,873	£23,014,161	£23,446,736	£23,134,758
15%	60%	£20,641,842	£21,290,704	£20,822,736	£20,751,169	£21,400,031	£20,932,063
20%	60%	£18,342,406	£19,207,557	£18,583,600	£18,488,176	£19,353,326	£18,729,369
25%	60%	£16,042,973	£17,124,410	£16,344,463	£16,225,184	£17,306,621	£16,526,674
30%	60%	£13,743,539	£15,041,262	£14,105,327	£13,962,191	£15,259,916	£14,323,979
35%	60%	£11,430,062	£12,958,115	£11,858,226	£11,688,830	£13,213,211	£12,116,993
40%	60%	£9,114,999	£10,870,209	£9,604,328	£9,410,733	£11,165,943	£9,900,063
50%	60%	£4,484,871	£8,678,884	£5,096,533	£4,854,599	£7,846,553	£5,486,201

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,938,876	£21,938,876	£21,938,876	£21,938,876	£21,938,876	£21,938,876
0%	70%	£17,326,390	£17,831,060	£17,467,085	£17,381,063	£17,885,723	£17,521,748
15%	70%	£15,020,147	£15,777,152	£15,231,190	£15,102,141	£15,893,148	£15,313,185
20%	70%	£12,713,904	£13,723,245	£12,995,294	£12,823,231	£13,832,571	£13,104,621
25%	70%	£10,407,661	£11,669,337	£10,759,490	£10,544,319	£11,805,996	£10,896,058
30%	70%	£8,101,418	£9,615,429	£8,523,505	£8,265,408	£9,779,419	£8,687,494
35%	70%	£5,780,448	£7,561,522	£6,279,971	£5,974,523	£7,752,843	£6,474,047
40%	70%	£3,458,478	£5,506,223	£4,029,362	£3,680,278	£5,726,268	£4,251,162
45%	70%	£1,136,506	£3,440,221	£1,778,792	£1,386,034	£3,889,747	£2,028,278
50%	70%	£-1,185,463	£1,374,219	£-471,857	£-908,211	£1,651,470	£-194,606
100%	70%	£-24,913,346	£-19,625,158	£-23,439,070	£-24,340,557	£-19,052,370	£-22,866,281
10%	80%	£17,312,773	£17,889,539	£17,473,568	£17,349,216	£17,925,981	£17,510,010
15%	80%	£14,999,722	£15,864,871	£15,240,914	£15,054,385	£15,919,535	£15,295,577
20%	80%	£12,686,671	£13,840,203	£13,008,260	£12,759,855	£13,813,088	£13,081,144
40%	80%	£3,403,228	£5,741,632	£4,055,686	£3,851,094	£5,887,390	£4,203,534
45%	80%	£1,074,351	£3,707,167	£1,808,345	£1,240,702	£3,873,517	£1,974,696
50%	80%	£-1,254,525	£1,670,826	£-438,976	£-1,069,691	£1,855,659	£-254,142
10%	80%	£17,340,071	£17,772,581	£17,460,602	£17,412,891	£17,845,465	£17,533,487
15%	80%	£15,040,571	£15,869,434	£15,221,465	£15,149,898	£15,799,760	£15,330,792
20%	80%	£12,741,137	£13,806,287	£12,982,329	£12,886,986	£13,752,055	£13,128,086
25%	60%	£10,441,703	£11,523,140	£10,743,193	£10,623,913	£11,705,350	£10,825,403
30%	60%	£8,142,268	£9,439,992	£8,504,056	£8,360,921	£9,658,645	£8,722,708
35%	60%	£5,828,792	£7,366,845	£6,256,955	£6,087,559	£7,611,940	£6,515,722
40%	60%	£3,513,728	£5,268,938	£4,003,058	£3,809,462	£5,564,673	£4,288,792
50%	60%	£-1,116,999	£1,077,813	£-504,737	£-746,732	£1,447,282	£-135,069

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£29,209,845	£29,209,845	£29,209,845	£29,209,845	£29,209,845	£29,209,845
10%	70%	£24,597,360	£25,102,035	£24,738,955	£24,852,823	£25,156,893	£24,792,718
15%	70%	£22,291,117	£23,048,122	£22,502,160	£22,373,111	£23,130,118	£22,584,154
20%	70%	£19,984,874	£20,994,215	£20,266,264	£20,094,201	£21,103,541	£20,375,591
25%	70%	£17,678,631	£18,940,307	£18,030,369	£17,815,289	£19,076,965	£18,167,028
30%	70%	£15,372,388	£16,886,399	£15,794,475	£15,536,378	£17,050,389	£15,958,463
35%	70%	£13,066,145	£14,832,492	£13,550,581	£13,245,493	£15,023,813	£13,745,017
40%	70%	£10,759,902	£12,778,585	£11,306,686	£10,951,248	£12,997,237	£11,522,132
45%	70%	£8,453,659	£10,724,678	£9,057,789	£8,657,004	£10,960,717	£9,299,246
50%	70%	£6,147,416	£8,670,771	£6,813,890	£6,362,759	£8,922,440	£7,076,363
100%	70%	£-17,642,378	£-12,354,188	£-16,168,100	£-17,069,588	£-11,781,400	£-15,595,312
10%	80%	£24,583,743	£25,160,509	£24,744,538	£24,620,186	£25,196,951	£24,780,980
15%	80%	£22,270,991	£23,130,841	£22,511,894	£22,325,395	£23,190,305	£22,566,547
20%	80%	£19,957,841	£21,111,173	£20,279,830	£20,030,525	£21,184,058	£20,352,114
25%	80%	£17,644,691	£19,091,505	£18,041,771	£17,815,289	£19,076,965	£18,167,028
30%	80%	£15,331,541	£17,071,839	£15,794,475	£15,536,378	£17,050,389	£15,958,463
35%	80%	£13,020,391	£15,052,173	£13,550,581	£13,245,493	£15,023,813	£13,745,017
40%	80%	£10,709,241	£13,032,507	£11,306,686	£10,951,248	£12,997,237	£11,522,132
45%	80%	£8,403,091	£11,012,841	£9,057,789	£8,657,004	£10,960,717	£9,299,246
50%	80%	£6,096,848	£8,993,175	£6,813,890	£6,362,759	£8,922,440	£7,076,363
10%	60%	£24,583,743	£25,160,509	£24,744,538	£24,620,186	£25,196,951	£24,780,980
15%	60%	£22,270,991	£23,130,841	£22,511,894	£22,325,395	£23,190,305	£22,566,547
20%	60%	£19,957,841	£21,111,173	£20,279,830	£20,030,525	£21,184,058	£20,352,114
25%	60%	£17,644,691	£19,091,505	£18,041,771	£17,815,289	£19,076,965	£18,167,028
30%	60%	£15,331,541	£17,071,839	£15,794,475	£15,536,378	£17,050,389	£15,958,463
35%	60%	£13,020,391	£15,052,173	£13,550,581	£13,245,493	£15,023,813	£13,745,017
40%	60%	£10,709,241	£13,032,507	£11,306,686	£10,951,248	£12,997,237	£11,522,132
45%	60%	£8,403,091	£11,012,841	£9,057,789	£8,657,004	£10,960,717	£9,299,246
50%	60%	£6,096,848	£8,993,175	£6,813,890	£6,362,759	£8,922,440	£7,076,363

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£29,709,993	£29,709,993	£29,709,993	£29,709,993	£29,709,993	£29,709,993
10%	70%	£25,097,508	£25,602,178	£25,238,203	£25,152,170	£25,656,841	£25,292,866
15%	70%	£22,791,265	£23,548,270	£23,002,308	£22,873,259	£23,630,265	£23,364,300
20%	70%	£20,485,022	£21,494,363	£20,766,412	£20,594,349	£21,603,689	£20,875,739
25%	70%	£18,178,779	£19,440,455	£18,530,517	£18,315,437	£19,577,113	£18,667,176
30%	70%	£15,872,536	£17,386,547	£16,294,623	£16,036,526	£17,550,537	£16,458,611
35%	70%	£13,566,293	£15,332,640	£14,058,729	£13,745,641	£15,523,961	£14,245,165
40%	70%	£11,260,050	£13,278,732	£11,820,834	£11,451,396	£13,497,385	£12,322,289
45%	70%	£8,953,807	£11,224,825	£9,584,940	£9,157,152	£11,460,865	£9,799,396
50%	70%	£6,647,564	£9,170,917	£7,346,044	£6,862,907	£9,422,588	£7,576,511
100%	70%	£-17,142,228	£-11,854,040	£-15,667,952	£-16,589,440	£-11,281,252	£-15,095,164
10%	80%	£25,083,891	£25,660,657	£25,244,686	£25,120,334	£25,697,099	£25,281,128
15%	80%	£22,770,939	£23,636,989	£23,012,032	£22,825,293	£23,690,653	£23,066,695
20%	80%	£20,464,696	£21,612,081	£20,779,378	£20,530,673	£21,684,296	£20,852,262
25%	80%	£18,158,453	£19,558,173	£18,515,421	£18,290,571	£19,562,820	£18,653,806
30%	80%	£15,852,210	£17,504,265	£16,271,528	£16,013,464	£17,521,244	£16,345,340
35%	80%	£13,545,967	£15,450,357	£14,042,635	£13,704,556	£15,472,768	£14,131,884
40%	80%	£11,239,724	£13,396,449	£12,813,742	£12,480,648	£13,464,312	£12,218,428
45%	80%	£8,933,481	£11,342,541	£10,584,846	£10,194,704	£11,455,836	£9,700,501
50%	80%	£6,627,238	£9,288,633	£7,350,894	£6,866,752	£8,916,310	£7,481,616
10%	60%	£25,111,124	£25,543,698	£25,231,720	£25,184,008	£25,616,583	£25,304,605
15%	60%	£22,811,689	£23,460,551	£23,002,308	£22,921,016	£23,569,878	£23,101,910
20%	60%	£20,512,255	£21,377,404	£20,763,447	£20,658,023	£21,523,173	£20,899,216
25%	60%	£18,212,820	£19,294,257	£18,514,310	£18,395,031	£19,478,468	£18,696,521
30%	60%	£15,913,386	£17,211,109	£16,275,174	£16,132,038	£17,429,763	£16,493,826
35%	60%	£13,613,951	£15,127,962	£14,028,073	£13,858,677	£15,383,058	£14,286,840
40%	60%	£11,314,516	£13,044,815	£11,774,175	£11,580,580	£13,335,790	£12,069,910
45%	60%	£9,015,081	£10,960,667	£9,530,276	£9,224,386	£11,387,022	£9,799,396
50%	60%	£6,715,646	£8,876,519	£7,280,380	£7,024,386	£9,218,400	£7,636,048

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£16,126,139	£16,126,139	£16,126,139	£16,126,139	£16,126,139	£16,126,139
10%	70%	£12,938,188	£13,484,044	£13,114,829	£12,997,241	£13,542,098	£13,172,883
15%	70%	£11,345,712	£12,162,997	£11,609,174	£11,432,792	£12,250,077	£11,696,254
20%	70%	£9,752,237	£10,841,950	£10,103,519	£9,868,344	£10,958,057	£10,219,626
25%	70%	£8,158,761	£9,520,902	£8,597,865	£8,303,895	£9,666,036	£8,742,998
30%	70%	£6,565,058	£8,199,856	£7,090,600	£6,732,067	£8,374,016	£7,296,370
35%	70%	£4,943,907	£6,878,808	£5,568,707	£5,150,417	£7,081,996	£5,775,216
40%	70%	£3,332,755	£5,547,827	£4,046,812	£3,568,768	£5,783,840	£4,282,824
45%	70%	£1,721,605	£4,213,560	£2,524,918	£1,987,118	£4,479,073	£2,790,431
50%	70%	£10,454	£2,879,294	£1,003,024	£405,469	£3,174,308	£1,298,039
100%	70%	£-16,262,756	£-10,634,507	£-14,448,420	£-15,663,076	£-10,034,827	£-13,848,740
0%	80%	£12,921,019	£13,543,712	£13,121,752	£12,998,721	£13,582,414	£13,160,455
10%	80%	£11,318,460	£12,252,500	£11,619,559	£11,376,513	£12,310,553	£11,677,612
20%	80%	£9,715,900	£10,961,286	£10,117,365	£9,793,304	£11,038,691	£10,194,771
25%	80%	£8,113,341	£9,670,074	£8,615,172	£8,210,096	£9,766,829	£8,711,929
30%	80%	£6,499,662	£8,378,860	£7,111,709	£6,617,668	£8,494,967	£7,229,086
35%	80%	£4,878,277	£7,087,646	£5,593,334	£5,016,952	£7,223,105	£5,731,007
40%	80%	£3,258,894	£5,790,404	£4,074,959	£3,416,966	£5,947,746	£4,232,300
45%	80%	£1,638,510	£4,486,460	£2,556,582	£1,815,519	£4,663,468	£2,733,591
50%	80%	£18,126	£3,182,514	£1,038,206	£214,803	£3,379,190	£1,234,863
10%	60%	£12,957,356	£13,424,376	£13,107,905	£13,034,760	£13,501,780	£13,185,311
15%	60%	£11,372,965	£12,073,494	£11,598,789	£11,489,072	£12,189,602	£11,714,897
20%	60%	£9,788,574	£10,722,614	£10,089,672	£9,943,383	£10,871,423	£10,244,992
25%	60%	£8,204,182	£9,371,732	£8,580,556	£8,397,694	£9,565,243	£8,774,068
30%	60%	£6,610,455	£8,020,850	£7,069,491	£6,846,466	£8,253,065	£7,303,654
35%	60%	£5,008,536	£6,669,839	£5,544,078	£5,283,883	£6,940,886	£5,819,425
40%	60%	£3,406,618	£5,305,251	£4,018,666	£3,721,300	£5,619,933	£4,333,349
45%	60%	£1,804,700	£3,940,862	£2,493,254	£2,158,717	£4,294,680	£2,847,271
50%	60%	£202,782	£2,576,072	£967,842	£596,134	£2,969,425	£1,361,195

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-54,136,747	£-54,136,747	£-54,136,747	£-54,136,747	£-54,136,747	£-54,136,747
10%	70%	£-57,323,699	£-56,778,843	£-57,148,058	£-57,265,646	£-56,720,789	£-57,090,004
15%	70%	£-58,917,174	£-58,099,899	£-58,653,713	£-58,830,094	£-58,012,999	£-58,566,633
20%	70%	£-60,510,650	£-59,420,937	£-60,159,367	£-60,394,943	£-59,304,890	£-60,043,290
25%	70%	£-62,104,125	£-60,741,984	£-61,665,022	£-61,958,992	£-60,596,850	£-61,519,888
30%	70%	£-63,707,828	£-62,063,031	£-63,172,286	£-63,530,820	£-61,888,871	£-62,956,517
35%	70%	£-65,318,980	£-63,384,078	£-64,684,180	£-65,112,469	£-63,180,890	£-64,487,671
40%	70%	£-66,930,131	£-64,715,059	£-66,216,075	£-66,694,119	£-64,479,047	£-65,980,062
45%	70%	£-68,541,281	£-66,046,326	£-67,737,969	£-68,275,768	£-65,783,813	£-67,478,455
50%	70%	£-70,152,433	£-67,383,593	£-69,259,862	£-69,857,418	£-67,088,579	£-68,964,848
100%	70%	£-86,526,643	£-80,897,394	£-84,711,307	£-85,925,363	£-80,297,714	£-84,111,627
10%	80%	£-57,341,868	£-56,719,174	£-57,141,134	£-57,303,165	£-56,680,472	£-57,102,432
15%	80%	£-58,844,427	£-58,010,367	£-58,643,327	£-58,896,374	£-57,952,334	£-58,585,274
20%	80%	£-60,346,987	£-59,301,609	£-60,145,521	£-60,469,582	£-59,224,196	£-60,068,116
25%	80%	£-61,850,547	£-60,592,851	£-61,649,675	£-61,937,793	£-60,496,641	£-61,582,587
30%	80%	£-63,354,107	£-61,884,093	£-63,153,768	£-63,630,992	£-61,770,091	£-63,107,147
35%	80%	£-64,857,667	£-63,175,335	£-64,648,859	£-65,124,186	£-62,502,542	£-64,601,707
40%	80%	£-66,361,227	£-64,466,577	£-66,143,950	£-66,618,380	£-63,235,993	£-66,096,257
45%	80%	£-67,864,787	£-65,757,819	£-67,639,041	£-68,112,574	£-63,970,444	£-67,590,807
50%	80%	£-69,368,347	£-67,049,061	£-69,134,132	£-69,606,768	£-64,702,895	£-69,085,357
100%	80%	£-85,742,907	£-80,259,612	£-83,767,715	£-84,981,911	£-79,417,446	£-83,010,494
10%	60%	£-58,899,922	£-58,189,392	£-58,664,098	£-58,773,815	£-58,073,294	£-58,547,990
15%	60%	£-60,474,313	£-59,540,873	£-60,973,214	£-61,082,064	£-59,386,454	£-60,018,494
20%	60%	£-62,058,705	£-60,891,154	£-62,386,317	£-62,495,912	£-60,697,643	£-61,488,818
25%	60%	£-63,652,432	£-62,242,036	£-63,893,395	£-63,994,420	£-62,009,821	£-62,959,232
30%	60%	£-65,246,350	£-63,593,047	£-65,404,478	£-65,505,424	£-63,322,001	£-64,443,461
35%	60%	£-66,840,268	£-64,944,058	£-66,915,566	£-67,016,470	£-64,646,954	£-65,929,538
40%	60%	£-68,434,186	£-66,295,069	£-68,426,654	£-68,527,516	£-65,952,005	£-67,415,615
50%	60%	£-70,028,104	£-67,646,080	£-70,037,742	£-70,538,562	£-67,257,056	£-68,901,692

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-38,551,032	£-38,551,032	£-38,551,032	£-38,551,032	£-38,551,032	£-38,551,032
10%	70%	£-41,737,983	£-41,193,137	£-41,262,343	£-41,679,930	£-41,136,073	£-41,504,289
15%	70%	£-43,331,458	£-42,514,174	£-43,367,907	£-43,844,379	£-42,427,094	£-43,203,517
20%	70%	£-44,924,933	£-43,835,211	£-44,973,652	£-45,008,828	£-43,719,134	£-44,457,545
25%	70%	£-46,518,407	£-45,156,259	£-46,629,307	£-46,373,276	£-44,611,135	£-45,934,173
30%	70%	£-48,112,113	£-46,477,315	£-48,280,952	£-47,945,104	£-44,303,156	£-47,410,802
35%	70%	£-49,705,819	£-47,798,363	£-49,932,601	£-49,526,754	£-44,595,175	£-48,891,955
40%	70%	£-51,299,524	£-49,119,411	£-51,584,250	£-51,108,403	£-44,889,331	£-50,394,347
45%	70%	£-52,893,229	£-50,440,459	£-53,234,900	£-52,690,053	£-45,183,486	£-51,895,739
50%	70%	£-54,486,934	£-51,761,507	£-54,885,549	£-54,271,702	£-45,477,641	£-53,397,133
100%	70%	£-70,870,927	£-65,311,679	£-68,125,591	£-70,340,248	£-64,711,999	£-68,525,912
10%	80%	£-41,756,152	£-41,133,459	£-41,555,419	£-41,717,450	£-41,094,757	£-41,516,717
15%	80%	£-43,350,711	£-42,454,672	£-43,507,612	£-43,900,659	£-42,366,619	£-43,229,559
20%	80%	£-44,945,270	£-43,775,889	£-45,092,171	£-45,393,707	£-43,058,486	£-44,540,490
25%	80%	£-46,539,829	£-45,097,106	£-46,777,722	£-46,885,756	£-43,750,353	£-45,851,421
30%	80%	£-48,134,388	£-46,418,325	£-48,462,273	£-48,398,805	£-44,442,225	£-47,162,352
35%	80%	£-49,728,947	£-47,739,544	£-49,156,824	£-49,910,854	£-45,133,098	£-48,473,283
40%	80%	£-51,323,506	£-49,060,763	£-50,841,375	£-50,422,903	£-45,824,001	£-49,784,214
45%	80%	£-52,918,065	£-50,381,982	£-52,526,926	£-51,934,952	£-46,514,904	£-51,095,145
50%	80%	£-54,512,624	£-51,703,201	£-54,211,477	£-53,446,003	£-47,205,807	£-52,406,076
100%	80%	£-70,903,617	£-65,311,679	£-68,125,591	£-70,340,248	£-64,711,999	£-68,525,912
10%	60%	£-41,756,152	£-41,133,459	£-41,555,419	£-41,717,450	£-41,094,757	£-41,516,717
15%	60%	£-43,350,711	£-42,454,672	£-43,507,612	£-43,900,659	£-42,366,619	£-43,229,559
20%	60%	£-44,945,270	£-43,775,889	£-45,092,171	£-45,393,707	£-43,058,486	£-44,540,490
25%	60%	£-46,539,829	£-45,097,106	£-46,777,722	£-46,885,756	£-43,750,353	£-45,851,421
30%	60%	£-48,134,388	£-46,418,325	£-48,462,273	£-48,398,805	£-44,442,225	£-47,162,352
35%	60%	£-49,728,947	£-47,739,544	£-49,156,824	£-49,910,854	£-45,133,098	£-48,473,283
40%	60%	£-51,323,506	£-49,060,763	£-50,841,375	£-50,422,903	£-45,824,001	£-49,784,214
45%	60%	£-52,918,065	£-50,381,982	£-52,526,926	£-51,934,952	£-46,514,904	£-51,095,145
50%	60%	£-54,512,624	£-51,703,201	£-54,211,477	£-53,446,003	£-47,205,807	£-52,406,076

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-8,873,236	£-8,873,236	£-8,873,236	£-8,873,236	£-8,873,236	£-8,873,236
10%	70%	£-12,060,187	£-11,515,331	£-11,884,547	£-12,002,134	£-11,457,277	£-11,826,493
15%	70%	£-13,653,663	£-12,936,376	£-13,390,201	£-13,495,967	£-11,740,296	£-13,303,121
20%	70%	£-15,247,139	£-14,357,425	£-14,895,856	£-15,131,032	£-11,604,318	£-14,778,749
25%	70%	£-16,840,614	£-15,778,473	£-16,401,511	£-16,695,480	£-11,463,339	£-16,253,377
30%	70%	£-18,434,317	£-17,199,519	£-17,908,77			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,359,686	£7,359,686	£7,359,686	£7,359,686	£7,359,686	£7,359,686
10%	70%	£4,172,725	£4,717,891	£4,197,747	£4,348,376	£4,778,845	£4,406,433
15%	70%	£2,579,259	£3,396,544	£2,842,721	£2,866,339	£3,483,624	£2,929,901
20%	70%	£985,784	£2,075,497	£1,337,066	£1,101,891	£2,191,604	£1,453,173
25%	70%	£607,692	£754,449	£168,588	£462,558	£999,983	£23,455
30%	70%	£2,211,395	£566,597	£1,675,853	£2,034,386	£392,437	£1,500,083
35%	70%	£3,322,546	£1,897,845	£3,197,747	£3,616,036	£1,884,457	£2,991,237
40%	70%	£5,433,698	£3,218,628	£4,719,841	£5,197,685	£2,992,613	£4,483,629
45%	70%	£7,044,848	£4,552,893	£6,241,535	£6,779,335	£4,287,380	£5,976,022
50%	70%	£8,655,999	£5,887,159	£7,763,429	£8,360,984	£5,592,145	£7,468,414
100%	70%	£25,029,209	£19,400,960	£23,214,873	£24,429,629	£18,801,281	£22,615,193
10%	80%	£4,154,568	£4,777,259	£4,355,299	£4,193,268	£4,615,961	£4,394,001
15%	80%	£2,552,007	£3,486,047	£2,853,106	£2,610,060	£3,544,100	£2,911,159
20%	80%	£949,447	£2,194,833	£1,350,912	£1,026,851	£2,272,238	£1,428,316
40%	80%	£5,507,559	£2,976,049	£4,691,495	£5,350,217	£2,818,707	£4,534,153
45%	80%	£7,127,943	£4,279,933	£6,209,871	£6,950,934	£4,102,985	£6,032,862
50%	80%	£8,748,327	£5,583,939	£7,728,247	£8,551,650	£5,367,263	£7,531,570
10%	80%	£4,190,903	£4,637,923	£4,341,452	£4,269,307	£4,735,327	£4,418,858
15%	80%	£2,606,512	£3,307,041	£2,832,336	£2,722,619	£3,423,146	£2,946,444
20%	60%	£1,022,121	£1,956,161	£1,323,219	£1,176,930	£2,110,970	£1,476,029
25%	60%	£562,271	£606,279	£185,897	£368,759	£798,790	£7,615
30%	60%	£2,155,998	£745,603	£1,696,962	£1,919,987	£513,388	£1,462,799
35%	60%	£3,757,917	£2,096,614	£3,222,375	£3,482,570	£1,825,567	£2,947,028
40%	60%	£5,359,836	£3,461,202	£4,747,787	£5,045,153	£3,146,520	£4,433,104
50%	60%	£8,563,671	£6,190,381	£7,798,611	£8,170,319	£5,797,028	£7,405,258

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,082,634	£11,082,634	£11,082,634	£11,082,634	£11,082,634	£11,082,634
10%	70%	£7,896,865	£8,440,539	£8,071,323	£7,953,735	£8,498,993	£8,129,377
15%	70%	£6,302,207	£7,119,492	£6,565,669	£6,389,287	£7,206,572	£6,672,745
20%	70%	£4,708,731	£5,798,445	£5,060,014	£4,824,838	£5,914,551	£5,176,121
25%	70%	£3,115,256	£4,477,397	£3,554,359	£3,260,390	£4,622,531	£3,699,493
30%	70%	£1,511,553	£3,156,351	£2,047,095	£1,688,562	£3,330,510	£2,222,864
35%	70%	£989,686	£1,835,303	£525,201	£1,069,972	£2,038,491	£751,311
40%	70%	£1,710,500	£504,322	£2,996,694	£1,474,737	£2,740,335	£2,600,981
45%	70%	£3,321,900	£829,945	£2,518,587	£3,056,387	£564,432	£2,253,074
50%	70%	£4,933,052	£2,164,212	£4,040,481	£4,638,036	£1,869,197	£3,745,467
100%	70%	£21,306,261	£15,679,013	£19,491,925	£20,706,582	£15,078,333	£18,892,246
10%	80%	£7,877,514	£8,500,207	£8,078,247	£7,916,216	£8,539,909	£8,116,949
15%	80%	£6,274,956	£7,209,994	£6,576,564	£6,333,057	£7,207,047	£6,871,991
20%	80%	£4,672,394	£5,917,781	£5,073,860	£4,749,799	£5,995,155	£5,151,266
40%	80%	£1,784,612	£746,899	£988,548	£1,627,270	£904,241	£811,206
45%	80%	£3,404,995	£557,046	£2,486,923	£3,227,987	£380,037	£2,309,914
50%	80%	£5,025,379	£1,860,991	£4,005,299	£4,828,703	£1,664,315	£3,908,622
10%	80%	£7,913,851	£8,390,871	£8,064,400	£7,991,255	£8,498,275	£8,141,905
15%	80%	£6,329,460	£7,029,989	£6,555,293	£6,445,566	£7,146,097	£6,871,991
20%	60%	£4,745,068	£5,679,108	£5,046,167	£4,899,878	£5,833,917	£5,200,977
25%	60%	£3,160,676	£4,328,227	£3,537,051	£3,354,189	£4,521,738	£3,730,563
30%	60%	£1,566,949	£2,977,345	£2,025,986	£1,802,961	£3,209,560	£2,260,149
35%	60%	£34,969	£1,626,334	£303,573	£240,376	£1,897,381	£775,920
40%	60%	£1,636,867	£261,746	£1,034,639	£1,322,205	£576,428	£710,157
50%	60%	£4,840,723	£2,467,433	£4,075,664	£4,447,371	£2,074,090	£3,682,310

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,726,003	£12,726,003	£12,726,003	£12,726,003	£12,726,003	£12,726,003
10%	70%	£9,539,052	£10,083,908	£9,714,693	£9,597,105	£10,141,962	£9,772,747
15%	70%	£7,945,976	£8,762,861	£8,200,938	£8,032,656	£8,949,941	£8,296,116
20%	70%	£6,352,101	£7,441,814	£6,703,383	£6,468,208	£7,557,921	£6,819,490
25%	70%	£4,758,625	£6,120,766	£5,197,729	£4,903,769	£6,265,900	£5,342,862
30%	70%	£3,164,922	£4,799,720	£3,690,464	£3,331,931	£4,973,880	£3,666,234
35%	70%	£1,543,771	£3,478,672	£2,168,571	£1,750,281	£3,681,860	£2,375,080
40%	70%	£897,381	£2,147,691	£840,676	£1,693,692	£2,383,704	£982,588
45%	70%	£1,511,553	£313,424	£837,219	£1,413,018	£2,079,947	£1,669,705
50%	70%	£3,289,682	£520,842	£2,397,112	£2,994,667	£225,828	£2,102,097
100%	70%	£19,662,892	£14,034,643	£17,848,556	£19,063,212	£13,434,963	£17,248,876
10%	80%	£9,520,883	£10,143,576	£9,721,616	£9,559,585	£10,162,278	£9,760,319
15%	80%	£7,918,324	£8,852,364	£8,219,423	£7,976,377	£8,910,417	£8,277,476
20%	80%	£6,329,460	£7,029,989	£6,555,293	£6,389,287	£7,038,595	£6,672,745
40%	80%	£1,411,242	£2,390,268	£874,822	£16,100	£2,547,610	£932,164
45%	80%	£1,761,626	£1,086,324	£843,554	£1,584,617	£1,263,332	£666,545
50%	80%	£3,382,010	£217,622	£2,361,930	£3,185,333	£20,946	£2,165,253
10%	60%	£9,557,220	£10,024,240	£9,707,769	£9,634,624	£10,101,644	£9,785,175
15%	60%	£7,972,829	£8,673,598	£8,198,653	£8,089,936	£9,799,466	£8,214,761
20%	60%	£6,388,438	£7,322,478	£6,689,636	£6,543,247	£7,477,287	£6,844,946
25%	60%	£4,804,046	£5,971,596	£5,180,420	£4,997,558	£6,165,107	£5,373,932
30%	60%	£3,210,319	£4,620,714	£3,669,355	£3,446,330	£4,852,929	£3,903,518
35%	60%	£1,608,401	£3,269,703	£2,143,942	£1,883,747	£3,540,750	£2,419,289
40%	60%	£6,482	£1,905,115	£818,530	£321,164	£2,219,797	£933,213
50%	60%	£3,197,354	£824,064	£2,432,294	£2,804,062	£430,711	£2,698,941

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,124,732	£7,124,732	£7,124,732	£7,124,732	£7,124,732	£7,124,732
10%	70%	£3,937,781	£4,482,637	£4,113,422	£3,995,834	£4,540,691	£4,171,476
15%	70%	£2,344,306	£3,161,591	£2,667,767	£2,431,385	£3,248,671	£2,694,947
20%	70%	£750,830	£1,840,543	£1,102,113	£866,937	£1,956,650	£1,219,219
25%	70%	£842,646	£519,496	£403,542	£697,512	£664,630	£258,408
30%	70%	£2,446,348	£801,551	£1,910,806	£2,269,340	£627,391	£1,735,037
35%	70%	£4,057,500	£2,122,598	£3,432,700	£3,850,989	£1,919,411	£3,226,191
40%	70%	£5,668,651	£3,453,579	£4,954,595	£5,432,639	£3,217,567	£4,718,593
45%	70%	£7,279,802	£4,787,947	£6,476,489	£7,014,298	£4,522,333	£6,010,975
50%	70%	£8,890,953	£6,122,113	£7,998,382	£8,555,938	£5,827,099	£7,703,368
100%	70%	£25,264,163	£19,635,914	£23,449,827	£24,664,483	£19,036,234	£22,850,147
10%	80%	£3,919,612	£4,542,305	£4,120,346	£3,958,314	£4,681,008	£4,159,046
15%	80%	£2,317,053	£3,251,093	£2,618,153	£2,375,106	£3,309,146	£2,676,206
20%	80%	£714,493	£1,859,899	£1,115,869	£791,899	£2,079,281	£1,193,364
40%	80%	£5,742,513	£3,211,003	£4,326,449	£5,585,171	£3,053,661	£4,769,107
45%	80%	£7,362,897	£4,514,947	£6,444,825	£7,185,888	£4,337,939	£6,267,615
50%	80%	£8,983,280	£5,816,893	£7,963,201	£8,796,604	£5,622,216	£7,766,524
10%	80%	£3,959,949	£4,422,969	£4,106,496	£4,033,354	£4,500,374	£4,183,904
15%	80%	£2,371,559	£3,072,088	£2,597,362	£2,467,695	£3,186,195	£2,713,490
20%	80%	£787,167	£1,721,007	£1,069,286	£841,976	£1,976,016	£1,243,076
25%	80%	£797,225	£370,325	£420,851	£603,713	£563,837	£227,338
30%	60%	£2,390,952	£980,556	£1,931,916	£2,154,941	£748,342	£1,697,753
35%	60%	£3,992,870	£2,331,567	£3,457,328	£3,717,524	£2,060,521	£3,181,862
40%	60%	£5,594,788	£3,696,156	£4,982,741	£5,280,107	£3,381,474	£4,668,058
50%	60%	£8,798,625	£6,425,335	£8,033,585	£8,405,272	£6,031,981	£7,640,212

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,395,702	£14,395,702	£14,395,702	£14,395,702	£14,395,702	£14,395,702
10%	70%	£11,208,751	£11,753,607	£11,394,392	£11,266,894	£11,811,861	£11,442,446
15%	70%	£9,615,276	£10,432,561	£9,876,737	£9,702,355	£10,519,640	£9,965,817
20%	70%	£8,021,800	£9,111,513	£8,373,082	£8,137,907	£9,227,620	£8,489,189
25%	70%	£6,428,324	£7,790,466	£6,867,428	£6,573,458	£7,835,599	£7,012,562
30%	70%	£4,834,848	£6,469,419	£5,360,163	£5,001,630	£6,643,579	£5,535,933
35%	70%	£3,241,372	£5,148,372	£3,838,270	£3,419,981	£5,351,559	£4,044,779
40%	70%	£1,647,896	£3,827,324	£2,316,375	£1,838,331	£4,053,400	£2,552,387
45%	70%	£0,054,420	£2,506,276	£794,481	£256,682	£2,748,837	£1,059,994
50%	70%	£-1,619,063	£1,185,228	£-727,413	£-1,324,968	£1,443,871	£-432,398
100%	70%	£-17,993,193	£-12,364,944	£-18,178,857	£-17,393,513	£-11,765,264	£-15,579,177
10%	80%	£11,190,582	£11,813,275	£11,391,315	£11,229,284	£11,851,978	£11,430,018
15%	80%	£9,596,023	£10,522,363	£9,889,122	£9,646,076	£10,580,116	£9,947,175
20%	80%	£7,999,463	£9,231,451	£8,389,829	£8,062,867	£9,308,254	£8,464,334
40%	80%	£1,528,457	£4,059,967	£2,344,521	£1,685,799	£4,217,309	£2,501,863
45%	80%	£-91,927	£2,756,023	£826,145	£85,082	£2,833,031	£1,003,154
50%	80%	£-1,712,310	£1,452,077	£-692,231	£-1,515,634	£1,648,754	£-495,554
10%	60%	£11,228,919	£11,893,939	£11,377,468	£11,304,324	£11,771,344	£11,454,874
15%	60%	£9,642,538	£10,343,057	£9,869,352	£9,758,635	£10,459,165	£9,984,465
20%	60%	£8,058,137	£8,992,177	£8,359,235	£8,212,946	£9,146,986	£8,514,046
25%	60%	£6,473,745	£7,641,295	£6,850,119	£6,667,257	£7,834,807	£7,043,631
30%	60%	£4,880,018	£6,290,414	£5,339,054	£5,116,029	£6,522,628	£5,573,217
35%	60%	£3,278,100	£4,939,403	£3,813,642	£3,553,446	£5,210,449	£4,088,988
40%	60%	£1,676,191	£3,574,814	£2,293,229	£1,990,353	£3,889,486	£2,602,812
50%	60%	£-1,927,655	£243,635	£-762,595	£-1,134,303	£1,238,989	£-369,242

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,895,850	£14,895,850	£14,895,850	£14,895,850	£14,895,850	£14,895,850
10%	70%	£11,708,899	£12,253,755	£11,894,540	£11,766,952	£12,311,909	£11,942,594
15%	70%	£10,115,423	£10,832,708	£10,378,885	£10,202,503	£11,019,788	£10,465,965
20%	70%	£8,521,948	£9,611,661	£8,873,230	£8,638,055	£9,727,768	£8,989,337
25%	70%	£6,928,472	£8,290,613	£7,367,576	£7,073,606	£8,435,747	£7,512,709
30%	70%	£5,334,996	£6,969,567	£5,860,311	£5,501,778	£7,143,727	£6,036,081
35%	70%	£3,741,520	£5,648,519	£4,338,418	£3,920,128	£5,851,707	£4,544,927
40%	70%	£2,148,044	£4,327,471	£2,816,523	£2,338,479	£4,563,551	£3,052,335
45%	70%	£591,316	£2,983,271	£1,294,628	£756,829	£3,248,754	£1,560,142
50%	70%	£-1,119,835	£1,649,005	£-227,265	£-824,820	£1,944,019	£67,750
100%	70%	£-17,493,045	£-11,864,798	£-15,678,709	£-16,893,365	£-11,265,116	£-15,079,029
10%	80%	£11,690,730	£12,313,423	£11,891,463	£11,729,432	£12,352,125	£11,930,166
15%	80%	£10,088,171	£11,022,211	£10,389,270	£10,146,224	£11,080,264	£10,447,323
20%	80%	£8,485,611	£9,730,997	£8,887,076	£8,663,015	£9,808,402	£8,964,482
40%	80%	£2,028,605	£4,560,115	£2,844,669	£2,185,947	£4,717,457	£3,002,011
45%	80%	£408,221	£3,256,171	£1,326,293	£585,230	£3,433,179	£1,503,302
50%	80%	£-1,212,163	£1,952,225	£-102,083	£-1,015,486	£2,148,901	£4,594
10%	60%	£11,727,067	£12,194,087	£11,877,616	£11,804,471	£12,271,491	£11,955,022
15%	60%	£10,142,676	£10,843,205	£10,389,500	£10,253,783	£10,959,313	£10,484,608
20%	60%	£8,558,295	£9,492,325	£8,859,383	£8,713,094	£9,647,134	£9,014,193
25%	60%	£6,973,893	£8,141,443	£7,350,267	£7,167,405	£8,334,954	£7,543,779
30%	60%	£5,380,166	£6,790,561	£5,839,202	£5,616,177	£7,022,776	£6,073,365
35%	60%	£3,778,248	£5,439,550	£4,313,789	£4,053,594	£5,710,597	£4,589,136
40%	60%	£2,176,329	£4,074,962	£2,788,377	£2,491,011	£4,389,644	£3,103,060
50%	60%	£-1,027,507	£1,345,783	£-262,447	£-634,155	£1,739,126	£130,809

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	2
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£1,128,831	£1,128,831	£1,128,831	£1,128,831	£1,128,831	£1,128,831
0%	70%	-£693,044	-£31,694	-£461,645	-£633,615	£27,290	-£402,215
15%	70%	-£1,613,214	-£621,187	-£1,266,115	-£1,524,088	-£532,042	-£1,176,970
20%	70%	-£2,533,382	-£1,210,680	-£2,070,584	-£2,414,522	-£1,091,820	-£1,951,724
25%	70%	-£3,453,551	-£1,800,174	-£2,875,054	-£3,304,976	-£1,651,598	-£2,726,478
30%	70%	-£4,373,720	-£2,389,667	-£3,679,523	-£4,195,430	-£2,211,377	-£3,501,232
35%	70%	-£5,293,889	-£2,979,161	-£4,483,992	-£5,085,883	-£2,771,155	-£4,275,987
40%	70%	-£6,214,057	-£3,568,654	-£5,288,461	-£5,976,337	-£3,330,934	-£5,050,740
45%	70%	-£7,134,227	-£4,158,147	-£6,092,930	-£6,866,791	-£3,890,711	-£5,825,495
50%	70%	-£8,054,396	-£4,747,641	-£6,897,399	-£7,757,245	-£4,450,490	-£6,600,249
100%	70%	-£17,256,084	-£10,642,575	-£14,942,093	-£16,661,782	-£10,046,273	-£14,347,791
10%	80%	-£725,616	£23,725	-£461,162	-£885,998	£68,708	-£421,542
15%	80%	-£1,662,074	£528,330	-£1,265,390	-£1,602,644	£468,899	-£1,205,960
20%	80%	-£2,598,530	-£1,086,870	-£2,069,617	-£2,519,290	-£1,007,630	-£1,990,377
25%	80%	-£3,534,986	-£1,645,411	-£2,873,845	-£3,435,936	-£1,546,362	-£2,774,795
30%	80%	-£4,471,441	-£2,203,952	-£3,678,073	-£4,352,581	-£2,085,093	-£3,559,212
35%	80%	-£5,407,897	-£2,762,493	-£4,482,301	-£5,269,227	-£2,623,823	-£4,343,630
40%	80%	-£6,344,353	-£3,321,034	-£5,286,529	-£6,165,872	-£3,162,554	-£5,128,047
45%	80%	-£7,280,808	-£3,879,575	-£6,090,755	-£7,102,518	-£3,701,285	-£5,912,465
50%	80%	-£8,217,264	-£4,438,116	-£6,894,983	-£8,019,164	-£4,240,015	-£6,696,882
10%	60%	-£660,471	-£93,599	-£462,128	-£581,231	£14,359	-£382,888
15%	60%	-£1,564,353	-£714,044	-£1,266,839	-£1,445,492	£595,184	-£1,147,980
20%	60%	-£2,468,236	-£1,334,490	-£2,071,650	-£2,303,755	£1,176,010	-£1,819,490
25%	60%	-£3,372,117	-£1,954,936	-£2,876,261	-£3,174,016	£1,756,836	-£2,678,161
30%	60%	-£4,275,999	-£2,575,382	-£3,680,872	-£4,038,278	£2,337,662	-£3,443,252
35%	60%	-£5,179,881	-£3,195,828	-£4,485,683	-£4,902,540	£2,918,487	-£4,208,343
40%	60%	-£6,083,763	-£3,816,274	-£5,290,394	-£5,766,802	£3,499,313	-£4,973,433
45%	60%	-£6,987,645	-£4,436,720	-£6,095,106	-£6,631,064	£4,080,139	-£5,738,525
50%	60%	-£7,891,527	-£5,057,166	-£6,899,816	-£7,495,325	£4,660,965	-£6,503,615

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	-£69,134,055	-£69,134,055	-£69,134,055	-£69,134,055	-£69,134,055	-£69,134,055
10%	70%	-£70,955,931	-£70,294,581	-£70,724,532	-£70,896,501	-£70,235,596	-£70,665,102
15%	70%	-£71,876,100	-£70,894,074	-£71,529,001	-£71,786,954	-£70,794,529	-£71,439,856
20%	70%	-£72,796,269	-£71,473,567	-£72,533,471	-£72,747,408	-£71,354,706	-£72,214,610
25%	70%	-£73,716,438	-£72,063,060	-£73,137,940	-£73,567,862	-£71,914,885	-£72,989,365
30%	70%	-£74,636,606	-£72,652,553	-£73,942,409	-£74,458,316	-£72,474,263	-£73,764,118
35%	70%	-£75,556,775	-£73,242,046	-£74,746,879	-£75,348,769	-£73,034,042	-£74,538,873
40%	70%	-£76,476,944	-£73,831,541	-£75,551,347	-£76,239,223	-£73,593,820	-£75,313,627
45%	70%	-£77,397,113	-£74,421,034	-£76,355,817	-£77,129,677	-£74,153,598	-£76,088,382
50%	70%	-£78,317,282	-£75,010,527	-£77,160,286	-£78,020,132	-£74,713,376	-£76,863,135
100%	70%	-£87,518,970	-£80,905,462	-£85,204,979	-£86,924,669	-£80,311,160	-£84,610,677
10%	80%	-£70,988,505	-£70,233,161	-£70,724,049	-£70,948,884	-£70,194,178	-£70,684,428
15%	80%	-£71,924,960	-£70,791,216	-£71,528,277	-£71,865,530	-£70,731,786	-£71,469,846
20%	80%	-£72,861,417	-£71,349,271	-£72,332,504	-£72,782,177	-£71,270,517	-£72,255,264
25%	80%	-£73,807,239	-£71,933,924	-£73,146,731	-£73,648,769	-£71,825,441	-£73,040,534
30%	80%	-£74,753,061	-£72,528,577	-£73,961,458	-£74,515,361	-£72,380,365	-£73,825,804
35%	80%	-£75,698,883	-£73,123,230	-£74,776,185	-£75,381,953	-£72,935,289	-£74,611,074
40%	80%	-£76,644,705	-£73,717,883	-£75,590,912	-£76,248,545	-£73,490,213	-£75,396,344
45%	80%	-£77,590,527	-£74,312,536	-£76,404,941	-£77,115,137	-£74,045,137	-£76,181,614
50%	80%	-£78,536,349	-£74,907,189	-£77,219,970	-£77,981,729	-£74,600,061	-£76,966,884
10%	60%	-£70,923,357	-£70,356,465	-£70,725,015	-£70,844,117	-£70,277,245	-£70,645,775
15%	60%	-£71,827,239	-£70,976,931	-£71,529,725	-£71,708,379	-£70,856,071	-£71,410,866
20%	60%	-£72,731,121	-£71,597,377	-£72,334,437	-£72,572,641	-£71,436,897	-£72,175,957
25%	60%	-£73,635,003	-£72,217,822	-£73,139,148	-£73,436,903	-£72,019,723	-£72,941,048
30%	60%	-£74,538,885	-£72,838,269	-£73,943,858	-£74,301,165	-£72,600,549	-£73,706,138
35%	60%	-£75,442,767	-£73,458,714	-£74,748,569	-£75,165,426	-£73,181,373	-£74,471,229
40%	60%	-£76,346,649	-£74,079,161	-£75,553,280	-£76,029,689	-£73,762,199	-£75,236,320
50%	60%	-£78,158,413	-£75,320,959	-£77,162,703	-£77,758,212	-£74,923,951	-£76,766,501

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	-£53,548,340	-£53,548,340	-£53,548,340	-£53,548,340	-£53,548,340	-£53,548,340
10%	70%	-£55,370,215	-£54,709,865	-£55,138,817	-£55,310,786	-£54,649,891	-£55,079,386
15%	70%	-£56,290,385	-£55,298,359	-£55,943,295	-£56,201,239	-£55,239,214	-£55,854,141
20%	70%	-£57,210,554	-£55,887,852	-£56,747,755	-£57,091,693	-£55,768,391	-£56,628,896
25%	70%	-£58,130,722	-£56,477,345	-£57,552,225	-£57,982,147	-£56,328,770	-£57,403,649
30%	70%	-£59,050,891	-£57,066,838	-£58,356,694	-£58,872,601	-£56,888,548	-£58,178,403
35%	70%	-£59,971,060	-£57,656,332	-£59,161,164	-£59,763,054	-£57,448,327	-£58,953,158
40%	70%	-£60,891,229	-£58,245,825	-£59,965,632	-£60,653,508	-£58,008,105	-£59,727,912
45%	70%	-£61,811,398	-£58,835,319	-£60,770,101	-£61,543,962	-£58,567,883	-£60,502,666
50%	70%	-£62,731,567	-£59,424,812	-£61,574,571	-£62,434,416	-£59,127,661	-£61,277,420
100%	70%	-£71,933,255	-£65,319,747	-£69,619,264	-£71,338,953	-£64,725,444	-£69,024,962
10%	80%	-£55,402,790	-£54,647,446	-£55,138,334	-£55,363,169	-£54,603,463	-£55,088,713
15%	80%	-£56,339,245	-£55,205,501	-£55,942,562	-£56,279,815	-£55,146,070	-£55,893,131
20%	80%	-£57,276,701	-£55,794,046	-£56,746,798	-£57,196,361	-£55,684,892	-£56,667,548
25%	80%	-£58,214,157	-£56,382,591	-£57,551,233	-£58,112,907	-£56,230,715	-£57,441,965
30%	80%	-£59,151,613	-£56,971,136	-£58,356,104	-£59,028,453	-£56,776,542	-£58,216,382
35%	80%	-£60,089,069	-£57,559,681	-£59,161,059	-£60,000,000	-£57,322,369	-£59,000,799
40%	80%	-£61,026,525	-£58,148,226	-£59,966,014	-£61,000,000	-£57,868,246	-£59,775,216
45%	80%	-£61,963,981	-£58,736,771	-£60,771,069	-£62,000,000	-£58,414,123	-£60,549,633
50%	80%	-£62,891,437	-£59,325,316	-£61,576,124	-£62,999,951	-£58,960,000	-£61,324,050
10%	60%	-£55,337,642	-£54,770,770	-£55,139,300	-£55,288,402	-£54,691,530	-£55,060,060
15%	60%	-£56,274,524	-£55,391,215	-£55,944,011	-£56,192,663	-£55,272,356	-£55,825,151
20%	60%	-£57,211,406	-£56,011,660	-£56,748,721	-£57,100,000	-£55,860,229	-£56,590,241
25%	60%	-£58,148,288	-£56,632,105	-£57,553,432	-£57,951,167	-£56,450,102	-£57,355,333
30%	60%	-£59,085,170	-£57,252,550	-£58,358,143	-£58,715,450	-£57,041,833	-£58,120,423
35%	60%	-£59,992,052	-£57,872,995	-£59,162,854	-£59,579,711	-£57,635,568	-£58,885,514
40%	60%	-£60,898,934	-£58,493,440	-£59,967,565	-£60,443,974	-£58,176,484	-£59,650,605
50%	60%	-£62,805,816	-£59,734,337	-£61,576,998	-£62,172,497	-£59,338,136	-£61,160,788

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	-£23,870,544	-£23,870,544	-£23,870,544	-£23,870,544	-£23,870,544	-£23,870,544
10%	70%	-£25,692,419	-£25,031,089	-£25,461,021	-£25,632,990	-£24,972,085	-£25,401,590
15%	70%	-£26,612,589	-£25,620,582	-£26,265,493	-£26,523,443	-£25,561,493	-£26,176,345
20%	70%	-£27,532,758	-£26,210,075	-£27,069,965	-£27,413,897	-£26,091,195	-£26,951,099
25%	70%	-£28,452,927	-£26,799,568	-£27,874,429	-£28,304,351	-£26,650,974	-£27,725,853
30%	70%	-£29,373,096	-£27,389,061	-£28,678,893	-£29,194,805	-£27,210,752	-£28,500,607
35%	70%	-£30,293,265	-£27,978,554	-£29,483,357	-£30,085,259	-£27,770,531	-£29,275,362
40%	70%	-£31,213,434	-£28,568,047	-£30,287,821	-£30,975,712	-£28,330,309	-£30,050,116
45%	70%	-£32,133,603	-£29,157,540	-£31,092,285	-£31,866,166	-£28,890,087	-£30,824,870
50%	70%	-£33,053,772	-£29,747,033	-£31,896,749	-£32,756,620	-£29,449,865	-£31,599,624
100%	70%	-£42,255,459	-£35,641,951	-£39,941,468	-£41,681,157	-£35,047,648	-£39,347,166
10%	80%	-£25,724,994	-£24,969,650	-£25,460,538	-£25,685,373	-£24,930,667	-£25,420,917
15%	80%	-£26,661,449	-£25,527,705	-£26,264,766	-£26,602,019		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£7,637,622	-£7,637,622	-£7,637,622	-£7,637,622	-£7,637,622	-£7,637,622
10%	70%	-£9,458,497	-£9,798,147	-£9,238,099	-£9,400,988	-£9,739,163	-£9,168,866
15%	70%	-£10,378,667	-£9,387,640	-£10,032,568	-£10,290,521	-£9,298,495	-£9,943,423
20%	70%	-£11,299,836	-£9,977,134	-£10,837,037	-£11,180,975	-£9,858,273	-£10,718,177
25%	70%	-£12,220,004	-£10,566,627	-£11,641,507	-£12,071,429	-£10,418,051	-£11,492,931
30%	70%	-£13,140,173	-£11,156,120	-£12,445,976	-£12,961,883	-£10,977,530	-£12,267,685
35%	70%	-£14,060,342	-£11,745,614	-£13,250,445	-£13,852,336	-£11,537,609	-£13,042,440
40%	70%	-£14,980,510	-£12,335,107	-£14,054,914	-£14,742,790	-£12,097,387	-£13,817,193
45%	70%	-£15,900,680	-£12,924,600	-£14,859,383	-£15,633,244	-£12,657,164	-£14,591,946
50%	70%	-£16,820,849	-£13,514,094	-£15,663,852	-£16,523,698	-£13,216,943	-£15,366,702
100%	70%	-£26,022,537	-£19,409,028	-£23,708,546	-£26,428,235	-£18,814,726	-£23,114,244
10%	80%	-£9,492,072	-£8,736,728	-£9,227,615	-£9,452,451	-£8,697,745	-£9,187,995
15%	80%	-£10,428,527	-£9,294,783	-£10,031,943	-£10,369,097	-£9,235,352	-£9,972,413
20%	80%	-£11,364,983	-£9,853,324	-£10,836,070	-£11,285,743	-£9,774,083	-£10,756,830
40%	80%	-£15,110,806	-£12,087,487	-£14,052,982	-£14,952,326	-£11,929,007	-£13,894,500
45%	80%	-£16,047,261	-£12,646,028	-£14,857,208	-£15,868,971	-£12,467,738	-£14,678,918
50%	80%	-£16,983,717	-£13,204,569	-£15,661,436	-£16,785,617	-£13,006,468	-£15,463,335
10%	80%	-£9,426,324	-£8,860,052	-£9,229,582	-£9,347,684	-£8,780,912	-£9,148,241
15%	80%	-£10,330,806	-£9,480,497	-£10,033,232	-£10,211,945	-£9,361,637	-£9,914,433
20%	60%	-£11,234,688	-£10,100,944	-£10,838,003	-£11,076,208	-£9,942,463	-£10,679,523
25%	60%	-£12,138,570	-£10,721,389	-£11,642,714	-£11,940,469	-£10,523,289	-£11,444,614
30%	60%	-£13,042,452	-£11,341,835	-£12,447,425	-£12,804,732	-£11,104,115	-£12,209,705
35%	60%	-£13,946,334	-£11,962,281	-£13,252,135	-£13,668,993	-£11,684,340	-£12,974,796
40%	60%	-£14,850,216	-£12,582,727	-£14,056,847	-£14,533,255	-£12,265,766	-£13,739,886
50%	60%	-£16,657,980	-£13,823,619	-£15,666,269	-£16,281,778	-£13,427,418	-£15,270,068

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£3,914,674	-£3,914,674	-£3,914,674	-£3,914,674	-£3,914,674	-£3,914,674
10%	70%	-£5,736,540	-£5,075,198	-£5,905,151	-£5,871,120	-£5,016,215	-£5,446,720
15%	70%	-£6,856,719	-£5,664,693	-£6,309,620	-£6,567,573	-£5,575,548	-£6,220,475
20%	70%	-£7,976,898	-£6,254,186	-£7,114,089	-£7,458,027	-£6,135,325	-£6,995,229
25%	70%	-£8,497,056	-£6,843,679	-£7,918,559	-£8,348,481	-£6,695,104	-£7,769,984
30%	70%	-£9,417,225	-£7,433,172	-£8,723,028	-£9,238,935	-£7,254,882	-£8,544,737
35%	70%	-£10,337,394	-£8,022,665	-£9,527,498	-£10,159,388	-£7,814,581	-£9,319,486
40%	60%	-£11,257,563	-£8,612,160	-£10,331,968	-£11,079,842	-£8,374,439	-£10,094,246
45%	70%	-£12,177,732	-£9,201,653	-£11,136,435	-£11,910,296	-£8,934,217	-£10,869,000
50%	70%	-£13,097,901	-£9,791,146	-£11,940,905	-£12,800,750	-£9,493,995	-£11,643,754
100%	70%	-£22,299,589	-£15,686,081	-£19,985,588	-£21,705,288	-£15,091,778	-£19,391,286
10%	80%	-£5,769,124	-£5,013,780	-£5,594,668	-£5,728,503	-£4,974,797	-£5,465,047
15%	80%	-£6,705,570	-£5,603,273	-£6,308,696	-£6,546,449	-£5,512,405	-£6,240,465
20%	80%	-£7,642,036	-£6,193,766	-£7,113,122	-£7,562,795	-£6,051,136	-£7,033,882
40%	80%	-£11,387,858	-£8,364,540	-£10,330,034	-£11,229,378	-£8,206,059	-£10,171,553
45%	80%	-£12,324,313	-£8,953,080	-£11,134,261	-£12,146,023	-£8,744,790	-£10,955,971
50%	80%	-£13,260,770	-£9,541,621	-£11,938,489	-£13,062,669	-£9,283,521	-£11,740,388
10%	80%	-£5,703,976	-£5,137,104	-£5,595,634	-£5,624,736	-£5,057,864	-£5,426,394
15%	80%	-£6,607,858	-£5,727,549	-£6,310,345	-£6,488,997	-£5,638,690	-£6,191,485
20%	60%	-£7,511,740	-£6,317,996	-£7,115,056	-£7,353,260	-£6,219,516	-£6,956,575
25%	60%	-£8,415,622	-£6,908,441	-£7,919,766	-£8,217,521	-£6,800,341	-£7,721,667
30%	60%	-£9,319,504	-£7,500,888	-£8,724,477	-£9,081,784	-£7,381,167	-£8,486,757
35%	60%	-£10,223,386	-£8,093,333	-£9,529,188	-£9,946,045	-£7,961,992	-£9,251,848
40%	60%	-£11,127,268	-£8,685,780	-£10,333,699	-£10,810,308	-£8,542,818	-£10,018,939
50%	60%	-£12,935,032	-£10,100,671	-£11,943,322	-£12,536,831	-£9,704,470	-£11,547,120

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,271,305	-£2,271,305	-£2,271,305	-£2,271,305	-£2,271,305	-£2,271,305
10%	70%	-£4,093,180	-£3,431,830	-£3,861,781	-£4,033,751	-£3,372,846	-£3,802,351
15%	70%	-£5,013,350	-£4,021,323	-£4,666,251	-£4,924,204	-£3,932,173	-£4,577,106
20%	70%	-£5,933,518	-£4,610,816	-£5,470,720	-£5,814,658	-£4,491,956	-£5,351,860
25%	70%	-£6,853,687	-£5,200,310	-£6,275,190	-£6,705,112	-£5,051,734	-£6,126,614
30%	70%	-£7,773,856	-£5,789,803	-£7,079,659	-£7,595,566	-£5,611,513	-£6,901,368
35%	70%	-£8,694,025	-£6,379,297	-£7,884,128	-£8,486,019	-£6,171,291	-£7,676,123
40%	70%	-£9,614,193	-£6,968,790	-£8,688,597	-£9,376,473	-£6,731,070	-£8,450,876
45%	70%	-£10,534,363	-£7,558,283	-£9,493,066	-£10,266,927	-£7,290,847	-£9,225,631
50%	70%	-£11,454,532	-£8,147,777	-£10,297,535	-£11,157,381	-£7,850,626	-£10,000,385
100%	70%	-£20,656,220	-£14,042,711	-£18,342,229	-£20,061,918	-£13,448,409	-£17,747,927
10%	70%	-£4,125,754	-£3,370,411	-£3,861,298	-£4,086,134	-£3,331,428	-£3,821,678
15%	80%	-£5,062,210	-£3,928,466	-£4,665,526	-£5,002,780	-£3,889,035	-£4,606,096
20%	80%	-£5,998,666	-£4,487,019	-£5,469,753	-£5,912,236	-£4,447,766	-£5,350,513
40%	80%	-£9,744,489	-£6,227,170	-£8,586,665	-£9,586,008	-£6,502,607	-£8,528,183
45%	80%	-£10,680,944	-£7,279,711	-£9,490,891	-£10,502,654	-£7,101,421	-£9,312,601
50%	80%	-£11,617,400	-£8,329,252	-£10,295,119	-£11,419,300	-£7,640,151	-£10,097,018
10%	60%	-£4,060,607	-£3,493,735	-£3,862,264	-£3,991,367	-£3,414,495	-£3,783,024
15%	60%	-£4,964,489	-£4,114,180	-£4,666,975	-£4,946,628	-£3,995,320	-£4,548,116
20%	60%	-£5,868,371	-£4,734,626	-£5,471,686	-£5,709,891	-£4,576,146	-£5,313,206
25%	60%	-£6,772,253	-£5,355,072	-£6,276,397	-£6,574,152	-£5,156,972	-£6,078,297
30%	60%	-£7,676,135	-£5,975,518	-£7,081,108	-£7,438,414	-£5,737,798	-£6,843,368
35%	60%	-£8,580,017	-£6,595,964	-£7,885,819	-£8,302,676	-£6,318,623	-£7,608,479
40%	60%	-£9,483,899	-£7,216,410	-£8,690,530	-£9,166,938	-£6,899,449	-£8,373,569
50%	60%	-£11,291,663	-£8,487,302	-£10,299,852	-£10,895,461	-£8,061,101	-£9,893,751

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£7,872,575	-£7,872,575	-£7,872,575	-£7,872,575	-£7,872,575	-£7,872,575
10%	70%	-£9,894,451	-£9,033,101	-£9,463,052	-£9,636,022	-£8,974,116	-£9,403,622
15%	70%	-£10,814,621	-£9,622,594	-£10,267,522	-£10,535,475	-£9,533,449	-£10,178,377
20%	70%	-£11,734,791	-£10,212,087	-£11,071,991	-£11,415,929	-£10,093,227	-£10,953,130
25%	70%	-£12,654,958	-£10,801,580	-£11,876,460	-£12,306,383	-£10,653,005	-£11,727,885
30%	70%	-£13,575,127	-£11,391,074	-£12,680,930	-£13,196,837	-£11,212,784	-£12,502,639
35%	70%	-£14,495,295	-£11,980,568	-£13,485,399	-£14,087,290	-£11,772,582	-£13,277,393
40%	70%	-£15,415,464	-£12,570,061	-£14,289,867	-£14,977,744	-£12,332,341	-£14,052,147
45%	70%	-£16,335,633	-£13,159,554	-£15,094,337	-£15,868,198	-£12,892,118	-£14,826,902
50%	70%	-£17,255,802	-£13,749,047	-£15,898,806	-£16,758,652	-£13,451,897	-£15,601,655
100%	70%	-£26,257,490	-£19,643,982	-£23,943,500	-£25,663,189	-£19,049,680	-£23,348,197
10%	80%	-£9,727,025	-£8,971,681	-£9,462,569	-£9,687,405	-£8,932,699	-£9,422,949
15%	80%	-£10,663,481	-£9,529,736	-£10,266,797	-£10,604,050	-£9,470,306	-£10,207,367
20%	80%	-£11,599,937	-£10,088,277	-£11,071,024	-£11,520,697	-£10,009,037	-£10,991,784
40%	80%	-£15,345,789	-£12,822,441	-£14,287,935	-£15,187,279	-£12,165,961	-£14,129,454
45%	80%	-£16,282,215	-£13,380,982	-£15,092,162	-£16,103,925	-£12,702,982	-£14,913,872
50%	80%	-£17,218,671	-£13,939,523	-£15,896,390	-£17,020,570	-£13,241,422	-£15,698,289
10%	60%	-£9,661,877	-£9,095,005	-£9,463,535	-£9,582,637	-£9,015,765	-£9,384,295
15%	60%	-£10,585,759	-£9,715,451	-£10,268,245	-£10,446,899	-£9,596,591	-£10,149,396
20%	60%	-£11,469,641	-£10,335,897	-£11,072,957	-£11,311,161	-£10,174,417	-£10,914,477
25%	60%	-£12,373,524	-£10,956,343	-£11,877,665	-£12,175,423	-£10,758,243	-£11,679,568
30%	60%	-£13,277,406	-£11,576,789	-£12,682,379	-£13,039,685	-£11,339,069	-£12,444,658
35%	60%	-£14,181,288	-£12,197,234	-£13,487,090	-£13,903,947	-£11,919,894	-£13,209,750
40%	60%	-£15,085,170	-£12,817,681	-£14,291,800	-£14,768,209	-£12,500,719	-£13,974,840
50%	60%	-£16,892,934	-£14,058,573	-£15,901,223	-£16,496,732	-£13,662,371	-£15,505,022

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£601,606	-£601,606	-£601,606	-£601,606	-£601,606	-£601,606
10%	70%	-£2,423,461	-£1,762,131	-£2,192,082	-£2,364,052	-£1,703,146	-£2,132,653
15%	70%	-£3,343,651	-£2,351,624	-£2,396,552	-£3,254,505	-£2,262,479	-£2,907,407
20%	70%	-£4,263,819	-£2,941,117	-£3,801,021	-£4,144,959	-£2,822,257	-£3,682,160
25%	70%	-£5,183,988	-£3,530,611	-£4,605,490	-£5,035,413	-£3,382,035	-£4,456,915
30%	70%	-£6,104,157	-£4,120,104	-£5,409,960	-£5,925,867	-£3,941,814	-£5,231,669
35%	70%	-£7,024,325	-£4,709,598	-£6,214,429	-£6,816,320	-£4,501,592	-£6,006,423
40%	70%	-£7,944,494	-£5,299,091	-£7,018,898	-£7,706,774	-£5,061,371	-£6,781,177
45%	70%	-£8,864,664	-£5,888,584	-£7,823,367	-£8,597,228	-£5,621,148	-£7,555,932
50%	70%	-£9,784,833	-£6,478,077	-£8,627,836	-£9,487,682	-£6,180,927	-£8,330,686
100%	70%	-£18,986,520	-£12,373,012	-£16,672,530	-£18,392,219	-£11,778,710	-£16,078,228
10%	80%	-£2,456,055	-£1,700,712	-£2,191,599	-£2,416,435	-£1,661,729	-£2,151,979
15%	80%	-£3,392,511	-£2,259,765	-£2,395,827	-£3,333,090	-£2,199,336	-£2,936,397
20%	80%	-£4,328,967	-£2,817,307	-£3,800,054	-£4,248,727	-£2,738,067	-£3,720,814
40%	80%	-£8,074,790	-£5,051,471	-£7,016,965	-£7,916,309	-£4,692,931	-£6,858,484
45%	80%	-£9,011,245	-£5,610,012	-£7,821,192	-£8,832,955	-£5,431,722	-£7,642,902
50%	80%	-£9,947,701	-£6,168,553	-£8,625,420	-£9,749,601	-£6,070,452	-£8,427,319
10%	60%	-£2,390,908	-£1,824,036	-£2,192,565	-£2,311,668	-£1,744,795	-£2,113,325
15%	60%	-£3,294,790	-£2,444,481	-£2,397,276	-£3,175,929	-£2,325,621	-£2,978,417
20%	60%	-£4,198,672	-£3,064,927	-£3,801,987	-£4,040,191	-£2,906,447	-£3,643,507
25%	60%	-£5,102,554	-£3,685,373	-£4,606,698	-£4,904,453	-£3,487,273	-£4,408,598
30%	60%	-£6,006,436	-£4,305,819	-£5,411,409	-£5,768,715	-£4,068,099	-£5,173,689
35%	60%	-£6,910,318	-£4,926,265	-£6,216,120	-£6,632,977	-£4,648,924	-£5,938,780
40%	60%	-£7,814,200	-£5,546,711	-£7,020,831	-£7,497,239	-£5,229,750	-£6,703,870
50%	60%	-£8,718,082	-£6,167,156	-£7,825,542	-£8,311,491	-£5,810,521	-£7,478,960

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£101,458	-£101,458	-£101,458	-£101,458	-£101,458	-£101,458
10%	70%	-£1,923,333	-£1,261,993	-£1,691,934	-£1,963,904	-£1,202,999	-£1,632,504
15%	70%	-£2,843,503	-£1,851,476	-£2,496,404	-£2,754,357	-£1,763,331	-£2,407,259
20%	70%	-£3,763,671	-£2,440,969	-£3,300,873	-£3,644,811	-£2,322,109	-£3,182,013
25%	70%	-£4,683,840	-£3,030,463	-£4,105,343	-£4,535,265	-£2,881,887	-£3,956,767
30%	70%	-£5,604,009	-£3,619,956	-£4,909,812	-£5,425,719	-£3,441,666	-£4,731,521
35%	70%	-£6,524,178	-£4,209,450	-£5,714,281	-£6,316,172	-£4,001,444	-£5,506,276
40%	70%	-£7,444,346	-£4,798,943	-£6,518,750	-£7,206,626	-£4,561,223	-£6,281,029
45%	70%	-£8,364,516	-£5,388,436	-£7,323,219	-£8,097,080	-£5,121,000	-£7,055,784
50%	70%	-£9,284,685	-£5,977,930	-£8,127,688	-£8,987,534	-£5,680,779	-£7,830,538
100%	70%	-£18,486,373	-£11,872,864	-£16,172,382	-£17,892,071	-£11,278,562	-£16,578,080
10%	80%	-£1,955,907	-£1,200,564	-£1,691,451	-£1,916,287	-£1,161,581	-£1,651,831
15%	80%	-£2,892,363	-£1,758,619	-£2,495,879	-£2,832,933	-£1,699,188	-£2,436,249
20%	80%	-£3,828,819	-£2,317,159	-£3,299,936	-£3,749,579	-£2,237,919	-£3,220,665
40%	80%	-£7,574,642	-£4,551,323	-£6,516,818	-£7,416,161	-£4,382,843	-£6,358,336
45%	80%	-£8,511,097	-£5,109,864	-£7,321,044	-£8,332,807	-£4,931,574	-£7,142,754
50%	80%	-£9,447,553	-£5,668,405	-£8,125,272	-£9,249,453	-£5,470,304	-£7,927,171
10%	60%	-£1,890,760	-£1,323,888	-£1,692,417	-£1,811,520	-£1,244,647	-£1,613,177
15%	60%	-£2,794,642	-£1,944,333	-£2,497,128	-£2,675,781	-£1,825,473	-£2,376,269
20%	60%	-£3,698,524	-£2,564,779	-£3,301,839	-£3,540,044	-£2,406,299	-£3,143,359
25%	60%	-£4,602,406	-£3,185,225	-£4,106,550	-£4,404,305	-£2,987,125	-£3,908,450
30%	60%	-£5,506,288	-£3,805,671	-£4,911,261	-£5,268,567	-£3,567,951	-£4,673,541
35%	60%	-£6,410,170	-£4,426,117	-£5,715,972	-£6,132,829	-£4,148,776	-£5,438,632
40%	60%	-£7,314,052	-£5,046,563	-£6,520,683	-£6,997,091	-£4,729,602	-£6,203,722
50%	60%	-£8,217,934	-£5,667,008	-£7,325,394	-£7,811,343	-£5,310,427	-£6,968,812

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	High

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£4,526,906	£4,526,906	£4,526,906	£4,526,906	£4,526,906	£4,526,906
10%	70%	£2,397,756	£3,028,936	£2,617,382	£2,457,022	£3,088,204	£2,677,250
15%	70%	£1,333,180	£2,279,951	£1,663,520	£1,422,081	£2,368,852	£1,752,421
20%	70%	£268,605	£1,530,966	£709,058	£387,139	£1,649,501	£827,593
25%	70%	£-808,989	£781,981	£-249,417	£-658,397	£930,150	£-398,825
30%	70%	£-1,890,975	£32,996	£-1,219,490	£-1,710,265	£210,799	£-1,038,779
35%	70%	£-2,972,962	£-277,699	£-2,189,962	£-2,762,133	£-516,870	£-1,978,733
40%	70%	£-4,054,949	£-1,488,934	£-3,159,635	£-3,814,002	£-1,247,986	£-2,918,687
45%	70%	£-5,136,936	£-2,250,169	£-4,129,707	£-4,865,870	£-1,979,102	£-3,858,641
50%	70%	£-6,218,923	£-3,011,404	£-5,099,780	£-5,917,738	£-2,710,219	£-4,798,595
100%	70%	£-17,038,790	£-10,623,751	£-14,800,503	£-16,436,420	£-10,021,362	£-14,198,134
10%	80%	£2,367,878	£3,089,228	£2,619,585	£2,407,389	£3,128,739	£2,659,078
15%	80%	£1,288,364	£2,370,389	£1,665,896	£1,347,632	£2,429,655	£1,725,163
20%	80%	£208,850	£1,651,549	£712,225	£287,873	£1,730,573	£791,249
25%	80%	£-884,903	£932,709	£-245,394	£-784,509	£1,031,489	£-144,999
30%	80%	£-1,982,073	£213,870	£-1,214,661	£-1,861,600	£332,405	£-1,094,188
35%	80%	£-3,078,244	£-513,228	£-2,183,329	£-2,938,691	£-372,675	£-2,043,376
40%	80%	£-4,176,413	£-1,243,824	£-3,153,196	£-4,015,781	£-1,083,193	£-2,992,564
45%	80%	£-5,273,583	£-1,974,420	£-4,122,464	£-5,092,872	£-1,793,709	£-3,941,753
50%	80%	£-6,370,753	£-2,705,016	£-5,091,731	£-6,169,962	£-2,504,226	£-4,890,942
10%	60%	£2,427,633	£2,968,644	£2,616,398	£2,506,656	£3,047,668	£2,695,422
15%	60%	£1,377,998	£2,189,514	£1,661,144	£1,496,531	£2,308,049	£1,779,680
20%	60%	£238,359	£1,410,383	£705,891	£708,891	£1,568,300	£280,437
25%	60%	£-733,075	£631,252	£-253,441	£-632,285	£828,811	£-52,652
30%	60%	£-1,799,878	£-150,297	£-1,234,318	£-1,558,931	£89,192	£-983,371
35%	60%	£-2,866,682	£-942,171	£-2,195,196	£-2,585,576	£-661,064	£-1,914,090
40%	60%	£-3,933,486	£-1,734,044	£-3,166,073	£-3,612,222	£-1,412,781	£-2,844,810
45%	60%	£-5,000,290	£-2,525,917	£-4,136,950	£-4,638,868	£-2,164,496	£-3,775,528
50%	60%	£-6,067,093	£-3,317,791	£-5,107,827	£-5,665,514	£-2,916,212	£-4,706,248

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£65,735,981	£65,735,981	£65,735,981	£65,735,981	£65,735,981	£65,735,981
10%	70%	£67,865,131	£67,233,950	£67,644,904	£67,805,864	£67,174,683	£67,585,637
15%	70%	£68,929,706	£67,992,835	£68,599,367	£68,940,805	£67,894,034	£68,510,466
20%	70%	£69,994,282	£67,751,920	£69,559,829	£69,875,747	£68,613,366	£69,435,294
25%	70%	£71,071,876	£69,480,905	£70,512,304	£70,921,284	£69,332,736	£70,361,712
30%	70%	£72,153,862	£70,229,891	£71,482,377	£71,973,152	£70,052,088	£71,301,666
35%	70%	£73,235,849	£70,980,588	£72,452,449	£73,025,020	£70,779,757	£72,241,620
40%	70%	£74,317,835	£71,731,821	£73,422,521	£74,076,888	£71,510,873	£73,181,573
45%	70%	£75,399,822	£72,483,056	£74,392,593	£75,128,756	£72,241,989	£74,121,527
50%	70%	£76,481,809	£73,234,290	£75,362,666	£76,180,624	£72,973,106	£75,061,481
100%	70%	£87,301,676	£80,886,638	£85,063,389	£86,699,307	£80,284,268	£84,461,021
10%	80%	£67,895,009	£67,173,659	£67,643,321	£67,855,497	£67,134,147	£67,603,809
15%	80%	£68,974,523	£67,892,498	£68,596,991	£68,915,255	£67,833,231	£68,537,723
20%	80%	£70,054,036	£68,611,338	£69,559,602	£69,975,013	£68,532,314	£69,471,638
25%	80%	£71,133,549	£71,328,710	£71,616,053	£72,031,865	£71,246,079	£71,695,451
30%	80%	£72,213,062	£72,037,307	£72,485,350	£72,906,768	£71,965,596	£72,884,640
35%	80%	£73,292,575	£72,746,902	£73,354,618	£74,232,849	£72,687,113	£73,873,828
40%	80%	£74,372,088	£73,456,497	£74,223,886	£75,558,930	£73,467,630	£74,863,016
45%	80%	£75,451,601	£74,166,092	£75,093,154	£76,884,011	£74,248,141	£75,852,204
50%	80%	£76,531,114	£74,875,687	£75,962,422	£78,209,092	£75,028,652	£76,841,392
100%	80%	£87,351,041	£80,936,569	£85,117,409	£86,753,327	£80,339,513	£84,512,265
10%	60%	£68,984,891	£68,073,373	£68,601,742	£68,766,356	£67,954,837	£68,483,207
15%	60%	£69,994,527	£68,882,800	£69,569,895	£69,776,481	£68,984,456	£69,398,948
20%	60%	£70,995,163	£69,692,227	£70,576,040	£70,983,067	£69,793,026	£70,409,484
25%	60%	£71,995,799	£70,501,654	£71,581,189	£72,192,216	£70,601,595	£71,419,019
30%	60%	£72,996,435	£71,311,081	£72,590,338	£73,401,366	£71,410,164	£72,428,554
35%	60%	£73,997,071	£72,120,508	£73,599,489	£74,610,515	£72,218,713	£73,438,089
40%	60%	£74,997,707	£72,929,935	£74,608,640	£75,819,664	£73,027,262	£74,447,624
45%	60%	£75,998,343	£73,739,362	£75,617,791	£77,028,813	£73,836,811	£75,457,159
50%	60%	£76,998,979	£74,548,789	£76,626,942	£78,237,962	£74,646,360	£76,466,694

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£50,150,266	£50,150,266	£50,150,266	£50,150,266	£50,150,266	£50,150,266
10%	70%	£52,279,416	£51,648,235	£52,059,189	£52,230,149	£51,588,967	£51,999,921
15%	70%	£53,343,951	£52,097,220	£53,013,651	£53,255,980	£52,303,319	£52,924,750
20%	70%	£54,408,567	£53,146,206	£53,968,114	£54,290,032	£53,027,670	£53,849,578
25%	70%	£55,468,161	£53,895,190	£54,926,589	£55,335,568	£53,747,021	£54,775,996
30%	70%	£56,528,147	£54,644,176	£55,886,662	£56,387,436	£54,466,372	£55,715,950
35%	70%	£57,588,133	£55,404,871	£56,846,735	£57,439,304	£55,194,042	£56,655,904
40%	70%	£58,648,119	£56,166,105	£57,806,808	£58,491,173	£55,925,157	£57,595,858
45%	70%	£59,708,105	£56,927,340	£58,766,881	£59,543,042	£56,656,273	£58,535,812
50%	70%	£60,768,091	£57,688,574	£59,726,954	£60,594,911	£57,387,390	£59,475,766
100%	70%	£71,715,961	£65,300,923	£69,477,674	£71,113,591	£64,698,553	£68,875,306
10%	80%	£52,309,293	£51,587,944	£52,057,606	£52,269,782	£51,548,432	£52,018,093
15%	80%	£53,389,807	£52,308,793	£53,011,276	£53,329,540	£52,247,516	£52,952,008
20%	80%	£54,469,321	£53,029,623	£53,968,849	£54,380,399	£53,030,399	£53,895,922
25%	80%	£55,548,835	£53,820,959	£54,926,363	£55,431,258	£53,747,021	£54,840,846
30%	80%	£56,628,349	£54,622,295	£55,883,877	£56,482,117	£54,466,372	£55,785,770
35%	80%	£57,707,863	£55,423,631	£56,841,391	£57,532,976	£55,194,042	£56,730,694
40%	80%	£58,787,377	£56,224,967	£57,798,905	£58,583,835	£55,925,157	£57,675,618
45%	80%	£59,866,891	£57,026,303	£58,756,419	£59,634,694	£56,656,273	£58,620,542
50%	80%	£60,946,405	£57,827,639	£59,713,933	£60,685,553	£57,387,390	£59,565,466
100%	80%	£71,715,961	£65,300,923	£69,477,674	£71,113,591	£64,698,553	£68,875,306
10%	60%	£52,249,539	£51,709,527	£52,060,773	£52,170,516	£51,629,503	£51,981,749
15%	60%	£53,299,176	£52,487,658	£53,016,027	£53,180,640	£52,369,122	£52,997,492
20%	60%	£54,348,813	£53,269,789	£53,971,280	£54,190,768	£53,158,741	£53,913,234
25%	60%	£55,410,246	£54,045,919	£54,926,533	£55,200,466	£53,947,360	£54,828,823
30%	60%	£56,471,679	£54,827,468	£55,881,490	£56,236,102	£54,737,980	£55,743,357
35%	60%	£57,533,112	£55,611,342	£56,837,367	£57,262,747	£55,530,236	£56,658,281
40%	60%	£58,594,545	£56,401,216	£57,792,244	£58,293,393	£56,321,881	£57,573,205
45%	60%	£59,655,978	£57,191,090	£58,747,121	£59,324,040	£57,113,526	£58,488,129
50%	60%	£60,717,411	£57,980,964	£59,692,008	£60,354,687	£57,904,071	£59,393,053

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£20,472,470	£20,472,470	£20,472,470	£20,472,470	£20,472,470	£20,472,470
10%	70%	£22,601,620	£21,970,439	£22,381,393	£22,542,353	£21,911,171	£22,322,125
15%	70%	£23,666,195	£22,719,424	£23,335,855	£23,677,294	£22,944,390	£23,246,954
20%	70%	£24,730,771	£23,468,409	£24,290,318	£24,612,236	£23,349,874	£24,171,782
25%	70%	£25,808,365	£24,217,394	£25,244,793	£25,657,772	£24,069,225	£25,098,200
30%	70%	£26,890,351	£24,966,380	£26,218,866	£26,709,640	£24,798,576	£26,038,154
35%	70%	£27,972,337	£25,727,075	£27,188,937	£27,761,508	£25,516,246	£26,978,108
40%	70%	£29,054,323	£26,488,399	£28,159,010	£28,813,377	£26,247,391	£27,918,062
45%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£4,239,547	-£4,239,547	-£4,239,547	-£4,239,547	-£4,239,547	-£4,239,547
10%	70%	-£6,368,697	-£5,737,517	-£6,148,471	-£6,309,451	-£5,878,249	-£6,089,203
15%	70%	-£7,433,273	-£6,486,502	-£7,102,933	-£7,344,372	-£6,397,601	-£7,014,032
20%	70%	-£8,497,848	-£7,235,487	-£8,057,395	-£8,379,314	-£7,116,952	-£7,938,860
25%	70%	-£9,575,443	-£7,984,472	-£9,015,871	-£9,424,850	-£7,836,303	-£8,665,278
30%	70%	-£10,657,428	-£8,733,457	-£9,985,943	-£10,476,718	-£8,555,654	-£9,805,232
35%	70%	-£11,739,415	-£9,482,442	-£10,956,015	-£11,528,586	-£9,283,323	-£10,745,186
40%	70%	-£12,821,402	-£10,231,427	-£11,926,088	-£12,580,458	-£10,014,439	-£11,685,140
45%	70%	-£13,903,389	-£11,016,622	-£12,896,160	-£13,632,323	-£10,745,555	-£12,625,094
50%	70%	-£14,985,376	-£11,777,857	-£13,866,233	-£14,684,191	-£11,476,672	-£13,565,048
100%	70%	-£25,805,243	-£19,390,204	-£23,566,956	-£25,202,873	-£19,787,635	-£22,964,587
10%	80%	-£6,398,575	-£5,577,225	-£6,146,888	-£6,359,064	-£5,637,714	-£6,107,375
15%	80%	-£7,476,089	-£6,306,054	-£7,100,557	-£7,418,821	-£6,336,788	-£7,041,290
20%	80%	-£8,557,603	-£7,114,904	-£8,054,228	-£8,478,580	-£7,035,881	-£7,975,204
40%	80%	-£12,942,866	-£10,010,277	-£11,919,649	-£12,782,234	-£9,849,646	-£11,758,017
45%	80%	-£14,040,038	-£10,740,873	-£12,888,917	-£13,859,325	-£10,560,162	-£12,708,206
50%	80%	-£15,137,208	-£11,471,469	-£13,868,184	-£14,936,415	-£11,270,679	-£13,667,395
10%	80%	-£6,338,820	-£5,797,808	-£6,150,655	-£6,359,797	-£5,716,785	-£6,071,031
15%	80%	-£7,388,457	-£6,576,938	-£7,105,309	-£7,289,522	-£6,458,404	-£7,066,774
20%	80%	-£8,438,094	-£7,356,070	-£8,060,562	-£8,280,048	-£7,198,023	-£7,902,516
25%	80%	-£9,499,528	-£8,135,201	-£9,019,894	-£9,288,738	-£7,937,642	-£8,819,105
30%	80%	-£10,566,331	-£8,916,750	-£9,990,771	-£10,325,384	-£8,677,261	-£9,749,824
35%	80%	-£11,633,135	-£9,708,624	-£10,961,649	-£11,352,029	-£9,427,517	-£10,680,543
40%	80%	-£12,699,939	-£10,500,497	-£11,932,526	-£12,378,675	-£10,179,234	-£11,611,263
50%	80%	-£14,833,546	-£12,084,244	-£13,874,280	-£14,431,967	-£11,682,665	-£13,472,701

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£516,600	-£516,600	-£516,600	-£516,600	-£516,600	-£516,600
10%	70%	-£2,645,750	-£2,014,668	-£2,425,523	-£2,586,483	-£1,955,302	-£2,366,255
15%	70%	-£3,710,325	-£2,763,554	-£3,379,985	-£3,621,424	-£2,674,653	-£3,291,084
20%	70%	-£4,774,901	-£3,512,539	-£4,334,448	-£4,656,366	-£3,394,005	-£4,215,912
25%	70%	-£5,852,495	-£4,261,524	-£5,292,923	-£5,701,902	-£4,113,355	-£5,142,330
30%	70%	-£6,934,481	-£5,010,510	-£6,262,996	-£6,753,770	-£4,832,707	-£6,082,284
35%	70%	-£8,016,467	-£5,771,205	-£7,233,067	-£7,805,639	-£5,551,076	-£7,022,238
40%	70%	-£9,098,452	-£6,531,440	-£8,203,140	-£8,857,507	-£6,269,452	-£7,962,192
45%	70%	-£10,180,441	-£7,293,674	-£9,173,212	-£9,909,375	-£7,022,608	-£8,902,146
50%	70%	-£11,262,428	-£8,054,909	-£10,143,285	-£10,961,243	-£7,753,724	-£9,842,100
100%	70%	-£22,082,295	-£15,667,257	-£19,844,008	-£21,479,926	-£15,084,887	-£19,241,640
10%	80%	-£2,675,627	-£1,954,278	-£2,423,940	-£2,636,116	-£1,914,766	-£2,384,427
15%	80%	-£3,755,141	-£2,873,117	-£3,377,610	-£3,693,674	-£2,819,342	-£3,216,342
20%	80%	-£4,834,655	-£3,391,957	-£4,331,280	-£4,755,632	-£3,312,933	-£4,252,256
40%	80%	-£9,219,919	-£6,287,329	-£8,196,701	-£9,059,287	-£6,126,698	-£8,036,069
45%	80%	-£10,317,088	-£7,017,926	-£9,165,969	-£10,136,377	-£6,837,214	-£8,985,259
50%	80%	-£11,414,258	-£7,748,521	-£10,135,236	-£11,213,467	-£7,547,732	-£9,934,447
10%	80%	-£2,615,873	-£2,074,961	-£2,427,107	-£2,536,850	-£1,995,837	-£2,348,083
15%	80%	-£3,695,510	-£2,853,922	-£3,382,351	-£3,546,974	-£2,735,456	-£3,363,826
20%	80%	-£4,715,146	-£3,633,122	-£4,337,614	-£4,557,100	-£3,475,075	-£4,179,568
25%	80%	-£5,776,580	-£4,412,253	-£5,296,947	-£5,575,790	-£4,214,694	-£5,096,157
30%	80%	-£6,843,383	-£5,193,802	-£6,267,824	-£6,602,436	-£4,954,314	-£6,026,877
35%	80%	-£7,910,187	-£5,985,676	-£7,238,701	-£7,629,081	-£5,704,570	-£6,967,595
40%	80%	-£8,976,991	-£6,777,549	-£8,209,578	-£8,653,727	-£6,456,286	-£7,988,315
50%	80%	-£11,110,598	-£8,361,296	-£10,151,332	-£10,709,019	-£7,959,717	-£9,749,753

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,126,770	£1,126,770	£1,126,770	£1,126,770	£1,126,770	£1,126,770
10%	70%	£1,002,380	£371,200	£782,154	£943,114	£1,031,932	£722,886
15%	70%	£2,086,956	£1,120,185	£1,736,616	£1,978,065	£1,031,284	£1,647,715
20%	70%	£3,131,531	£1,869,170	£2,691,078	£3,012,997	£1,750,635	£2,572,543
25%	70%	£4,209,125	£2,618,155	£3,645,553	£4,058,533	£2,469,986	£3,498,961
30%	70%	£5,291,111	£3,367,140	£4,619,626	£5,110,401	£3,189,337	£4,438,915
35%	70%	£6,373,098	£4,127,835	£5,589,698	£6,162,269	£3,917,006	£5,378,869
40%	70%	£7,455,085	£4,889,070	£6,559,771	£7,214,138	£4,648,122	£6,318,823
45%	70%	£8,537,072	£5,650,305	£7,529,843	£8,265,006	£5,379,238	£7,258,777
50%	70%	£9,619,059	£6,411,540	£8,499,916	£9,317,874	£6,110,355	£8,198,731
100%	70%	£20,438,926	£14,023,887	£18,200,639	£19,836,556	£13,421,518	£17,598,270
10%	80%	£1,032,258	£310,908	£780,571	£992,747	£271,397	£741,058
15%	80%	£2,111,772	£1,029,747	£1,734,240	£2,052,504	£970,481	£1,674,973
20%	80%	£3,191,286	£1,748,591	£2,687,911	£3,112,363	£1,683,867	£2,692,700
40%	80%	£7,576,549	£4,643,960	£6,553,332	£7,415,917	£4,483,329	£6,392,700
45%	80%	£8,673,719	£5,374,556	£7,522,600	£8,493,008	£5,193,845	£7,341,889
50%	80%	£9,770,889	£6,105,152	£8,491,867	£9,570,098	£5,904,362	£8,291,078
10%	80%	£972,503	£431,492	£783,738	£893,480	£352,468	£704,714
15%	80%	£2,022,140	£1,210,822	£1,738,992	£1,903,605	£1,092,087	£1,620,456
20%	80%	£3,071,777	£1,989,753	£2,694,245	£2,913,791	£1,831,706	£2,636,199
25%	80%	£4,133,211	£2,768,984	£3,653,577	£3,932,421	£2,571,325	£3,452,768
30%	80%	£5,200,014	£3,550,433	£4,624,454	£4,959,067	£3,310,944	£4,383,507
35%	80%	£6,266,818	£4,342,307	£5,595,332	£5,985,712	£4,061,200	£5,314,226
40%	80%	£7,333,622	£5,134,180	£6,566,209	£7,012,358	£4,812,917	£6,244,946
50%	80%	£9,467,228	£6,717,927	£8,507,953	£9,065,660	£6,316,448	£8,106,394

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£4,474,501	-£4,474,501	-£4,474,501	-£4,474,501	-£4,474,501	-£4,474,501
10%	70%	-£6,803,651	-£5,972,471	-£6,383,425	-£6,544,384	-£5,913,203	-£6,324,157
15%	70%	-£7,968,226	-£6,721,456	-£7,357,987	-£7,573,325	-£6,632,554	-£7,248,986
20%	70%	-£9,132,801	-£7,470,440	-£8,292,349	-£8,614,267	-£7,357,906	-£8,173,814
25%	70%	-£10,297,376	-£8,219,425	-£9,250,824	-£9,659,804	-£8,071,256	-£9,100,232
30%	70%	-£11,461,951	-£8,968,410	-£10,220,897	-£10,711,672	-£8,790,680	-£10,040,186
35%	70%	-£12,626,526	-£9,717,395	-£11,190,969	-£11,783,540	-£9,518,277	-£10,980,140
40%	70%	-£13,791,101	-£10,466,380	-£12,161,042	-£12,855,408	-£10,249,393	-£11,920,094
45%	70%	-£14,955,676	-£11,215,365	-£13,131,114	-£13,927,276	-£10,980,509	-£12,860,048
50%	70%	-£16,120,251	-£11,964,350	-£14,101,186	-£14,999,144	-£11,711,626	-£13,800,002
100%	70%	-£26,040,196	-£19,625,158	-£23,801,908	-£25,437,827	-£19,022,789	-£23,189,541
10%	80%	-£6,633,529	-£5,312,179	-£6,381,841	-£6,594,017	-£5,872,668	-£6,342,329
15%	80%	-£7,713,043	-£6,061,018	-£7,335,511	-£7,653,775	-£6,571,751	-£7,276,243
20%	80%	-£8,792,557	-£6,809,858	-£8,289,182	-£8,713,534	-£7,270,634	-£8,210,158
40%	80%	-£13,177,820	-£10,245,230	-£12,154,603	-£13,017,188	-£10,084,599	-£11,899,971
45%	80%	-£14,274,990	-£10,975,827	-£13,123,670	-£14,094,278	-£10,795,116	-£12,943,160
50%	80%	-£15,372,159	-£11,706,423	-£14,093,138	-£15,171,369	-£11,505,633	-£13,892,348
10%	80%	-£6,573,774	-£6,032,762	-£6,385,009	-£6,494,751	-£5,953,738	-£6,305,985
15%	80%	-£7,623,411	-£6,811,893	-£7,340,263	-£7,504,876	-£6,693,357	-£7,221,727
20%	80%	-£8,673,047	-£7,591,024	-£8,295,616	-£8,515,001	-£7,432,977	-£8,137,470
25%	80%	-£9,723,481	-£8,370,154	-£9,250,848	-£9,533,692	-£8,172,596	-£9,054,058
30%	80%	-£10,801,284	-£9,151,703	-£10,225,725	-£10,560,337	-£8,912,215	-£9,984,778
35%	80%	-£11,889,088	-£9,943,577	-£11,196,602	-£11,586,983	-£9,662,471	-£10,915,497
40%	80%	-£12,934,892	-£10,735,451	-£12,167,479	-£12,613,628	-£10,414,188	-£11,846,216
50%	80%	-£15,069,499	-£12,319,198	-£14,109,234	-£14,666,920	-£11,917,619	-£13,707,655

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,796,469	£2,796,469	£2,796,469	£2,796,469	£2,796,469	£2,796,469
10%	70%	£87,319	£1,299,499	£397,345	£726,586	£1,387,767	£946,813
15%	70%	£397,257	£549,514	£66,917	£308,356	£638,415	£21,984
20%	70%	£1,461,832	£199,471	£1,021,379	£1,343,298	£80,936	£902,844
25%	70%	£2,539,426	£948,455	£1,979,854	£2,388,634	£800,287	£1,829,262
30%	70%	£3,621,412	£1,697,441	£2,949,927	£3,440,702	£1,519,638	£2,769,216
35%	70%	£4,703,399	£2,458,136	£3,919,999	£4,492,570	£2,247,307	£3,709,170
40%	70%	£5,785,386	£3,219,371	£4,890,072	£5,544,438	£2,978,423	£4,649,124
45%	70%	£6,867,373	£3,980,606	£5,860,144	£6,596,307	£3,709,539	£5,589,078
50%	70%	£7,949,359	£4,741,841	£6,830,216	£7,648,175	£4,440,656	£6,529,032
100%	70%	£19,769,227	£12,354,188	£16,530,940	£18,166,857	£11,751,819	£15,928,571
10%	80%	£837,441	£1,358,791	£889,128	£976,953	£1,398,302	£938,641
15%	80%	£442,073	£339,852	£84,541	£382,805	£699,218	£3,274
20%	80%	£1,521,587	£78,898	£1,018,212	£1,442,564	£136	£99,188
40%	80%	£5,906,850	£2,974,260	£4,883,633	£5,746,218	£2,813,630	£4,723,001
45%	80%	£7,004,020	£3,704,857	£5,852,901	£6,823,309	£3,524,146	£5,672,190
50%	80%	£8,101,189	£4,435,453	£6,822,168	£7,900,399	£4,234,663	£6,621,378
10%	60%	£697,196	£1,238,208	£885,961	£776,219	£1,317,232	£964,985
15%	60%	£352,441	£499,077	£69,293	£233,306	£577,812	£49,243
20%	60%	£1,402,077	£320,054	£1,024,546	£1,244,031	£162,007	£866,500
25%	60%	£2,463,511	£1,099,184	£1,983,878	£2,262,722	£901,626	£1,783,089
30%	60%	£3,530,314	£1,880,734	£2,954,755	£3,289,367	£1,641,245	£2,713,808
35%	60%	£4,597,118	£2,672,608	£3,925,632	£4,316,013	£2,391,501	£3,644,527
40%	60%	£5,663,922	£3,464,481	£4,896,510	£5,342,658	£3,143,218	£4,575,247
50%	60%	£7,797,529	£5,046,228	£6,838,264	£7,396,961	£4,646,649	£6,436,685

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,296,617	£3,296,617	£3,296,617	£3,296,617	£3,296,617	£3,296,617
10%	70%	£1,167,467	£1,798,647	£1,387,693	£1,226,734	£1,857,915	£1,446,961
15%	70%	£102,891	£1,049,862	£493,231	£191,792	£1,138,563	£52,132
20%	70%	£961,684	£300,677	£521,231	£843,150	£419,212	£402,696
25%	70%	£2,038,278	£448,308	£1,479,706	£1,888,686	£300,139	£1,329,114
30%	70%	£3,121,264	£1,197,293	£2,449,779	£2,940,554	£1,019,490	£2,269,068
35%	70%	£4,203,251	£1,957,988	£3,419,851	£3,992,422	£1,747,159	£3,209,022
40%	70%	£5,285,238	£2,719,223	£4,389,924	£5,044,291	£2,478,275	£4,148,976
45%	70%	£6,367,225	£3,480,458	£5,359,996	£6,096,159	£3,209,391	£5,088,930
50%	70%	£7,449,212	£4,241,693	£6,330,069	£7,148,027	£3,940,508	£6,028,884
100%	70%	£19,269,079	£11,854,040	£16,030,792	£17,686,709	£11,251,671	£15,428,423
10%	80%	£1,137,589	£1,858,939	£1,389,276	£1,177,100	£1,898,450	£1,428,789
15%	80%	£38,075	£1,140,100	£435,697	£117,343	£1,199,366	£484,874
20%	80%	£1,021,439	£421,260	£518,064	£942,416	£500,284	£439,040
40%	80%	£5,406,702	£2,474,113	£4,383,485	£5,246,070	£2,913,482	£4,222,853
45%	80%	£6,503,872	£3,204,709	£5,352,753	£6,323,161	£3,023,998	£5,172,042
50%	80%	£7,601,041	£3,935,305	£6,322,020	£7,400,251	£3,734,515	£6,121,231
10%	60%	£1,197,344	£1,738,355	£1,386,109	£1,276,367	£1,817,379	£1,465,133
15%	60%	£147,707	£99,225	£40,855	£26,242	£1,077,760	£90,391
20%	60%	£901,830	£180,084	£524,398	£743,854	£338,141	£366,352
25%	60%	£1,963,364	£599,037	£1,483,730	£1,762,574	£401,478	£1,282,941
30%	60%	£3,030,167	£1,380,586	£2,454,607	£2,789,220	£1,141,097	£2,213,660
35%	60%	£4,096,971	£2,172,460	£3,425,485	£3,815,885	£1,891,353	£3,144,379
40%	60%	£5,163,775	£2,964,333	£4,396,362	£4,842,511	£2,643,070	£4,075,099
50%	60%	£7,297,382	£4,648,080	£6,338,116	£6,895,803	£4,146,501	£5,836,537

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Med

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,416,264	£2,416,264	£2,416,264	£2,416,264	£2,416,264	£2,416,264
10%	70%	£490,006	£1,128,293	£707,682	£518,637	£1,166,929	£746,312
15%	70%	£496,105	£484,317	£149,007	£437,212	£542,262	£90,114
20%	70%	£1,480,068	£162,276	£1,017,269	£1,401,544	£83,753	£938,745
25%	70%	£2,464,030	£816,790	£1,885,532	£2,365,875	£718,637	£1,787,378
30%	70%	£3,447,991	£1,471,305	£1,471,305	£3,330,207	£1,353,520	£2,936,010
35%	70%	£4,431,954	£2,125,820	£2,622,057	£4,294,538	£1,989,404	£3,444,542
40%	70%	£5,415,916	£2,780,334	£4,490,320	£5,258,870	£2,623,288	£4,333,273
45%	70%	£6,399,878	£3,434,849	£5,368,582	£6,223,201	£3,258,172	£5,181,905
50%	70%	£7,383,841	£4,089,363	£6,226,845	£7,187,534	£3,893,055	£6,030,537
100%	70%	£17,223,464	£10,634,507	£14,309,472	£16,830,848	£10,241,892	£14,516,857
10%	80%	£448,038	£1,188,943	£708,238	£473,791	£1,214,697	£733,991
15%	80%	£544,842	£575,284	£148,159	£505,581	£613,914	£108,897
20%	80%	£1,545,051	£39,003	£1,016,138	£1,492,703	£13,130	£963,790
25%	80%	£2,545,260	£662,701	£1,884,119	£2,479,823	£597,265	£1,818,683
30%	80%	£3,545,468	£1,286,397	£2,752,099	£3,466,944	£1,207,874	£2,673,576
35%	80%	£4,545,676	£1,810,035	£3,620,079	£4,454,065	£1,816,483	£3,528,469
40%	80%	£5,545,884	£2,333,790	£4,488,059	£5,441,186	£2,429,092	£4,383,361
45%	80%	£6,546,092	£3,157,486	£5,356,040	£6,428,308	£3,039,701	£5,238,255
50%	80%	£7,546,301	£3,781,182	£6,224,019	£7,415,429	£3,650,311	£6,093,148
10%	60%	£511,976	£1,067,655	£707,126	£663,482	£1,119,162	£758,632
15%	60%	£447,367	£393,351	£149,854	£468,844	£470,611	£71,331
20%	60%	£1,416,084	£235,548	£1,011,939	£1,310,386	£93,701	£933,701
25%	60%	£2,382,799	£970,881	£1,886,945	£2,251,928	£840,009	£1,756,073
30%	60%	£3,350,516	£1,656,213	£2,755,489	£3,193,469	£1,499,167	£2,598,444
35%	60%	£4,318,233	£2,341,545	£3,624,035	£4,135,012	£2,158,326	£3,440,814
40%	60%	£5,285,948	£3,026,878	£4,492,580	£5,076,554	£2,817,483	£4,283,185
45%	60%	£6,253,665	£3,712,211	£5,361,125	£6,018,096	£3,476,641	£5,125,556
50%	60%	£7,221,381	£4,397,543	£6,229,670	£6,959,637	£4,135,799	£5,967,927

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£67,846,623	£67,846,623	£67,846,623	£67,846,623	£67,846,623	£67,846,623
10%	70%	£69,782,880	£69,134,587	£69,555,204	£69,744,250	£69,095,957	£69,516,574
15%	70%	£70,759,991	£69,778,589	£70,411,893	£70,790,099	£69,720,635	£70,353,001
20%	70%	£71,742,954	£70,425,153	£71,200,156	£71,684,400	£70,345,639	£71,201,632
25%	70%	£72,726,916	£71,073,677	£72,148,418	£72,628,162	£70,881,523	£72,050,264
30%	70%	£73,710,878	£71,734,191	£73,016,681	£73,593,093	£71,616,407	£72,898,896
35%	70%	£74,694,841	£72,388,708	£73,884,944	£74,557,425	£72,251,291	£73,747,528
40%	70%	£75,678,803	£73,043,221	£74,753,206	£75,521,758	£72,896,174	£74,596,160
45%	70%	£76,662,765	£73,697,735	£75,621,468	£76,486,098	£73,531,058	£75,444,792
50%	70%	£77,646,728	£74,352,249	£76,489,731	£77,450,420	£74,155,341	£76,293,424
100%	70%	£87,486,350	£80,897,394	£85,172,358	£87,093,735	£80,504,779	£84,779,743
10%	80%	£69,814,849	£69,073,943	£69,554,648	£69,789,096	£69,048,190	£69,528,895
15%	80%	£70,807,729	£69,687,603	£70,411,045	£70,788,468	£69,648,973	£70,371,783
20%	80%	£71,807,937	£70,301,899	£71,279,025	£71,755,589	£70,249,756	£71,226,676
25%	80%	£72,808,771	£70,926,846	£72,149,831	£72,729,971	£71,691,921	£72,180,248
30%	80%	£73,810,878	£71,552,370	£73,021,637	£73,704,353	£72,634,076	£73,133,820
35%	80%	£74,813,985	£72,183,894	£73,894,443	£74,678,735	£73,546,231	£74,087,392
40%	80%	£75,818,092	£72,815,418	£74,767,248	£75,653,117	£74,458,386	£75,041,964
45%	80%	£76,822,199	£73,446,942	£75,640,061	£76,627,500	£75,370,541	£76,006,536
50%	80%	£77,826,306	£74,078,466	£76,512,874	£77,601,883	£76,282,696	£77,081,108
100%	80%	£87,666,928	£80,929,018	£79,463,466	£87,486,350	£80,897,394	£84,779,743
10%	60%	£70,710,253	£69,869,535	£70,412,740	£70,631,731	£69,792,276	£70,334,217
15%	60%	£71,677,634	£70,548,434	£71,281,286	£71,573,273	£70,443,376	£71,176,588
20%	60%	£72,645,686	£71,233,767	£72,149,831	£72,514,814	£71,102,898	£72,018,959
25%	60%	£73,613,403	£71,919,100	£73,018,376	£73,456,356	£71,762,054	£72,861,330
30%	60%	£74,581,119	£72,604,432	£73,886,921	£74,397,899	£72,421,212	£73,703,701
35%	60%	£75,548,835	£73,299,765	£74,755,467	£75,339,440	£73,080,389	£74,546,071
40%	60%	£76,516,551	£74,000,098	£75,624,012	£76,281,981	£73,741,544	£75,388,442
50%	60%	£77,484,267	£74,660,429	£76,492,557	£77,222,524	£74,398,696	£76,230,813

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£52,260,908	£52,260,908	£52,260,908	£52,260,908	£52,260,908	£52,260,908
10%	70%	£54,197,165	£53,548,872	£53,969,489	£54,158,835	£53,510,242	£53,890,859
15%	70%	£55,173,276	£54,199,854	£54,826,178	£55,114,384	£54,134,910	£54,767,286
20%	70%	£56,157,239	£54,839,447	£55,694,441	£56,078,715	£54,760,924	£55,615,917
25%	70%	£57,141,201	£55,493,961	£56,562,703	£57,043,046	£55,395,808	£56,464,549
30%	70%	£58,125,163	£56,148,476	£57,430,966	£58,007,378	£56,030,691	£57,313,181
35%	70%	£59,109,125	£56,802,991	£58,299,229	£58,971,709	£56,665,576	£58,161,813
40%	70%	£60,093,088	£57,457,505	£59,167,491	£59,936,041	£57,300,459	£59,010,444
45%	70%	£61,077,050	£58,112,020	£60,035,754	£60,900,372	£58,025,343	£59,859,075
50%	70%	£62,061,012	£58,766,534	£60,904,016	£61,864,703	£58,750,226	£60,707,707
100%	70%	£71,900,635	£65,311,679	£69,586,643	£71,508,020	£64,919,063	£69,194,028
10%	80%	£54,229,133	£53,488,228	£53,968,333	£54,203,381	£53,462,474	£53,943,180
15%	80%	£55,222,014	£54,101,888	£54,825,330	£55,182,753	£54,083,298	£54,788,088
20%	80%	£56,225,895	£54,716,175	£55,683,310	£56,168,124	£54,700,814	£55,640,961
25%	80%	£57,229,776	£55,321,462	£56,541,291	£57,153,495	£55,318,330	£56,493,834
30%	80%	£58,233,657	£55,926,749	£57,394,272	£58,138,866	£55,935,846	£57,346,707
35%	80%	£59,237,538	£56,532,036	£58,245,253	£59,124,237	£56,553,362	£58,199,580
40%	80%	£60,241,419	£57,137,323	£59,096,234	£60,109,608	£57,170,878	£59,052,453
45%	80%	£61,245,300	£57,741,610	£59,947,215	£61,094,979	£57,776,493	£59,905,326
50%	80%	£62,249,181	£58,345,897	£60,798,196	£62,080,350	£58,382,108	£60,758,199
100%	80%	£72,088,804	£64,861,037	£69,463,284	£71,664,672	£65,497,250	£69,029,271
10%	60%	£55,165,198	£53,809,516	£53,970,045	£54,113,689	£53,558,010	£53,918,539
15%	60%	£56,169,079	£54,413,803	£54,827,025	£55,046,015	£54,206,591	£54,748,902
20%	60%	£57,172,960	£55,018,090	£55,685,006	£55,987,557	£54,859,022	£55,590,275
25%	60%	£58,176,841	£55,622,377	£56,536,087	£56,929,099	£55,517,180	£56,433,244
30%	60%	£59,180,722	£56,226,664	£57,387,168	£57,870,641	£56,176,339	£57,275,615
35%	60%	£60,184,603	£56,830,951	£58,238,249	£58,812,183	£56,835,497	£58,117,986
40%	60%	£61,188,484	£57,435,238	£59,089,330	£59,753,725	£57,494,654	£58,960,356
50%	60%	£62,192,365	£58,039,525	£59,940,411	£60,695,267	£58,152,811	£59,802,727

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£22,583,112	£22,583,112	£22,583,112	£22,583,112	£22,583,112	£22,583,112
10%	70%	£24,519,369	£23,871,076	£24,291,693	£24,490,799	£23,832,446	£24,253,063
15%	70%	£25,495,490	£24,515,055	£25,148,382	£25,358,219	£24,457,114	£25,089,490
20%	70%	£26,471,611	£25,159,034	£26,005,071	£26,223,838	£25,021,682	£25,925,917
25%	70%	£27,447,732	£25,803,013	£26,861,760	£27,089,457	£25,586,250	£26,762,344
30%	70%	£28,423,853	£26,446,992	£27,718,449	£27,955,076	£26,150,818	£27,598,771
35%	70%	£29,400,074	£27,090,971	£28,574,138	£28,820,695	£26,715,386	£28,435,198
40%	70%	£30,376,295	£27,734,950	£29,429,827	£29,686,314	£27,280,954	£29,271,625
45%	70%	£31,352,516	£28,378,929	£30,285,516	£30,551,933	£27,846,522	£30,108,052
50%	70%	£32,328,737	£29,022,908	£31,141,205	£31,417,552	£28,412,090	£30,944,479
100%	70%	£42,168,360	£35,566,987	£39,786,847	£41,283,171	£35,241,267	£39,516,232

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£6,350,189	-£6,350,189	-£6,350,189	-£6,350,189	-£6,350,189	-£6,350,189
10%	70%	-£7,286,447	-£7,638,154	-£8,088,771	-£8,247,816	-£7,599,524	-£9,020,141
15%	70%	-£9,262,558	-£8,282,136	-£8,915,480	-£9,203,665	-£8,224,191	-£8,856,567
20%	70%	-£10,246,521	-£8,828,728	-£9,783,722	-£10,167,997	-£8,850,206	-£9,705,198
25%	70%	-£11,230,483	-£9,583,243	-£10,651,985	-£11,132,328	-£9,485,090	-£10,553,831
30%	70%	-£12,214,445	-£10,237,758	-£11,520,248	-£12,096,680	-£10,119,973	-£11,402,463
35%	70%	-£13,198,407	-£10,892,273	-£12,388,510	-£13,060,991	-£10,754,957	-£12,251,096
40%	70%	-£14,182,369	-£11,546,787	-£13,256,773	-£14,025,303	-£11,389,741	-£13,099,728
45%	70%	-£15,166,331	-£12,201,302	-£14,125,035	-£14,989,654	-£12,024,625	-£13,946,358
50%	70%	-£16,150,294	-£12,855,816	-£14,993,298	-£15,953,987	-£12,659,508	-£14,796,990
100%	70%	-£25,989,917	-£19,400,960	-£23,675,925	-£25,697,301	-£19,008,345	-£23,283,310
10%	80%	-£8,318,415	-£7,577,510	-£8,058,215	-£8,292,662	-£7,551,756	-£8,032,462
15%	80%	-£9,311,285	-£8,181,170	-£8,914,612	-£9,272,035	-£8,152,539	-£8,876,350
20%	80%	-£10,311,504	-£8,805,457	-£9,782,592	-£10,259,156	-£8,783,323	-£9,730,243
40%	80%	-£14,312,337	-£11,300,243	-£13,254,612	-£14,207,639	-£11,195,545	-£13,148,814
45%	80%	-£15,312,545	-£11,923,939	-£14,122,433	-£15,194,761	-£11,806,155	-£14,004,708
50%	80%	-£16,312,754	-£12,547,635	-£14,990,472	-£16,181,882	-£12,416,784	-£14,859,601
10%	80%	-£8,254,477	-£7,688,798	-£8,089,327	-£8,322,971	-£7,647,291	-£8,007,821
15%	80%	-£9,213,820	-£8,373,102	-£8,916,307	-£9,135,297	-£8,285,842	-£8,837,784
20%	60%	-£10,181,537	-£9,052,001	-£9,784,852	-£10,076,839	-£8,947,304	-£9,680,154
25%	60%	-£11,149,252	-£9,737,334	-£10,653,398	-£11,018,381	-£9,606,462	-£10,522,526
30%	60%	-£12,116,969	-£10,422,666	-£11,521,942	-£11,989,922	-£10,265,620	-£11,364,897
35%	60%	-£13,084,686	-£11,107,998	-£12,390,488	-£12,961,465	-£10,924,779	-£12,207,267
40%	60%	-£14,052,401	-£11,793,331	-£13,259,033	-£13,943,007	-£11,563,036	-£13,049,638
50%	60%	-£15,020,116	-£12,478,663	-£14,127,578	-£14,924,549	-£12,202,282	-£13,892,009

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,627,242	-£2,627,242	-£2,627,242	-£2,627,242	-£2,627,242	-£2,627,242
10%	70%	-£4,863,499	-£3,915,206	-£4,335,823	-£4,524,889	-£3,876,576	-£4,287,193
15%	70%	-£5,539,610	-£4,559,188	-£5,192,512	-£5,450,718	-£4,501,244	-£5,133,620
20%	70%	-£6,523,573	-£5,205,771	-£6,060,775	-£6,445,049	-£5,127,258	-£5,982,251
25%	70%	-£7,507,535	-£5,850,296	-£6,929,037	-£7,409,381	-£5,762,142	-£6,830,883
30%	70%	-£8,491,497	-£6,514,810	-£7,797,300	-£8,373,712	-£6,397,025	-£7,679,515
35%	70%	-£9,475,459	-£7,189,325	-£8,665,563	-£9,338,043	-£7,031,910	-£8,528,147
40%	70%	-£10,459,422	-£7,873,840	-£9,533,825	-£10,302,375	-£7,666,793	-£9,376,778
45%	70%	-£11,443,384	-£8,578,354	-£10,402,088	-£11,266,706	-£8,301,677	-£10,225,410
50%	70%	-£12,427,347	-£9,293,868	-£11,270,350	-£12,231,039	-£8,936,560	-£11,074,043
100%	70%	-£22,268,989	-£15,678,013	-£19,952,977	-£21,874,354	-£15,285,397	-£19,560,362
10%	80%	-£4,595,467	-£3,854,562	-£4,335,827	-£4,569,715	-£3,829,808	-£4,309,514
15%	80%	-£5,588,346	-£4,468,222	-£5,191,664	-£5,493,587	-£4,429,592	-£5,152,402
20%	80%	-£6,588,556	-£5,082,505	-£6,059,644	-£6,536,208	-£5,030,375	-£5,007,295
40%	80%	-£10,589,390	-£7,577,295	-£9,531,564	-£10,484,692	-£7,472,588	-£9,426,867
45%	80%	-£11,589,598	-£8,200,992	-£10,399,545	-£11,471,813	-£8,083,207	-£10,281,760
50%	80%	-£12,589,806	-£8,824,688	-£11,267,525	-£12,458,934	-£8,693,816	-£11,136,653
10%	80%	-£4,531,530	-£3,975,950	-£4,336,380	-£4,490,023	-£3,924,344	-£4,284,873
15%	80%	-£5,490,872	-£4,650,154	-£5,193,359	-£5,412,349	-£4,572,895	-£5,114,836
20%	60%	-£6,458,589	-£5,329,053	-£6,061,904	-£6,353,891	-£5,224,356	-£5,957,207
25%	60%	-£7,426,305	-£6,014,386	-£6,930,450	-£7,295,433	-£5,883,514	-£6,799,578
30%	60%	-£8,394,021	-£6,699,718	-£7,798,995	-£8,236,975	-£6,542,673	-£7,641,949
35%	60%	-£9,361,738	-£7,385,050	-£8,667,540	-£9,178,517	-£7,201,831	-£8,484,319
40%	60%	-£10,329,454	-£8,070,384	-£9,536,086	-£10,120,059	-£7,860,988	-£9,326,690
50%	60%	-£12,264,866	-£9,441,048	-£11,273,176	-£12,093,143	-£9,179,305	-£11,011,432

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£983,872	-£983,872	-£983,872	-£983,872	-£983,872	-£983,872
10%	70%	-£2,920,130	-£2,271,837	-£2,692,454	-£2,881,499	-£2,293,207	-£2,653,824
15%	70%	-£3,896,241	-£2,915,819	-£3,549,143	-£3,837,348	-£2,857,874	-£3,480,250
20%	70%	-£4,880,204	-£3,562,412	-£4,417,405	-£4,801,680	-£3,483,889	-£4,338,881
25%	70%	-£5,864,166	-£4,216,926	-£5,285,668	-£5,766,011	-£4,118,773	-£5,187,514
30%	70%	-£6,848,127	-£4,871,441	-£6,153,930	-£6,730,343	-£4,753,656	-£6,036,146
35%	70%	-£7,832,089	-£5,525,956	-£7,022,193	-£7,694,674	-£5,388,540	-£6,884,778
40%	70%	-£8,816,052	-£6,180,470	-£7,890,456	-£8,659,006	-£6,023,424	-£7,733,409
45%	70%	-£9,800,014	-£6,834,985	-£8,758,718	-£9,623,337	-£6,658,308	-£8,582,041
50%	70%	-£10,783,977	-£7,489,499	-£9,626,981	-£10,587,670	-£7,293,191	-£9,430,673
100%	70%	-£20,623,600	-£14,034,643	-£18,309,608	-£20,230,984	-£13,642,028	-£17,916,993
10%	80%	-£2,952,098	-£2,211,193	-£2,691,898	-£2,926,345	-£2,185,439	-£2,666,145
15%	80%	-£3,944,978	-£2,824,852	-£3,548,295	-£3,905,717	-£2,786,222	-£3,509,033
20%	80%	-£4,946,187	-£3,439,137	-£4,416,574	-£4,802,058	-£3,381,026	-£4,207,826
40%	80%	-£8,946,020	-£5,933,926	-£7,888,195	-£8,841,322	-£5,829,228	-£7,783,497
45%	80%	-£9,946,228	-£6,557,622	-£8,756,176	-£9,828,444	-£6,439,837	-£8,638,391
50%	80%	-£10,946,437	-£7,181,318	-£9,624,155	-£10,815,565	-£7,050,447	-£9,493,284
10%	60%	-£2,888,160	-£2,332,481	-£2,693,010	-£2,836,654	-£2,280,974	-£2,641,504
15%	60%	-£3,847,503	-£3,006,785	-£3,549,990	-£3,789,980	-£2,929,525	-£3,471,467
20%	60%	-£4,815,220	-£3,685,684	-£4,418,536	-£4,710,522	-£3,580,987	-£4,313,837
25%	60%	-£5,782,936	-£4,371,017	-£5,287,081	-£5,652,064	-£4,240,145	-£5,156,209
30%	60%	-£6,750,652	-£5,056,349	-£6,155,625	-£6,593,605	-£4,899,303	-£5,998,580
35%	60%	-£7,718,369	-£5,741,681	-£7,024,171	-£7,535,148	-£5,558,462	-£6,840,950
40%	60%	-£8,686,084	-£6,427,014	-£7,892,716	-£8,476,690	-£6,217,619	-£7,683,321
50%	60%	-£10,621,517	-£7,787,879	-£9,629,806	-£10,359,773	-£7,535,935	-£9,368,063

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£6,585,143	-£6,585,143	-£6,585,143	-£6,585,143	-£6,585,143	-£6,585,143
10%	70%	-£8,521,400	-£7,873,108	-£8,293,725	-£8,482,770	-£7,834,477	-£8,255,094
15%	70%	-£9,497,511	-£8,517,080	-£9,150,813	-£9,438,619	-£8,485,145	-£9,391,521
20%	70%	-£10,481,474	-£9,163,682	-£10,018,678	-£10,402,950	-£9,085,159	-£9,940,152
25%	70%	-£11,465,436	-£9,818,197	-£10,886,939	-£11,367,282	-£9,720,044	-£10,788,784
30%	70%	-£12,449,398	-£10,472,712	-£11,755,201	-£12,331,613	-£10,354,927	-£11,637,416
35%	70%	-£13,433,361	-£11,127,226	-£12,623,464	-£13,295,945	-£10,989,811	-£12,486,049
40%	70%	-£14,417,323	-£11,781,741	-£13,491,726	-£14,260,276	-£11,624,694	-£13,334,680
45%	70%	-£15,401,285	-£12,436,256	-£14,359,989	-£15,224,608	-£12,259,578	-£14,183,312
50%	70%	-£16,385,248	-£13,090,770	-£15,228,252	-£16,188,940	-£12,894,462	-£15,031,944
100%	70%	-£26,224,870	-£19,635,914	-£23,910,879	-£25,832,255	-£19,243,299	-£23,518,263
10%	80%	-£8,553,369	-£7,812,464	-£8,293,168	-£8,527,616	-£7,786,710	-£8,267,416
15%	80%	-£9,546,249	-£8,426,123	-£9,149,569	-£9,506,988	-£8,387,493	-£9,100,304
20%	80%	-£10,546,457	-£9,040,410	-£10,017,545	-£10,494,109	-£9,088,276	-£9,965,196
40%	80%	-£14,547,291	-£11,535,137	-£13,489,466	-£14,442,999	-£11,430,499	-£13,384,786
45%	80%	-£15,547,499	-£12,158,893	-£14,357,446	-£15,429,714	-£12,041,108	-£14,239,662
50%	80%	-£16,547,707	-£12,782,649	-£15,225,426	-£16,416,836	-£12,651,717	-£15,094,554
10%	80%	-£8,489,431	-£7,933,752	-£8,294,281	-£8,437,924	-£7,822,245	-£8,242,774
15%	80%	-£9,448,774	-£8,608,056	-£9,151,260	-£9,370,251	-£8,530,796	-£9,072,737
20%	80%	-£10,416,490	-£9,288,354	-£10,019,806	-£10,311,793	-£9,182,258	-£9,915,108
25%	80%	-£11,384,206	-£9,972,285	-£10,888,351	-£11,253,334	-£9,841,416	-£10,757,480
30%	60%	-£12,351,923	-£10,657,620	-£11,756,896	-£12,194,876	-£10,500,574	-£11,599,580
35%	60%	-£13,319,639	-£11,342,952	-£12,625,441	-£13,136,419	-£11,159,732	-£12,442,221
40%	60%	-£14,287,355	-£12,028,285	-£13,493,987	-£14,077,961	-£11,818,889	-£13,284,591
50%	60%	-£16,222,788	-£13,988,849	-£15,231,077	-£15,961,044	-£13,137,206	-£14,969,334

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£685,827	£685,827	£685,827	£685,827	£685,827	£685,827
10%	70%	-£1,250,431	-£602,138	-£1,022,755	-£1,211,800	-£563,508	-£884,125
15%	70%	-£2,226,542	-£1,246,120	-£1,879,444	-£2,167,649	-£1,188,175	-£1,820,551
20%	70%	-£3,210,504	-£1,892,712	-£2,747,706	-£3,131,981	-£1,814,130	-£2,669,182
25%	70%	-£4,194,466	-£2,547,227	-£3,615,969	-£4,096,312	-£2,449,074	-£3,517,814
30%	70%	-£5,178,428	-£3,201,742	-£4,484,231	-£5,060,644	-£3,083,957	-£4,366,447
35%	70%	-£6,162,391	-£3,856,256	-£5,352,494	-£6,024,975	-£3,718,841	-£5,215,079
40%	70%	-£7,146,353	-£4,510,771	-£6,220,757	-£6,989,307	-£4,353,724	-£6,063,710
45%	70%	-£8,130,315	-£5,165,286	-£7,089,019	-£7,953,638	-£4,988,609	-£6,912,342
50%	70%	-£9,114,278	-£5,819,799	-£7,957,282	-£8,917,970	-£5,623,492	-£7,760,974
100%	70%	-£18,953,900	-£12,384,944	-£16,639,909	-£18,561,285	-£11,972,329	-£16,247,294
10%	80%	-£1,282,399	-£541,484	-£1,022,199	-£1,256,646	-£515,740	-£896,446
15%	80%	-£2,275,279	-£1,155,153	-£1,878,986	-£2,236,018	-£1,116,523	-£1,839,334
20%	80%	-£3,278,487	-£1,769,440	-£2,746,575	-£3,223,140	-£1,717,306	-£2,894,226
40%	80%	-£7,276,321	-£4,264,227	-£6,218,496	-£7,171,623	-£4,159,529	-£6,113,798
45%	80%	-£8,276,529	-£4,887,923	-£7,086,477	-£8,158,745	-£4,770,138	-£6,968,692
50%	80%	-£9,276,737	-£5,511,619	-£7,954,456	-£9,145,866	-£5,380,748	-£7,823,585
10%	60%	-£1,219,461	-£682,782	-£1,023,311	-£1,166,955	-£511,275	-£871,804
15%	60%	-£2,177,804	-£1,337,086	-£1,880,290	-£2,059,281	-£1,259,826	-£1,801,768
20%	60%	-£3,145,521	-£2,015,984	-£2,748,836	-£3,040,823	-£1,911,288	-£2,644,138
25%	60%	-£4,113,236	-£2,701,318	-£3,617,382	-£3,982,364	-£2,570,446	-£3,486,510
30%	60%	-£5,080,953	-£3,386,650	-£4,485,926	-£4,923,906	-£3,229,604	-£4,328,880
35%	60%	-£6,048,670	-£4,071,982	-£5,354,472	-£5,865,449	-£3,889,762	-£5,171,251
40%	60%	-£7,016,385	-£4,757,315	-£6,223,017	-£6,806,991	-£4,547,920	-£6,013,622
50%	60%	-£8,951,818	-£6,127,980	-£7,980,107	-£8,690,074	-£5,866,236	-£7,898,364

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,185,975	£1,185,975	£1,185,975	£1,185,975	£1,185,975	£1,185,975
10%	70%	-£750,293	-£101,990	-£522,697	-£711,652	-£63,360	-£483,977
15%	70%	-£1,726,394	-£745,972	-£1,379,296	-£1,667,501	-£898,027	-£1,320,403
20%	70%	-£2,710,357	-£1,392,565	-£2,247,558	-£2,631,833	-£1,314,042	-£2,169,034
25%	70%	-£3,694,319	-£2,047,079	-£3,115,821	-£3,596,164	-£1,948,926	-£3,017,667
30%	70%	-£4,678,280	-£2,701,594	-£3,984,083	-£4,560,496	-£2,583,809	-£3,866,299
35%	70%	-£5,662,243	-£3,356,109	-£4,852,346	-£5,524,827	-£3,218,693	-£4,714,931
40%	70%	-£6,646,205	-£4,010,623	-£5,720,609	-£6,489,159	-£3,853,577	-£5,563,562
45%	70%	-£7,630,167	-£4,665,138	-£6,588,871	-£7,453,490	-£4,488,461	-£6,412,194
50%	70%	-£8,614,130	-£5,319,652	-£7,457,134	-£8,417,823	-£5,123,344	-£7,260,826
100%	70%	-£18,453,753	-£11,864,798	-£16,139,761	-£18,081,137	-£11,472,181	-£15,747,146
10%	80%	-£782,251	-£41,346	-£522,051	-£756,498	-£15,592	-£496,298
15%	80%	-£1,775,131	-£655,005	-£1,378,448	-£1,735,870	-£916,375	-£1,339,198
20%	80%	-£2,775,340	-£1,289,292	-£2,246,427	-£2,722,992	-£1,217,159	-£2,194,079
40%	80%	-£6,776,173	-£3,764,079	-£5,718,348	-£6,671,475	-£3,659,381	-£5,613,650
45%	80%	-£7,776,381	-£4,387,775	-£6,586,329	-£7,658,597	-£4,269,990	-£6,468,544
50%	80%	-£8,776,590	-£5,011,471	-£7,454,308	-£8,645,718	-£4,880,600	-£7,323,437
10%	60%	-£718,313	-£162,634	-£523,163	-£666,807	-£111,127	-£471,657
15%	60%	-£1,677,656	-£336,938	-£1,380,143	-£1,598,133	-£759,678	-£1,301,620
20%	60%	-£2,645,373	-£515,837	-£2,248,688	-£2,540,675	-£1,411,140	-£2,143,990
25%	60%	-£3,613,088	-£701,170	-£3,117,234	-£3,482,217	-£2,070,298	-£2,986,362
30%	60%	-£4,580,805	-£886,502	-£3,985,778	-£4,423,758	-£2,729,456	-£3,828,733
35%	60%	-£5,548,522	-£1,071,834	-£4,854,324	-£5,365,301	-£3,388,615	-£4,671,103
40%	60%	-£6,516,237	-£1,257,167	-£5,722,869	-£6,306,843	-£4,047,772	-£5,513,474
50%	60%	-£8,451,670	-£1,627,832	-£7,459,859	-£8,189,926	-£5,366,088	-£7,198,216

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone	3
Value Area	Low

No Units	100
Site Area	0.85 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£305,621	£305,621	£305,621	£305,621	£305,621	£305,621
10%	70%	-£1,468,114	-£842,719	-£1,230,658	-£1,473,223	-£847,828	-£1,235,767
15%	70%	-£2,357,480	-£1,419,389	-£2,001,297	-£2,365,144	-£1,427,053	-£2,008,961
20%	70%	-£3,246,847	-£1,996,058	-£2,771,936	-£3,257,066	-£2,006,277	-£2,782,155
25%	70%	-£4,136,213	-£2,572,727	-£3,542,574	-£4,148,986	-£2,585,501	-£3,555,347
30%	70%	-£5,025,579	-£3,149,397	-£4,313,213	-£5,040,908	-£3,164,725	-£4,328,541
35%	70%	-£5,914,946	-£3,726,066	-£5,083,852	-£5,932,829	-£3,743,949	-£5,101,734
40%	70%	-£6,804,313	-£4,302,736	-£5,854,490	-£6,824,750	-£4,323,173	-£5,874,928
45%	70%	-£7,693,680	-£4,879,405	-£6,625,129	-£7,716,672	-£4,902,397	-£6,648,122
50%	70%	-£8,583,046	-£5,456,074	-£7,395,768	-£8,608,592	-£5,481,621	-£7,421,314
100%	70%	-£17,476,711	-£11,222,769	-£15,102,155	-£17,527,804	-£11,273,862	-£15,153,249
10%	80%	-£1,500,894	-£788,157	-£1,229,516	-£1,504,301	-£789,564	-£1,232,923
15%	80%	-£2,406,651	-£1,334,546	-£1,999,583	-£2,411,760	-£1,339,656	-£2,004,693
20%	80%	-£3,312,407	-£1,882,935	-£2,769,651	-£3,319,220	-£1,889,747	-£2,776,464
25%	80%	-£4,218,164	-£2,431,323	-£3,539,719	-£4,226,680	-£2,438,838	-£3,548,235
30%	80%	-£5,123,920	-£2,979,712	-£4,309,788	-£5,134,139	-£2,989,931	-£4,320,006
35%	80%	-£6,029,677	-£3,528,100	-£5,079,855	-£6,041,589	-£3,540,022	-£5,091,777
40%	80%	-£6,935,434	-£4,076,489	-£5,849,923	-£6,949,039	-£4,090,114	-£5,863,548
45%	80%	-£7,841,191	-£4,624,877	-£6,619,991	-£7,856,518	-£4,640,205	-£6,635,319
50%	80%	-£8,746,948	-£5,173,266	-£7,390,058	-£8,763,979	-£5,190,297	-£7,407,089
10%	60%	-£1,435,333	-£899,281	-£1,231,800	-£1,442,145	-£896,094	-£1,238,612
15%	60%	-£2,308,310	-£1,504,231	-£2,003,009	-£2,316,529	-£1,514,450	-£2,013,228
20%	60%	-£3,181,286	-£2,109,181	-£2,774,219	-£3,192,806	-£2,122,806	-£2,787,944
25%	60%	-£4,054,263	-£2,714,132	-£3,545,429	-£4,071,294	-£2,731,163	-£3,562,460
30%	60%	-£4,927,238	-£3,319,082	-£4,316,639	-£4,947,676	-£3,339,520	-£4,337,076
35%	60%	-£5,800,215	-£3,924,032	-£5,087,848	-£5,824,059	-£3,947,876	-£5,111,692
40%	60%	-£6,673,191	-£4,528,982	-£5,859,058	-£6,700,441	-£4,556,233	-£5,886,308
45%	60%	-£7,546,168	-£5,133,933	-£6,630,268	-£7,576,824	-£5,164,589	-£6,660,924
50%	60%	-£8,419,144	-£5,738,884	-£7,401,478	-£8,453,207	-£5,772,945	-£7,436,539

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£89,957,265	-£89,957,265	-£89,957,265	-£89,957,265	-£89,957,265	-£89,957,265
10%	70%	-£71,731,000	-£71,105,608	-£71,483,544	-£71,736,100	-£71,110,715	-£71,499,653
15%	70%	-£72,620,366	-£71,982,276	-£72,264,183	-£72,628,030	-£71,889,940	-£72,271,847
20%	70%	-£73,509,733	-£72,298,944	-£73,019,982	-£73,512,876	-£72,205,041	-£73,028,135
25%	70%	-£74,399,100	-£72,835,614	-£73,905,461	-£74,411,873	-£72,848,388	-£73,818,234
30%	70%	-£75,288,466	-£73,412,283	-£74,876,100	-£75,303,795	-£73,427,611	-£74,891,428
35%	70%	-£76,177,833	-£73,988,953	-£75,346,739	-£76,195,715	-£74,006,636	-£75,364,621
40%	70%	-£77,067,199	-£74,565,622	-£76,117,376	-£77,087,638	-£74,586,059	-£76,137,814
45%	70%	-£77,956,566	-£75,142,292	-£76,888,015	-£77,979,558	-£75,165,284	-£76,911,008
50%	70%	-£78,845,932	-£75,718,961	-£77,658,654	-£78,871,479	-£75,744,507	-£77,684,201
100%	70%	-£87,739,597	-£81,485,655	-£85,365,041	-£87,790,691	-£81,536,749	-£85,416,135
10%	80%	-£71,763,780	-£71,049,044	-£71,492,402	-£71,767,187	-£71,052,451	-£71,495,809
15%	80%	-£72,669,537	-£71,997,432	-£72,262,470	-£72,674,646	-£71,602,542	-£72,267,580
20%	80%	-£73,575,293	-£72,145,822	-£73,032,538	-£73,582,106	-£72,152,634	-£73,039,351
25%	80%	-£74,481,049	-£72,339,371	-£73,742,600	-£74,491,946	-£72,353,091	-£73,751,424
30%	80%	-£75,386,805	-£72,532,920	-£74,497,662	-£75,401,786	-£72,553,548	-£74,563,497
35%	80%	-£76,292,561	-£72,726,469	-£75,252,724	-£76,311,626	-£72,754,005	-£75,375,570
40%	80%	-£77,198,317	-£72,919,018	-£76,007,786	-£77,221,466	-£72,954,462	-£76,187,643
45%	80%	-£78,104,073	-£73,111,567	-£76,762,848	-£78,131,306	-£73,154,919	-£77,000,716
50%	80%	-£79,009,829	-£73,304,116	-£77,517,910	-£79,041,146	-£73,355,376	-£77,813,789
100%	80%	-£87,904,494	-£81,698,714	-£85,470,308	-£87,955,644	-£81,750,324	-£85,524,922
10%	60%	-£72,571,196	-£71,767,118	-£72,265,896	-£72,581,415	-£71,777,337	-£72,276,115
15%	60%	-£73,444,173	-£72,372,056	-£73,031,106	-£73,447,798	-£72,386,699	-£73,050,731
20%	60%	-£74,317,149	-£72,977,018	-£73,808,316	-£74,334,180	-£72,994,089	-£73,825,346
25%	60%	-£75,190,125	-£73,581,968	-£74,579,525	-£75,210,563	-£73,602,406	-£74,599,962
30%	60%	-£76,063,101	-£74,186,919	-£75,350,734	-£76,086,945	-£74,210,763	-£75,374,578
35%	60%	-£76,936,077	-£74,791,869	-£76,121,944	-£76,963,328	-£74,819,119	-£76,149,194
40%	60%	-£77,809,053	-£75,396,819	-£76,893,154	-£77,849,711	-£75,423,576	-£76,923,810
50%	60%	-£78,682,029	-£76,001,770	-£77,664,364	-£78,716,094	-£76,035,932	-£77,698,426

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£54,371,550	-£54,371,550	-£54,371,550	-£54,371,550	-£54,371,550	-£54,371,550
10%	70%	-£56,145,285	-£55,519,891	-£55,907,829	-£56,150,384	-£55,525,000	-£55,812,938
15%	70%	-£57,034,651	-£56,098,560	-£56,870,468	-£57,042,315	-£56,104,234	-£56,695,192
20%	70%	-£57,924,018	-£56,677,229	-£57,449,107	-£57,934,237	-£56,683,448	-£57,459,326
25%	70%	-£58,813,385	-£57,249,898	-£58,219,746	-£58,826,158	-£57,262,672	-£58,232,519
30%	70%	-£59,702,751	-£57,826,568	-£58,990,385	-£59,718,079	-£57,841,896	-£59,005,712
35%	70%	-£60,592,117	-£58,403,238	-£59,761,023	-£60,610,000	-£58,421,120	-£59,778,905
40%	70%	-£61,481,484	-£58,979,907	-£60,531,661	-£61,501,921	-£59,000,344	-£60,552,098
45%	70%	-£62,370,850	-£59,556,577	-£61,302,300	-£62,392,842	-£59,579,569	-£61,325,291
50%	70%	-£63,260,217	-£60,133,246	-£62,072,939	-£63,283,764	-£60,158,792	-£62,098,484
100%	70%	-£67,153,882	-£65,899,940	-£69,779,326	-£67,204,976	-£65,951,034	-£69,830,420
10%	80%	-£58,178,065	-£55,463,328	-£55,906,687	-£58,181,472	-£55,466,735	-£55,910,094
15%	80%	-£57,083,822	-£56,011,717	-£56,676,755	-£57,086,391	-£56,016,827	-£56,681,865
20%	80%	-£56,989,578	-£56,600,106	-£57,446,822	-£56,993,361	-£56,598,916	-£57,463,635
25%	80%	-£56,812,606	-£57,188,495	-£58,216,889	-£56,819,331	-£57,181,005	-£58,000,719
30%	80%	-£56,635,634	-£57,776,884	-£58,986,956	-£56,640,296	-£57,763,094	-£58,000,719
35%	80%	-£56,458,662	-£58,365,273	-£59,757,023	-£56,461,261	-£58,345,183	-£59,000,719
40%	80%	-£56,281,690	-£58,953,662	-£60,527,090	-£56,282,226	-£58,926,272	-£60,000,719
45%	80%	-£56,104,718	-£59,542,051	-£61,297,157	-£56,103,191	-£59,507,361	-£61,000,719
50%	80%	-£55,927,746	-£60,130,440	-£62,067,224	-£55,924,156	-£60,088,450	-£62,000,719
100%	80%	-£61,821,411	-£60,728,829	-£62,837,291	-£61,822,121	-£60,679,839	-£62,837,291
10%	60%	-£56,112,505	-£55,576,452	-£55,908,871	-£56,116,317	-£55,583,285	-£55,915,783
15%	60%	-£56,995,481	-£56,181,403	-£56,890,180	-£56,999,700	-£56,191,622	-£56,990,399
20%	60%	-£57,878,457	-£56,786,353	-£57,871,390	-£57,882,093	-£56,793,917	-£57,878,016
25%	60%	-£58,761,433	-£57,391,303	-£58,852,600	-£58,763,405	-£57,396,210	-£58,852,600
30%	60%	-£59,644,409	-£57,996,253	-£59,833,810	-£59,647,847	-£57,998,619	-£59,833,810
35%	60%	-£60,527,385	-£58,601,204	-£60,815,020	-£60,532,289	-£58,604,027	-£60,815,020
40%	60%	-£61,410,361	-£59,206,153	-£61,796,230	-£61,414,691	-£59,208,235	-£61,796,230
45%	60%	-£62,293,337	-£59,811,103	-£62,777,440	-£62,297,101	-£59,814,442	-£62,777,440
50%	60%	-£63,176,313	-£60,416,053	-£63,758,650	-£63,181,051	-£60,416,053	-£63,758,650

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£24,693,754	-£24,693,754	-£24,693,754	-£24,693,754	-£24,693,754	-£24,693,754
10%	70%	-£26,467,489	-£25,842,095	-£26,230,033	-£26,472,598	-£25,847,204	-£26,235,142
15%	70%	-£27,356,855	-£26,418,764	-£27,000,872	-£27,364,519	-£26,423,316	-£27,005,986
20%	70%	-£28,246,221	-£26,995,433	-£27,771,311	-£28,256,441	-£27,005,582	-£27,781,530
25%	70%	-£29,135,587	-£27,572,102	-£28,541,950	-£29,148,362	-£27,584,876	-£28,554,723
30%	70%	-£30,024,953	-£28,148,772	-£29,312,589	-£30,040,283	-£28,164,100	-£29,327,916
35%	70%	-£30,914,319	-£28,725,442	-£30,083,227	-£30,932,204	-£28,743,324	-£30,101,109
40%	70%	-£31,803,685	-£29,302,111	-£30,853,865	-£31,824,125	-£29,322,546	-£30,874,302
45%	70%	-£32,693,051	-£29,878,781	-£31,624,504	-£32,716,046	-£29,901,770	-£31,647,495
50%	70%	-£33,582,417	-£30,455,450				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,460,832	-£8,460,832	-£8,460,832	-£8,460,832	-£8,460,832	-£8,460,832
10%	70%	-£10,234,567	-£9,609,172	-£9,997,111	-£10,239,676	-£9,814,281	-£10,002,220
15%	70%	-£11,123,933	-£10,185,842	-£10,767,750	-£11,131,597	-£10,193,506	-£10,775,414
20%	70%	-£12,013,300	-£10,762,511	-£11,538,389	-£12,023,519	-£10,772,730	-£11,548,608
25%	70%	-£12,902,666	-£11,339,180	-£12,309,027	-£12,915,439	-£11,351,954	-£12,321,800
30%	70%	-£13,792,032	-£11,915,850	-£13,079,666	-£13,807,361	-£11,931,178	-£13,094,994
35%	70%	-£14,681,399	-£12,492,519	-£13,850,305	-£14,699,292	-£12,510,492	-£13,868,187
40%	70%	-£15,570,766	-£13,069,189	-£14,620,943	-£15,591,203	-£13,089,536	-£14,641,381
45%	70%	-£16,460,133	-£13,645,859	-£15,391,582	-£16,483,125	-£13,668,850	-£15,414,575
50%	70%	-£17,349,499	-£14,222,527	-£16,162,221	-£17,375,045	-£14,248,074	-£16,187,767
100%	70%	-£26,243,164	-£19,989,222	-£23,868,608	-£26,294,257	-£20,040,316	-£23,919,702
10%	80%	-£10,267,347	-£9,552,610	-£9,995,969	-£10,270,754	-£9,556,017	-£9,999,376
15%	80%	-£11,173,104	-£10,100,399	-£10,786,037	-£11,178,213	-£10,106,109	-£10,771,146
20%	80%	-£12,078,860	-£10,648,388	-£11,536,104	-£12,085,673	-£10,656,200	-£11,542,917
40%	80%	-£15,701,887	-£12,842,942	-£14,616,376	-£15,715,512	-£12,856,567	-£14,630,001
45%	80%	-£16,607,644	-£13,391,330	-£15,386,444	-£16,622,972	-£13,406,658	-£15,401,772
50%	80%	-£17,513,401	-£13,939,719	-£16,156,512	-£17,530,432	-£13,956,751	-£16,179,542
10%	80%	-£10,201,786	-£9,665,734	-£9,998,263	-£10,208,598	-£9,672,547	-£9,995,065
15%	80%	-£11,074,763	-£10,270,685	-£10,789,462	-£11,084,982	-£10,280,903	-£10,779,681
20%	60%	-£11,947,739	-£10,875,634	-£11,540,672	-£11,961,364	-£10,889,259	-£11,554,297
25%	60%	-£12,820,716	-£11,480,585	-£12,311,882	-£12,837,747	-£11,497,616	-£12,328,913
30%	60%	-£13,693,691	-£12,085,535	-£13,083,092	-£13,714,129	-£12,105,973	-£13,103,529
35%	60%	-£14,566,666	-£12,690,485	-£13,854,301	-£14,590,512	-£12,714,339	-£13,876,145
40%	60%	-£15,439,641	-£13,295,435	-£14,625,511	-£15,466,894	-£13,322,086	-£14,653,761
50%	60%	-£17,185,597	-£14,505,337	-£16,167,931	-£17,219,660	-£14,539,398	-£16,201,993

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£4,737,884	-£4,737,884	-£4,737,884	-£4,737,884	-£4,737,884	-£4,737,884
10%	70%	-£6,311,610	-£5,886,226	-£6,274,163	-£6,516,726	-£5,891,334	-£6,279,272
15%	70%	-£7,400,985	-£6,462,894	-£7,044,802	-£7,408,549	-£6,470,558	-£7,052,456
20%	70%	-£8,290,352	-£7,039,563	-£7,815,441	-£8,300,571	-£7,049,782	-£7,825,660
25%	70%	-£9,179,719	-£7,616,232	-£8,586,080	-£9,192,492	-£7,629,006	-£8,588,853
30%	70%	-£10,069,085	-£8,192,902	-£9,356,719	-£10,084,413	-£8,208,230	-£9,372,047
35%	70%	-£10,958,451	-£8,769,572	-£10,127,357	-£10,976,334	-£8,787,455	-£10,145,239
40%	70%	-£11,847,818	-£9,346,241	-£10,897,995	-£11,869,255	-£9,366,679	-£10,918,433
45%	70%	-£12,737,185	-£9,922,911	-£11,668,634	-£12,780,177	-£9,945,903	-£11,691,627
50%	70%	-£13,626,551	-£10,499,579	-£12,439,273	-£13,652,098	-£10,525,126	-£12,464,820
100%	70%	-£22,520,216	-£16,266,274	-£20,145,660	-£22,671,310	-£16,317,388	-£20,196,754
10%	80%	-£6,544,399	-£5,829,662	-£6,273,021	-£6,547,896	-£5,833,069	-£6,276,428
15%	80%	-£7,450,156	-£6,378,051	-£7,043,089	-£7,455,265	-£6,383,161	-£7,048,199
20%	80%	-£8,355,912	-£6,926,440	-£7,813,156	-£8,362,725	-£6,933,252	-£7,819,969
40%	80%	-£11,978,940	-£9,119,994	-£10,893,428	-£11,992,565	-£9,133,619	-£10,907,053
45%	80%	-£12,884,696	-£9,668,382	-£11,663,496	-£12,900,024	-£9,683,710	-£11,678,824
50%	80%	-£13,790,453	-£10,216,771	-£12,433,564	-£13,807,484	-£10,233,803	-£12,450,595
10%	80%	-£6,478,839	-£5,942,796	-£6,275,306	-£6,485,651	-£5,949,599	-£6,282,117
15%	80%	-£7,381,815	-£6,547,737	-£7,046,514	-£7,392,034	-£6,557,956	-£7,056,733
20%	60%	-£8,224,792	-£7,152,687	-£7,817,724	-£8,238,417	-£7,166,311	-£7,831,349
25%	60%	-£9,097,768	-£7,757,637	-£8,588,934	-£9,114,799	-£7,774,668	-£8,605,965
30%	60%	-£9,970,744	-£8,362,587	-£9,360,144	-£9,991,182	-£8,383,025	-£9,380,581
35%	60%	-£10,843,720	-£8,967,538	-£10,131,353	-£10,897,564	-£8,991,382	-£10,155,197
40%	60%	-£11,716,696	-£9,572,487	-£10,902,563	-£11,743,947	-£9,599,738	-£10,929,813
50%	60%	-£13,462,650	-£10,782,389	-£12,444,983	-£13,496,712	-£10,816,451	-£12,479,045

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£3,094,515	-£3,094,515	-£3,094,515	-£3,094,515	-£3,094,515	-£3,094,515
10%	70%	-£4,968,250	-£4,242,855	-£4,630,794	-£4,873,359	-£4,247,964	-£4,635,903
15%	70%	-£5,757,616	-£4,819,525	-£5,401,433	-£5,765,280	-£4,827,160	-£5,409,097
20%	70%	-£6,646,983	-£5,396,194	-£6,172,072	-£6,657,202	-£5,406,413	-£6,182,291
25%	70%	-£7,536,349	-£5,972,863	-£6,942,710	-£7,549,122	-£5,985,637	-£6,955,483
30%	70%	-£8,425,715	-£6,549,533	-£7,713,349	-£8,441,044	-£6,564,861	-£7,728,677
35%	70%	-£9,315,082	-£7,126,202	-£8,483,988	-£9,332,965	-£7,144,085	-£8,501,870
40%	70%	-£10,204,449	-£7,702,872	-£9,254,626	-£10,224,886	-£7,723,309	-£9,275,064
45%	70%	-£11,093,815	-£8,279,541	-£10,025,265	-£11,116,808	-£8,302,533	-£10,049,258
50%	70%	-£11,983,182	-£8,856,210	-£10,795,904	-£12,008,728	-£8,881,757	-£10,821,450
100%	70%	-£20,876,847	-£14,622,905	-£18,502,291	-£20,927,940	-£14,673,998	-£18,553,385
10%	80%	-£4,901,030	-£4,186,293	-£4,629,652	-£4,904,437	-£4,189,700	-£4,633,059
15%	80%	-£5,806,787	-£4,734,682	-£5,399,719	-£5,811,896	-£4,739,792	-£5,404,829
20%	80%	-£6,712,543	-£5,283,071	-£6,169,197	-£6,717,356	-£5,289,263	-£6,176,600
40%	80%	-£10,335,570	-£7,476,625	-£9,290,059	-£10,349,195	-£7,490,250	-£9,293,694
45%	80%	-£11,241,327	-£8,025,013	-£10,020,127	-£11,256,654	-£8,040,341	-£10,035,455
50%	80%	-£12,147,084	-£8,573,402	-£10,790,194	-£12,164,115	-£8,590,433	-£10,807,225
10%	60%	-£4,835,469	-£4,299,417	-£4,631,936	-£4,842,281	-£4,306,230	-£4,638,748
15%	60%	-£5,708,446	-£4,904,367	-£5,493,145	-£5,718,695	-£4,914,596	-£5,413,364
20%	60%	-£6,581,422	-£5,509,317	-£6,174,955	-£6,595,047	-£5,522,942	-£6,187,980
25%	60%	-£7,454,399	-£6,114,268	-£6,945,565	-£7,471,430	-£6,131,299	-£6,962,596
30%	60%	-£8,327,374	-£6,719,218	-£7,716,775	-£8,347,812	-£6,739,656	-£7,737,212
35%	60%	-£9,200,351	-£7,324,168	-£8,487,984	-£9,224,195	-£7,348,012	-£8,511,828
40%	60%	-£10,073,327	-£7,929,118	-£9,259,194	-£10,100,577	-£7,956,369	-£9,286,444
50%	60%	-£11,819,280	-£9,139,020	-£10,801,614	-£11,853,943	-£9,173,081	-£10,835,675

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,695,785	-£8,695,785	-£8,695,785	-£8,695,785	-£8,695,785	-£8,695,785
10%	70%	-£10,469,521	-£9,844,126	-£10,232,065	-£10,474,630	-£9,849,235	-£10,237,174
15%	70%	-£11,358,886	-£10,420,796	-£11,002,704	-£11,366,550	-£10,428,460	-£11,010,367
20%	70%	-£12,248,251	-£10,997,464	-£11,773,342	-£12,258,472	-£11,007,593	-£11,793,561
25%	70%	-£13,137,616	-£11,574,134	-£12,543,981	-£13,150,393	-£11,586,908	-£12,556,754
30%	70%	-£14,026,981	-£12,150,803	-£13,314,620	-£14,042,315	-£12,166,131	-£13,329,948
35%	70%	-£14,916,346	-£12,727,473	-£14,085,259	-£14,934,236	-£12,745,356	-£14,103,141
40%	70%	-£15,805,711	-£13,304,143	-£14,855,897	-£15,826,158	-£13,324,579	-£14,876,335
45%	70%	-£16,695,076	-£13,880,812	-£15,626,535	-£16,718,078	-£13,903,804	-£15,649,528
50%	70%	-£17,584,441	-£14,457,481	-£16,397,174	-£17,609,999	-£14,483,028	-£16,422,721
100%	70%	-£26,478,117	-£20,224,175	-£24,103,562	-£26,529,211	-£20,275,269	-£24,154,655
10%	80%	-£10,502,300	-£9,787,564	-£10,230,922	-£10,505,707	-£9,790,971	-£10,234,329
15%	80%	-£11,408,057	-£10,335,952	-£11,000,990	-£11,413,166	-£10,341,062	-£11,006,100
20%	80%	-£12,313,814	-£10,894,342	-£11,771,958	-£12,320,827	-£10,891,154	-£11,777,871
40%	80%	-£15,938,841	-£13,077,896	-£14,851,330	-£15,950,466	-£13,091,520	-£14,864,956
45%	80%	-£16,842,597	-£13,626,284	-£15,621,397	-£16,857,925	-£13,641,612	-£15,636,725
50%	80%	-£17,746,354	-£14,174,672	-£16,391,465	-£17,765,385	-£14,191,704	-£16,408,496
10%	60%	-£10,436,740	-£9,900,687	-£10,233,207	-£10,443,552	-£9,907,500	-£10,240,019
15%	60%	-£11,309,717	-£10,505,638	-£11,004,416	-£11,319,935	-£10,515,857	-£11,014,635
20%	60%	-£12,182,693	-£11,110,589	-£11,775,626	-£12,198,318	-£11,124,213	-£11,788,251
25%	60%	-£13,055,670	-£11,715,539	-£12,546,836	-£13,072,700	-£11,732,570	-£12,563,867
30%	60%	-£13,928,645	-£12,320,488	-£13,318,046	-£13,949,083	-£12,340,926	-£13,338,483
35%	60%	-£14,801,622	-£12,925,438	-£14,089,255	-£14,825,465	-£12,949,283	-£14,113,098
40%	60%	-£15,674,598	-£13,530,389	-£14,860,465	-£15,701,848	-£13,557,640	-£14,887,714
50%	60%	-£17,420,551	-£14,740,290	-£16,402,894	-£17,454,614	-£14,774,352	-£16,436,946

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,424,815	-£1,424,815	-£1,424,815	-£1,424,815	-£1,424,815	-£1,424,815
10%	70%	-£3,198,551	-£2,573,156	-£2,961,095	-£3,203,660	-£2,578,265	-£2,966,204
15%	70%	-£4,087,817	-£3,148,826	-£3,731,734	-£4,095,581	-£3,157,490	-£3,739,398
20%	70%	-£4,977,283	-£3,726,494	-£4,502,373	-£4,987,502	-£3,736,713	-£4,512,591
25%	70%	-£5,866,650	-£4,303,164	-£5,273,011	-£5,879,423	-£4,315,938	-£5,285,784
30%	70%	-£6,756,016	-£4,879,834	-£6,043,650	-£6,771,345	-£4,895,162	-£6,058,978
35%	70%	-£7,645,383	-£5,456,503	-£6,814,289	-£7,663,266	-£5,474,396	-£6,832,171
40%	70%	-£8,534,750	-£6,033,173	-£7,584,927	-£8,555,187	-£6,053,610	-£7,605,365
45%	70%	-£9,424,117	-£6,609,842	-£8,355,566	-£9,447,108	-£6,632,834	-£8,378,559
50%	70%	-£10,313,482	-£7,186,511	-£9,126,204	-£10,339,029	-£7,212,058	-£9,151,751
100%	70%	-£19,207,148	-£12,953,206	-£16,832,582	-£19,258,241	-£13,004,209	-£16,883,685
10%	80%	-£3,231,330	-£2,516,594	-£2,959,953	-£3,234,737	-£2,520,001	-£2,963,360
15%	80%	-£4,137,068	-£3,064,992	-£3,730,020	-£4,142,197	-£3,070,092	-£3,735,130
20%	80%	-£5,042,844	-£3,613,372	-£4,500,088	-£5,046,657	-£3,620,184	-£4,506,901
40%	80%	-£8,665,871	-£5,806,926	-£7,580,360	-£8,679,496	-£5,820,551	-£7,593,985
45%	80%	-£9,571,627	-£6,355,314	-£8,350,428	-£9,586,955	-£6,370,642	-£8,365,758
50%	80%	-£10,477,385	-£6,903,702	-£9,120,495	-£10,494,415	-£6,920,734	-£9,137,526
10%	60%	-£3,165,770	-£2,629,718	-£2,962,237	-£3,172,582	-£2,636,531	-£2,969,049
15%	60%	-£4,038,747	-£3,234,668	-£3,733,446	-£4,046,966	-£3,244,857	-£3,743,665
20%	60%	-£4,911,723	-£3,839,618	-£4,504,656	-£4,925,348	-£3,853,243	-£4,518,281
25%	60%	-£5,784,700	-£4,444,569	-£5,275,866	-£5,801,731	-£4,461,600	-£5,292,897
30%	60%	-£6,657,675	-£5,049,519	-£6,047,076	-£6,678,113	-£5,069,956	-£6,067,513
35%	60%	-£7,530,652	-£5,654,469	-£6,818,285	-£7,554,496	-£5,678,313	-£6,842,129
40%	60%	-£8,403,628	-£6,259,419	-£7,589,495	-£8,430,878	-£6,296,670	-£7,616,745
50%	60%	-£10,149,581	-£7,469,320	-£9,131,915	-£10,183,644	-£7,503,382	-£9,165,978

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£924,668	-£924,668	-£924,668	-£924,668	-£924,668	-£924,668
10%	70%	-£2,699,403	-£2,073,008	-£2,460,947	-£2,703,512	-£2,078,117	-£2,466,056
15%	70%	-£3,587,769	-£2,649,678	-£3,231,586	-£3,595,403	-£2,657,242	-£3,239,250
20%	70%	-£4,477,136	-£3,226,347	-£4,002,225	-£4,487,355	-£3,236,566	-£4,012,444
25%	70%	-£5,366,502	-£3,803,016	-£4,772,863	-£5,379,275	-£3,815,790	-£4,785,636
30%	70%	-£6,255,868	-£4,379,686	-£5,543,502	-£6,271,197	-£4,395,014	-£5,558,830
35%	70%	-£7,145,235	-£4,956,355	-£6,314,141	-£7,163,118	-£4,974,238	-£6,332,023
40%	70%	-£8,034,602	-£5,533,025	-£7,084,779	-£8,053,039	-£5,553,462	-£7,105,217
45%	70%	-£8,923,969	-£6,109,694	-£7,855,418	-£8,946,961	-£6,132,686	-£7,878,411
50%	70%	-£9,813,335	-£6,686,363	-£8,626,057	-£9,838,881	-£6,711,910	-£8,651,603
100%	70%	-£18,707,000	-£12,453,058	-£16,332,444	-£18,758,093	-£12,504,151	-£16,383,538
10%	80%	-£2,731,183	-£2,016,446	-£2,459,805	-£2,734,590	-£2,019,853	-£2,463,212
15%	80%	-£3,636,940	-£2,564,835	-£3,229,872	-£3,642,049	-£2,569,945	-£3,234,982
20%	80%	-£4,542,696	-£3,113,224	-£3,999,940	-£4,549,509	-£3,120,036	-£3,996,753
40%	80%	-£8,165,723	-£5,306,778	-£7,080,212	-£8,179,348	-£5,320,403	-£7,093,837
45%	80%	-£9,071,480	-£5,855,166	-£7,850,280	-£9,086,907	-£5,870,494	-£7,865,608
50%	80%	-£9,977,237	-£6,403,555	-£8,620,347	-£9,994,268	-£6,420,586	-£8,637,378
10%	60%	-£2,665,622	-£2,129,570	-£2,462,089	-£2,672,434	-£2,136,383	-£2,468,901
15%	60%	-£3,538,599	-£2,724,520	-£3,233,298	-£3,548,818	-£2,744,730	-£3,243,517
20%	60%	-£4,411,575	-£3,339,470	-£4,004,508	-£4,425,200	-£3,353,095	-£4,018,133
25%	60%	-£5,284,552	-£3,944,421	-£4,775,718	-£5,301,583	-£3,961,452	-£4,792,749
30%	60%	-£6,157,527	-£4,549,371	-£5,546,928	-£6,177,965	-£4,569,809	-£5,567,365
35%	60%	-£7,030,504	-£5,154,321	-£6,318,137	-£7,054,348	-£5,178,165	-£6,341,981
40%	60%	-£7,903,480	-£5,759,271	-£7,089,347	-£7,930,730	-£5,796,522	-£7,116,597
50%	60%	-£9,649,433	-£6,969,172	-£8,631,767	-£9,683,496	-£7,003,234	-£8,665,928

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5	
No Units	180
Site Area	1.51 Ha

CIL Zone	1
Value Area	High
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£58,327,589	£58,327,589	£58,327,589	£58,327,589	£58,327,589	£58,327,589
10%	70%	£59,989,101	£59,790,542	£59,181,643	£59,070,613	£59,892,054	£59,283,154
15%	70%	£54,289,857	£55,522,019	£54,608,669	£54,442,124	£55,674,286	£54,706,936
20%	70%	£46,10,613	£51,253,496	£50,035,695	£49,813,635	£51,456,518	£50,238,718
25%	70%	£44,908,586	£46,984,971	£45,447,589	£45,166,017	£47,238,750	£45,705,020
30%	70%	£40,206,556	£42,706,359	£40,853,360	£40,515,475	£43,015,277	£41,162,278
35%	70%	£35,504,526	£38,420,963	£36,269,131	£35,864,931	£38,781,369	£36,816,536
40%	70%	£30,802,497	£34,135,567	£31,664,901	£31,214,387	£34,547,458	£32,076,793
45%	70%	£26,100,466	£29,850,171	£27,070,672	£26,563,844	£30,313,549	£27,534,050
50%	70%	£21,390,614	£25,564,775	£22,476,251	£21,903,897	£26,079,639	£22,991,306
100%	70%	£26,900,292	£18,152,045	£24,636,753	£25,819,208	£17,070,962	£23,556,671
10%	80%	£50,950,340	£59,893,130	£59,193,244	£59,018,014	£59,966,804	£59,260,919
15%	80%	£54,281,715	£55,669,901	£54,626,072	£54,383,227	£55,771,411	£54,727,583
20%	80%	£49,572,553	£51,450,670	£50,058,899	£49,708,438	£51,586,019	£50,194,248
25%	80%	£44,861,007	£47,231,441	£45,477,011	£45,032,629	£47,400,626	£45,648,632
30%	80%	£40,149,462	£43,006,380	£40,888,667	£40,355,408	£43,212,325	£41,094,612
35%	80%	£35,437,917	£38,770,988	£36,300,322	£35,876,187	£38,011,257	£36,540,589
40%	80%	£30,726,372	£34,535,596	£31,711,877	£31,000,866	£34,810,189	£31,986,574
45%	80%	£26,014,826	£30,300,202	£27,123,632	£26,323,744	£30,609,121	£27,432,551
50%	80%	£21,283,901	£26,064,101	£22,535,288	£21,632,758	£26,408,052	£22,878,530
10%	60%	£58,987,862	£59,691,955	£59,170,040	£59,123,210	£59,827,304	£59,305,388
15%	60%	£54,317,999	£55,374,137	£54,591,286	£54,521,021	£55,577,180	£54,794,289
20%	60%	£49,648,134	£51,056,320	£50,321,492	£49,919,831	£51,327,017	£50,283,193
25%	60%	£44,956,163	£46,738,503	£45,418,166	£45,299,407	£47,076,674	£45,761,410
30%	60%	£40,263,650	£42,406,338	£40,818,053	£40,675,540	£42,818,229	£41,229,944
35%	60%	£35,571,135	£38,070,938	£36,217,939	£36,051,675	£38,551,478	£36,698,478
40%	60%	£30,878,621	£33,735,539	£31,617,826	£31,427,809	£34,284,727	£32,167,014
45%	60%	£26,186,107	£29,400,139	£27,017,712	£26,803,943	£30,017,976	£27,635,548
50%	60%	£21,477,326	£25,064,740	£22,416,443	£22,170,038	£25,751,225	£23,104,084

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£56,344,145	£56,344,145	£56,344,145	£56,344,145	£56,344,145	£56,344,145
10%	70%	£65,702,833	£64,881,192	£65,490,091	£65,601,122	£64,779,680	£65,388,580
15%	70%	£70,381,878	£69,149,715	£70,063,066	£70,229,611	£69,597,448	£69,910,798
20%	70%	£75,061,121	£73,418,238	£74,636,039	£74,803,099	£73,215,217	£74,433,018
25%	70%	£79,740,148	£77,686,763	£79,224,145	£79,505,717	£77,432,984	£78,966,714
30%	70%	£84,419,176	£81,955,288	£83,518,374	£84,156,260	£81,656,457	£83,509,456
35%	70%	£89,098,203	£86,224,813	£88,112,601	£88,806,803	£85,980,366	£88,052,199
40%	70%	£93,778,230	£90,494,338	£93,006,833	£93,457,347	£90,124,276	£92,594,942
45%	70%	£98,458,257	£94,763,863	£97,601,066	£98,107,891	£94,358,165	£95,871,684
50%	70%	£103,138,284	£99,033,388	£102,195,483	£102,767,837	£98,592,098	£101,680,428
100%	70%	£151,572,026	£142,823,779	£148,308,487	£150,490,943	£141,742,697	£148,227,405
10%	80%	£65,721,394	£64,782,604	£65,478,490	£65,653,720	£64,714,930	£65,410,815
15%	80%	£70,410,019	£69,001,833	£70,045,663	£70,308,508	£69,300,323	£69,944,151
20%	80%	£75,099,181	£73,221,064	£74,612,836	£74,963,298	£73,985,715	£74,477,486
25%	80%	£79,788,343	£77,451,297	£79,136,069	£79,597,769	£78,661,546	£79,155,263
30%	80%	£84,477,505	£82,680,520	£83,548,102	£84,191,991	£82,462,613	£83,297,183
35%	80%	£89,166,667	£86,909,745	£88,163,446	£88,838,977	£86,683,682	£88,179,204
40%	80%	£93,855,829	£91,139,973	£92,738,699	£93,424,524	£91,264,731	£92,552,346
45%	80%	£98,544,991	£95,369,200	£96,328,932	£97,025,357	£94,895,879	£96,037,689
50%	80%	£103,234,153	£100,603,428	£101,218,165	£101,924,590	£99,567,026	£100,567,851

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£28,689,458	£28,689,458	£28,689,458	£28,689,458	£28,689,458	£28,689,458
10%	70%	£33,047,946	£32,226,505	£32,835,404	£32,946,434	£32,124,993	£32,733,893
15%	70%	£37,406,434	£36,585,063	£37,094,302	£37,205,332	£36,383,551	£36,992,451
20%	70%	£41,764,922	£40,943,621	£41,352,200	£41,463,230	£40,552,170	£40,761,070
25%	70%	£46,123,410	£45,303,180	£45,414,109	£45,525,139	£44,711,009	£44,919,629
30%	70%	£50,481,898	£49,662,740	£49,773,038	£49,884,068	£49,070,048	£49,278,668
35%	70%	£54,840,386	£54,023,300	£54,134,137	£54,245,167	£53,431,027	£53,639,647
40%	70%	£59,198,874	£58,385,860	£58,496,206	£58,607,236	£57,799,007	£58,000,267
45%	70%	£63,557,362	£62,748,416	£62,859,252	£62,970,282	£62,160,987	£62,371,607
50%	70%	£67,915,850	£67,109,970	£67,220,016	£67,331,046	£66,522,017	£66,732,637
100%	70%	£123,317,339	£115,169,092	£121,653,800	£122,836,255	£114,088,009	£120,572,716
10%	80%	£38,066,707	£37,127,917	£37,823,803	£37,939,033	£37,060,243	£37,176,128
15%	80%	£42,755,332	£41,816,542	£42,511,975	£42,627,205	£41,748,415	£41,864,300
20%	80%	£47,443,957	£46,505,757	£47,091,399	£47,206,629	£46,339,825	£46,455,710
25%	80%	£52,132,582	£51,167,557	£51,312,841	£51,428,071	£50,561,271	£50,677,156
30%	80%	£56,821,207	£55,809,332	£55,954,625	£56,069,855	£55,202,896	£55,318,781
35%	80%	£61,509,832	£60,451,107	£60,600,019	£60,715,249	£59,847,417	£59,963,302
40%	80%	£66,198,457	£65,092,882	£65,243,211	£65,358,441	£64,491,989	£64,607,874
45%	80%	£70,887,082	£69,734,657	£69,885,403	£70,000,633	£69,146,567	£69,262,452
50%	80%	£75,575,707	£74,376,432	£74,527,175	£74,642,405	£73,791,147	£73,907,032
100%	80%	£131,711,811	£123,563,564	£128,308,016	£130,490,471	£121,242,930	£129,024,385
10%	60%	£42,699,048	£41,642,910	£42,425,781	£42,496,028	£41,439,887	£41,510,772
15%	60%	£47,388,673	£46,332,535	£47,067,404	£47,137,651	£46,088,039	£46,158,924
20%	60%	£52,078,298	£50,976,300	£51,656,275	£51,726,522	£50,738,191	£50,808,076
25%	60%	£56,767,923	£55,614,062	£56,295,146	£56,365,393	£55,488,340	£55,558,225
30%	60%	£61,457,548	£60,251,824	£60,784,019	£60,854,266	£59,943,989	£60,014,134
35%	60%	£66,147,173	£64,894,586	£65,376,714	£65,446,961	£64,536,612	£64,606,507
40%	60%	£70,836,800	£69,537,348	£69,869,465	£69,939,712	£69,090,265	£69,160,150
45%	60%	£75,526,425	£74,180,100	£74,661,211	£74,731,458	£73,881,817	£73,951,702
50%	60%	£80,216,050	£78,822,852	£79,292,322	£79,362,569	£78,512,369	£78,582,254

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,969,670	£23,969,670	£23,969,670	£23,969,670	£23,969,670	£23,969,670
10%	70%	£14,811,181	£15,432,623	£14,823,723	£14,712,693	£15,534,134	£14,925,235
15%	70%	£9,931,937	£11,164,100	£10,290,750	£10,084,208	£11,216,367	£10,463,917
20%	70%	£5,252,893	£6,895,576	£5,677,776	£5,455,715	£7,098,598	£5,880,799
25%	70%	£550,666	£2,627,052	£1,089,670	£808,098	£2,880,830	£1,347,101
30%	70%	£4,151,364	£1,651,561	£3,504,559	£3,842,445	£1,342,642	£3,195,642
35%	70%	£8,853,394	£5,936,957	£8,098,789	£8,492,989	£5,576,551	£7,738,384
40%	70%	£13,555,423	£10,222,352	£12,693,019	£13,143,532	£9,810,462	£12,291,127
45%	70%	£18,257,453	£14,507,749	£17,094,248	£17,544,076	£14,504,371	£16,533,670
50%	70%	£22,959,483	£18,793,145	£21,681,669	£22,133,502	£18,278,281	£21,366,613
100%	70%	£71,258,211	£62,509,964	£68,994,672	£70,177,128	£61,428,882	£67,913,590
10%	80%	£14,592,420	£15,531,211	£14,835,324	£14,660,094	£15,598,885	£14,902,999
15%	80%	£9,903,796	£11,311,981	£10,268,152	£10,005,307	£11,413,492	£10,369,663
20%	80%	£5,214,653	£7,092,761	£5,709,876	£5,490,812	£7,228,320	£5,836,326
25%	80%	£13,631,548	£9,822,324	£12,645,942	£13,356,954	£9,547,731	£12,371,348
30%	80%	£18,343,094	£14,057,717	£17,234,287	£18,034,176	£13,748,799	£16,925,369
35%	80%	£23,054,619	£18,293,110	£22,822,632	£23,622,162	£17,949,389	£21,479,389
40%	80%	£27,766,144	£22,528,503				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£52,772,736	£52,772,736	£52,772,736	£52,772,736	£52,772,736	£52,772,736
10%	70%	£43,414,248	£44,236,689	£43,626,789	£43,515,759	£44,237,209	£43,728,391
15%	70%	£38,735,003	£39,967,166	£39,053,816	£38,887,270	£40,119,433	£39,206,083
20%	70%	£34,055,760	£36,698,642	£34,880,842	£34,258,781	£36,901,664	£34,683,865
25%	70%	£29,353,732	£31,430,118	£29,892,736	£29,611,164	£31,683,897	£30,150,167
30%	70%	£24,651,702	£27,151,505	£25,298,507	£24,960,621	£27,460,424	£25,607,424
35%	70%	£19,949,672	£22,866,109	£20,704,278	£20,310,077	£23,236,515	£21,064,682
40%	70%	£15,247,643	£18,580,714	£16,110,045	£15,659,534	£18,992,605	£16,521,939
45%	70%	£10,545,613	£14,295,317	£11,515,818	£11,008,990	£14,758,695	£11,979,197
50%	70%	£5,825,760	£10,009,922	£6,921,397	£6,349,044	£10,524,785	£7,436,453
100%	70%	£42,455,145	£33,706,898	£40,191,806	£41,374,062	£32,625,816	£39,110,524
10%	80%	£43,395,486	£44,334,277	£43,638,391	£43,463,160	£44,401,951	£43,706,066
15%	80%	£38,706,862	£40,115,047	£39,371,216	£38,808,373	£40,216,658	£39,172,730
20%	80%	£34,017,700	£35,855,817	£34,504,046	£34,153,555	£36,031,186	£34,639,394
25%	80%	£29,317,518	£31,590,742	£30,157,124	£29,846,112	£31,255,335	£30,431,718
30%	80%	£24,617,326	£27,325,667	£25,704,278	£25,407,904	£27,166,558	£26,247,907
35%	80%	£19,917,134	£23,060,592	£21,275,429	£20,979,731	£22,977,780	£21,759,134
40%	80%	£15,217,042	£18,795,517	£16,346,580	£15,846,638	£18,788,911	£17,551,266
45%	80%	£10,517,047	£14,530,442	£11,596,556	£11,047,604	£14,555,041	£12,522,407
50%	80%	£5,817,052	£10,265,367	£6,971,719	£6,394,666	£10,321,511	£7,487,555
100%	80%	£43,330,909	£44,127,101	£43,515,187	£43,558,357	£44,272,450	£43,750,535
10%	60%	£38,763,145	£39,819,284	£39,036,412	£38,966,187	£40,022,307	£39,239,435
20%	60%	£34,093,281	£35,501,467	£34,457,838	£34,363,978	£35,772,164	£34,728,335
25%	60%	£29,401,310	£31,183,649	£29,863,313	£29,744,553	£31,522,020	£30,206,556
30%	60%	£24,708,796	£26,851,484	£25,263,200	£25,120,687	£27,283,375	£25,675,091
35%	60%	£20,016,282	£22,519,084	£20,663,086	£20,496,922	£22,996,624	£21,143,625
40%	60%	£15,323,768	£18,180,686	£16,362,972	£15,872,355	£18,729,874	£16,612,180
50%	60%	£5,922,472	£9,509,887	£6,861,590	£6,620,185	£10,196,371	£7,549,230

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£59,378,589	£59,378,589	£59,378,589	£59,378,589	£59,378,589	£59,378,589
10%	70%	£50,020,101	£50,841,543	£50,232,643	£50,121,613	£50,943,054	£50,331,154
15%	70%	£45,340,857	£46,573,019	£45,659,669	£45,493,124	£46,725,287	£45,811,937
20%	70%	£40,661,613	£42,304,496	£41,086,696	£40,864,635	£42,507,518	£41,289,719
25%	70%	£35,959,586	£38,035,972	£36,498,589	£36,217,017	£38,289,750	£37,556,021
30%	70%	£31,257,556	£33,757,359	£31,904,360	£31,566,475	£34,066,278	£33,213,278
35%	70%	£26,555,526	£29,471,963	£27,310,131	£26,915,931	£29,852,368	£29,670,536
40%	70%	£21,853,497	£25,186,564	£22,715,900	£22,265,387	£25,637,795	£25,239,435
45%	70%	£17,151,467	£20,901,171	£18,121,672	£17,614,944	£21,364,549	£18,585,050
50%	70%	£12,431,614	£16,615,775	£13,527,251	£12,954,898	£17,130,639	£14,042,307
100%	70%	£38,649,291	£27,101,044	£33,585,752	£34,769,208	£28,019,962	£32,604,670
10%	80%	£50,001,340	£50,940,130	£50,244,244	£50,069,014	£51,007,804	£50,311,919
15%	80%	£45,312,715	£46,720,901	£45,627,075	£45,414,227	£46,822,411	£46,127,583
20%	80%	£40,623,553	£42,501,671	£41,109,850	£40,759,435	£42,537,020	£41,245,248
25%	80%	£35,927,372	£38,275,596	£37,762,978	£37,501,966	£39,251,189	£38,537,572
30%	80%	£31,235,191	£34,046,471	£32,531,756	£32,271,744	£34,066,121	£33,319,551
35%	80%	£26,543,010	£29,817,346	£28,302,535	£28,042,523	£30,879,304	£30,356,389
40%	80%	£21,851,829	£25,588,216	£24,073,305	£23,813,293	£26,688,181	£26,145,289
45%	80%	£17,160,648	£21,359,091	£19,844,076	£19,584,280	£22,497,017	£21,943,189
50%	80%	£12,470,467	£17,129,966	£14,615,051	£14,355,039	£18,102,225	£17,549,230
100%	80%	£49,038,863	£50,742,955	£50,221,041	£50,174,211	£50,878,304	£50,356,389
10%	60%	£45,369,999	£46,425,138	£45,642,266	£45,572,021	£46,638,181	£45,845,289
20%	60%	£40,699,135	£42,107,320	£41,063,492	£40,969,832	£42,378,017	£41,334,189
25%	60%	£36,007,164	£37,789,503	£36,469,166	£36,350,407	£38,127,874	£37,612,410
30%	60%	£31,314,650	£33,457,338	£31,869,054	£31,726,541	£33,869,229	£33,280,944
35%	60%	£26,622,135	£29,121,938	£27,268,940	£27,102,675	£29,802,478	£27,749,479
40%	60%	£21,930,622	£24,790,539	£22,668,926	£22,478,808	£25,335,727	£24,210,014
50%	60%	£12,528,326	£16,115,740	£13,467,443	£13,226,035	£16,802,225	£14,155,084

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£62,294,520	£62,294,520	£62,294,520	£62,294,520	£62,294,520	£62,294,520
10%	70%	£52,936,032	£53,757,473	£53,148,574	£53,037,543	£53,859,985	£53,250,085
15%	70%	£48,257,787	£49,041,543	£48,432,643	£48,321,613	£49,043,054	£48,431,154
20%	70%	£43,577,544	£44,220,427	£44,002,626	£43,780,566	£44,425,445	£44,205,648
25%	70%	£38,875,517	£40,951,902	£39,414,520	£39,132,948	£41,205,681	£39,671,951
30%	70%	£34,173,487	£36,673,289	£34,820,291	£34,482,405	£36,982,208	£36,129,209
35%	70%	£29,471,457	£32,387,894	£30,226,062	£29,831,862	£32,748,299	£30,586,466
40%	70%	£24,769,427	£28,102,498	£25,631,832	£25,181,318	£28,514,389	£28,043,724
45%	70%	£20,067,397	£23,817,101	£21,037,603	£20,530,774	£24,280,480	£23,500,981
50%	70%	£15,347,545	£19,531,706	£16,443,182	£15,870,828	£20,046,560	£18,958,237
100%	70%	£32,933,361	£24,185,114	£30,669,822	£31,852,278	£23,104,032	£29,588,740
10%	80%	£52,917,271	£53,856,061	£53,160,175	£52,984,945	£53,923,735	£53,227,850
15%	80%	£48,226,046	£49,036,832	£48,593,002	£48,330,157	£49,738,242	£49,046,514
20%	80%	£43,539,494	£44,217,691	£43,926,830	£43,675,369	£44,161,117	£43,961,719
25%	80%	£38,853,302	£39,502,526	£38,678,908	£38,467,897	£39,727,120	£39,553,502
30%	80%	£34,161,271	£35,217,401	£33,531,682	£33,320,870	£35,497,231	£34,845,289
35%	80%	£29,469,240	£30,922,276	£28,896,456	£28,685,644	£30,468,342	£29,977,230
40%	80%	£24,777,210	£26,637,151	£25,165,431	£24,954,629	£27,248,353	£26,812,180
45%	80%	£20,085,179	£22,342,026	£20,773,206	£20,562,414	£23,019,464	£22,567,031
50%	80%	£15,393,148	£18,046,901	£16,461,081	£16,250,269	£19,790,575	£18,958,237
100%	80%	£49,038,863	£50,742,955	£50,221,041	£50,174,211	£50,878,304	£50,356,389
10%	60%	£45,369,999	£46,425,138	£45,642,266	£45,572,021	£46,638,181	£45,845,289
20%	60%	£40,699,135	£42,107,320	£41,063,492	£40,969,832	£42,378,017	£41,334,189
25%	60%	£36,007,164	£37,789,503	£36,469,166	£36,350,407	£38,127,874	£37,612,410
30%	60%	£31,314,650	£33,457,338	£31,869,054	£31,726,541	£33,869,229	£33,280,944
35%	60%	£26,622,135	£29,121,938	£27,268,940	£27,102,675	£29,802,478	£27,749,479
40%	60%	£21,930,622	£24,790,539	£22,668,926	£22,478,808	£25,335,727	£24,210,014
50%	60%	£12,528,326	£16,115,740	£13,467,443	£13,226,035	£16,802,225	£14,155,084

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£52,355,843	£52,355,843	£52,355,843	£52,355,843	£52,355,843	£52,355,843
10%	70%	£42,997,355	£43,818,796	£43,209,897	£43,098,866	£43,920,308	£43,311,408
15%	70%	£38,318,110	£39,550,273	£38,626,523	£38,515,492	£39,702,540	£39,093,190
20%	70%	£33,638,867	£35,281,750	£34,053,949	£33,942,889	£35,484,772	£34,874,972
25%	70%	£28,936,840	£31,013,225	£29,475,843	£29,194,271	£31,267,004	£29,733,274
30%	70%	£24,234,810	£26,734,612	£24,881,614	£24,543,728	£27,043,531	£26,190,532
35%	70%	£19,532,780	£22,449,217	£20,287,385	£19,893,185	£22,809,622	£20,647,789
40%	70%	£14,830,750	£18,163,821	£15,693,155	£15,242,641	£18,575,712	£16,105,047
45%	70%	£10,128,720	£13,878,424	£11,098,926	£10,692,097	£14,341,803	£11,562,304
50%	70%	£5,408,868	£9,593,023	£6,504,505	£5,932,151	£10,107,892	£7,019,560
100%	70%	£42,872,038	£34,123,791	£40,608,498	£41,790,955	£33,042,709	£39,527,417
10%	80%	£42,978,594	£43,817,384	£43,221,498	£43,046,268	£43,985,058	£43,289,173
15%	80%	£38,289,969	£39,698,155	£38,654,325	£38,391,480	£39,799,665	£39,175,837
20%	80%	£33,600,807	£35,478,924	£34,087,153	£33,736,892	£35,614,273	£34,222,502
25%	80%	£28,914,625	£31,263,693	£29,			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£65,257,169	£65,257,169	£65,257,169	£65,257,169	£65,257,169	£65,257,169
10%	70%	£56,898,681	£56,720,122	£56,111,223	£56,000,193	£56,821,634	£56,212,734
15%	70%	£51,219,437	£52,451,599	£51,538,249	£51,371,704	£52,603,966	£51,690,516
20%	70%	£46,540,193	£48,183,076	£46,965,275	£46,743,215	£48,396,098	£47,168,298
25%	70%	£41,838,166	£43,914,551	£42,377,169	£42,095,597	£44,168,330	£42,634,601
30%	70%	£37,136,136	£39,635,939	£37,782,940	£37,445,055	£39,944,857	£38,091,858
35%	70%	£32,434,106	£35,350,543	£33,188,711	£32,794,511	£35,710,948	£33,548,115
40%	70%	£27,732,077	£31,065,147	£29,594,481	£28,143,967	£31,477,038	£29,008,373
45%	70%	£23,030,046	£26,779,751	£24,000,252	£23,493,424	£27,243,129	£24,463,630
50%	70%	£18,310,194	£22,494,355	£19,405,831	£18,833,478	£23,009,219	£19,920,886
100%	70%	£23,970,711	£21,222,464	£27,707,173	£28,889,628	£20,141,382	£26,626,091
10%	80%	£55,879,920	£56,818,710	£56,122,824	£55,947,594	£56,886,384	£56,150,499
15%	80%	£51,191,295	£52,589,481	£51,555,052	£51,292,807	£52,790,991	£51,657,163
20%	80%	£46,552,133	£48,380,250	£46,988,479	£46,638,018	£48,515,999	£47,123,828
40%	80%	£27,655,962	£31,465,176	£28,641,557	£27,930,546	£31,739,769	£28,916,152
45%	80%	£22,944,406	£27,229,782	£24,053,212	£23,253,324	£27,538,701	£24,362,131
50%	80%	£18,213,481	£22,994,390	£19,464,868	£18,562,338	£23,337,632	£19,808,110
10%	60%	£35,917,442	£36,621,535	£36,099,621	£36,052,790	£36,756,864	£36,234,968
15%	60%	£31,247,579	£32,303,717	£31,520,846	£31,450,601	£32,596,740	£31,723,869
20%	60%	£26,577,715	£27,985,900	£26,942,072	£26,848,411	£28,256,597	£27,212,769
25%	60%	£21,885,743	£23,668,083	£22,347,746	£22,228,987	£24,006,454	£22,690,990
30%	60%	£17,193,230	£19,335,918	£17,747,633	£17,605,120	£19,747,809	£18,159,524
35%	60%	£12,500,715	£13,000,518	£13,147,520	£13,081,255	£14,481,058	£13,628,058
40%	60%	£7,808,202	£9,665,119	£8,547,406	£8,357,388	£11,214,307	£9,086,594
50%	60%	£3,106,906	£21,994,520	£19,346,023	£19,104,619	£22,680,805	£20,033,664

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£66,144,612	£66,144,612	£66,144,612	£66,144,612	£66,144,612	£66,144,612
10%	70%	£56,786,124	£57,807,965	£56,998,666	£56,887,636	£57,709,077	£57,100,177
15%	70%	£52,106,880	£53,330,042	£52,426,692	£52,259,147	£53,491,309	£52,577,659
20%	70%	£47,427,636	£49,070,519	£47,852,718	£47,630,656	£49,273,541	£48,055,741
25%	70%	£42,725,609	£44,801,994	£42,264,612	£42,083,040	£44,055,773	£43,522,044
30%	70%	£38,023,579	£40,523,382	£38,670,383	£38,332,498	£40,832,300	£38,979,301
35%	70%	£33,321,549	£36,237,986	£34,076,154	£33,881,954	£36,599,391	£34,436,558
40%	70%	£28,619,520	£31,952,590	£29,481,924	£29,031,410	£32,364,481	£29,883,816
45%	70%	£23,917,489	£27,667,194	£24,887,695	£24,380,867	£28,130,572	£25,351,073
50%	70%	£19,197,637	£23,381,798	£20,293,274	£19,720,921	£23,896,662	£20,808,329
100%	70%	£20,083,269	£20,335,021	£26,819,730	£28,002,185	£19,253,939	£26,738,648
10%	80%	£56,767,363	£57,706,153	£57,010,267	£56,835,037	£57,773,827	£57,077,942
15%	80%	£52,078,738	£53,489,924	£52,443,095	£52,180,250	£53,589,434	£52,544,606
20%	80%	£47,389,576	£49,267,653	£47,875,922	£47,525,461	£49,403,042	£48,011,271
40%	80%	£28,543,395	£32,352,619	£29,529,000	£28,817,989	£32,627,212	£29,803,595
45%	80%	£23,831,849	£28,117,225	£24,840,655	£24,140,767	£28,426,144	£25,249,574
50%	80%	£19,100,924	£23,881,833	£20,352,311	£19,449,781	£24,225,075	£20,695,563
10%	60%	£56,804,885	£57,508,978	£56,987,054	£56,940,233	£57,644,327	£57,122,411
15%	60%	£52,135,922	£53,191,160	£52,408,289	£52,338,044	£53,394,183	£52,611,312
20%	60%	£47,465,158	£48,873,343	£47,829,515	£47,735,854	£48,144,040	£48,100,212
25%	60%	£42,773,186	£44,555,526	£43,235,189	£43,116,430	£44,893,897	£43,578,433
30%	60%	£38,080,673	£40,223,361	£38,635,076	£38,492,563	£40,635,252	£39,046,967
35%	60%	£33,388,158	£35,887,961	£34,034,962	£33,868,698	£36,368,501	£34,515,501
40%	60%	£28,695,645	£31,552,562	£29,434,849	£29,244,832	£32,101,750	£29,984,037
50%	60%	£19,294,349	£22,881,763	£20,233,466	£19,892,062	£23,568,248	£20,921,107

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5	
No Units	180
Site Area	1.51 Ha

CIL Zone	1
Value Area	Med
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£46,302.922	£46,302.922	£46,302.922	£46,302.922	£46,302.922	£46,302.922
10%	70%	£39,081.608	£39,943.711	£39,324.888	£39,182.836	£40,044.938	£39,426.116
15%	70%	£35,470.952	£36,764.106	£35,835.871	£35,622.793	£36,915.947	£35,987.712
20%	70%	£31,860.295	£33,584.501	£32,346.854	£32,062.749	£33,786.955	£32,549.309
25%	70%	£28,249.638	£30,404.895	£28,857.837	£28,502.706	£30,657.964	£29,110.906
30%	70%	£24,627.485	£27,225.289	£25,368.820	£24,936.134	£27,528.972	£25,672.503
35%	70%	£20,997.352	£24,045.684	£21,852.757	£21,347.443	£24,399.981	£22,212.948
40%	70%	£17,347.219	£20,852.030	£18,336.254	£17,758.752	£21,263.563	£18,747.787
45%	70%	£13,707.086	£17,649.999	£14,819.750	£14,170.060	£18,112.973	£15,282.724
50%	70%	£10,066.953	£14,447.967	£11,303.247	£10,581.369	£14,962.382	£11,817.662
100%	70%	£27,203.024	£16,152.045	£24,646.897	£26,140.265	£17,089.285	£23,586.138
10%	80%	£39,068.458	£40,043.718	£39,336.492	£39,125.943	£40,111.203	£39,403.977
15%	80%	£35,436.226	£36,914.116	£35,853.276	£35,637.453	£37,015.344	£35,954.504
20%	80%	£31,813.994	£33,784.514	£32,370.062	£32,194.963	£33,919.484	£32,505.032
25%	80%	£28,191.762	£30,654.913	£28,886.846	£28,360.474	£30,823.625	£29,055.559
30%	80%	£24,556.897	£27,525.311	£25,403.632	£24,762.064	£27,727.765	£25,606.086
35%	80%	£20,925.000	£24,395.709	£21,894.035	£21,145.061	£24,631.907	£22,134.085
40%	80%	£17,293.103	£21,266.101	£18,383.428	£17,527.458	£21,532.956	£18,657.783
45%	80%	£13,661.205	£18,107.391	£14,872.822	£13,909.855	£18,416.040	£15,181.471
50%	80%	£9,949.308	£14,956.180	£11,362.215	£10,292.252	£15,299.124	£11,705.158
10%	60%	£39,104.759	£39,843.704	£39,313.284	£39,239.729	£39,978.674	£39,448.255
15%	60%	£35,505.678	£36,614.095	£35,818.466	£35,708.132	£36,816.551	£36,020.520
20%	60%	£31,906.096	£33,384.487	£32,393.847	£32,178.136	£33,654.426	£32,936.866
25%	60%	£28,307.515	£30,154.877	£28,828.828	£28,644.939	£30,492.303	£29,166.253
30%	60%	£24,698.072	£26,925.269	£25,333.880	£25,109.604	£27,330.178	£25,739.919
35%	60%	£21,069.705	£23,695.660	£21,811.481	£21,549.825	£24,168.055	£22,291.601
40%	60%	£17,441.336	£20,465.460	£18,289.080	£17,990.046	£20,994.169	£18,837.790
45%	60%	£13,813.968	£17,235.259	£14,766.680	£14,430.266	£17,609.905	£15,383.978
50%	60%	£10,184.600	£14,005.058	£11,244.279	£10,870.487	£14,625.841	£11,930.166

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£78,368.813	£78,368.813	£78,368.813	£78,368.813	£78,368.813	£78,368.813
10%	70%	£85,580.127	£84,728.023	£85,346.847	£85,488.898	£84,626.796	£85,245.619
15%	70%	£92,791.440	£91,877.628	£93,535.963	£93,045.941	£92,755.797	£92,584.022
20%	70%	£99,992.753	£99,027.233	£101,225.079	£100,508.985	£99,884.173	£99,727.628
25%	70%	£107,194.066	£106,176.840	£108,914.194	£108,196.028	£107,073.770	£106,920.828
30%	70%	£114,395.379	£113,259.444	£116,605.308	£115,887.162	£114,032.342	£113,878.086
35%	70%	£121,596.692	£120,342.019	£124,296.417	£123,578.016	£121,169.876	£120,425.234
40%	70%	£128,797.995	£127,424.594	£131,987.526	£131,268.920	£128,147.920	£127,172.388
45%	70%	£135,999.298	£134,507.169	£139,678.635	£138,959.824	£135,229.964	£134,019.536
50%	70%	£143,199.601	£141,589.744	£147,369.744	£146,650.718	£142,311.014	£141,010.688
100%	70%	£151,874.758	£142,823.779	£149,320.832	£150,811.999	£141,761.019	£148,257.872
10%	80%	£85,613.276	£84,628.016	£85,335.243	£85,545.791	£84,560.531	£85,267.757
15%	80%	£92,824.589	£91,737.618	£93,535.963	£93,045.941	£92,755.797	£92,584.022
20%	80%	£100,025.902	£98,927.233	£101,736.018	£101,017.924	£100,194.173	£99,937.628
25%	80%	£107,227.215	£107,027.233	£108,914.194	£108,196.028	£107,073.770	£106,920.828
30%	80%	£114,428.528	£113,223.767	£116,605.308	£115,887.162	£114,032.342	£113,878.086
35%	80%	£121,629.841	£120,018.000	£124,296.417	£123,578.016	£121,169.876	£120,425.234
40%	80%	£128,831.154	£126,807.239	£131,987.526	£131,268.920	£128,147.920	£127,172.388
45%	80%	£136,032.467	£133,596.468	£139,678.635	£138,959.824	£135,229.964	£134,019.536
50%	80%	£143,233.780	£140,385.697	£147,369.744	£146,650.718	£142,311.014	£141,010.688
100%	80%	£151,908.937	£142,624.808	£149,371.920	£150,864.065	£141,761.019	£148,257.872
10%	60%	£99,168.057	£98,057.839	£98,853.299	£98,963.602	£97,853.184	£98,650.814
15%	60%	£106,369.370	£105,259.152	£107,164.612	£107,274.915	£106,164.196	£105,961.448
20%	60%	£113,570.683	£112,458.933	£114,275.923	£114,386.226	£113,276.707	£113,077.959
25%	60%	£120,771.996	£119,648.162	£121,387.230	£121,497.533	£120,487.491	£120,288.743
30%	60%	£127,973.309	£126,837.391	£128,498.538	£128,608.841	£127,598.744	£127,399.996
35%	60%	£135,174.622	£134,026.620	£135,609.846	£135,720.149	£134,699.047	£134,500.299
40%	60%	£142,375.935	£141,215.849	£142,721.154	£142,831.457	£141,789.350	£141,590.602
45%	60%	£149,577.248	£148,405.078	£149,832.462	£149,942.765	£148,839.643	£148,640.895
50%	60%	£156,778.561	£155,594.307	£156,943.769	£157,054.068	£155,930.936	£155,732.148
100%	60%	£165,453.718	£157,783.536	£160,055.077	£160,165.380	£158,022.245	£157,823.397

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£50,714.125	£50,714.125	£50,714.125	£50,714.125	£50,714.125	£50,714.125
10%	70%	£57,925.439	£57,073.336	£57,692.159	£57,834.211	£56,972.109	£57,590.931
15%	70%	£65,136.753	£64,282.941	£65,005.274	£65,147.326	£64,282.941	£64,999.335
20%	70%	£72,348.066	£71,492.546	£72,116.386	£72,258.438	£71,492.546	£71,297.739
25%	70%	£79,559.380	£78,702.151	£79,477.501	£79,619.553	£78,702.151	£78,506.141
30%	70%	£86,770.693	£85,911.756	£86,888.612	£87,030.664	£85,911.756	£85,714.543
35%	70%	£93,982.007	£93,121.361	£94,000.723	£94,142.775	£93,121.361	£92,922.945
40%	70%	£101,193.320	£100,330.966	£101,212.834	£101,354.886	£100,330.966	£100,131.347
45%	70%	£108,404.634	£107,540.571	£108,324.945	£108,467.057	£107,540.571	£107,340.749
50%	70%	£115,615.947	£114,750.176	£115,437.056	£115,579.168	£114,750.176	£114,549.151
100%	70%	£124,220.071	£115,169.092	£121,665.344	£123,157.312	£114,106.332	£120,603.185
10%	80%	£57,958.589	£56,973.329	£57,680.555	£57,821.607	£56,900.844	£57,613.070
15%	80%	£65,169.902	£64,172.934	£64,892.066	£65,033.118	£64,172.934	£63,981.476
20%	80%	£72,381.215	£71,382.539	£72,192.178	£72,333.230	£71,382.539	£71,190.880
25%	80%	£79,592.528	£78,593.144	£79,503.285	£79,644.337	£78,593.144	£78,399.284
30%	80%	£86,803.841	£85,803.749	£86,714.392	£86,855.444	£85,803.749	£85,612.686
35%	80%	£94,015.154	£93,014.354	£93,825.503	£93,966.555	£93,014.354	£92,823.088
40%	80%	£101,226.467	£100,223.959	£101,136.614	£101,277.666	£100,223.959	£100,032.482
45%	80%	£108,437.780	£107,435.569	£108,345.721	£108,486.773	£107,435.569	£107,235.875
50%	80%	£115,649.093	£114,646.880	£115,457.832	£115,600.884	£114,646.880	£114,446.276
100%	80%	£124,253.217	£115,065.805	£121,698.500	£123,190.648	£114,106.332	£120,603.185
10%	60%	£99,168.057	£98,057.839	£98,853.299	£98,963.602	£97,853.184	£98,650.814
15%	60%	£106,369.370	£105,259.152	£107,164.612	£107,274.915	£106,164.196	£105,961.448
20%	60%	£113,570.683	£112,458.933	£114,275.923	£114,386.226	£113,276.707	£113,077.959
25%	60%	£120,771.996	£119,648.162	£121,387.230	£121,497.533	£120,487.491	£120,288.743
30%	60%	£127,973.309	£126,837.391	£128,498.538	£128,608.841	£127,598.744	£127,399.996
35%	60%	£135,174.622	£134,026.620	£135,609.846	£135,720.149	£134,699.047	£134,500.299
40%	60%	£142,375.935	£141,215.849	£142,721.154	£142,831.457	£141,789.350	£141,590.602
45%	60%	£149,577.248	£148,405.078	£149,832.462	£149,942.765	£148,839.643	£148,640.895
50%	60%	£156,778.561	£155,594.307	£156,943.769	£157,054.068	£155,930.936	£155,732.148
100%	60%	£165,453.718	£157,783.536	£160,055.077	£160,165.380	£158,022.245	£157,823.397

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,945.002	£1,945.002	£1,945.002	£1,945.002	£1,945.002	£1,945.002
10%	70%	£5,276.312	£4,414.208	£5,033.032	£5,175.084	£4,312.981	£4,931.804
15%	70%	£9,898.968	£7,593.814	£8,522.048	£8,735.127	£7,441.972	£8,370.207
20%	70%	£12,487.82					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,748,068	£30,748,068	£30,748,068	£30,748,068	£30,748,068	£30,748,068
10%	70%	£23,528,754	£24,389,859	£23,770,034	£23,827,982	£24,690,285	£23,871,252
15%	70%	£19,916,098	£21,209,253	£20,281,017	£20,067,939	£21,381,904	£20,432,859
20%	70%	£16,305,441	£18,029,647	£16,792,001	£16,507,896	£18,232,102	£16,994,455
25%	70%	£12,694,784	£14,850,041	£13,302,983	£12,947,853	£15,103,111	£13,556,053
30%	70%	£9,072,631	£11,670,436	£9,813,967	£9,381,280	£11,974,118	£10,117,649
35%	70%	£5,452,498	£8,490,831	£6,297,904	£5,792,588	£8,845,127	£6,657,995
40%	70%	£1,792,866	£5,297,177	£2,781,400	£2,203,898	£5,708,739	£3,192,933
45%	70%	£-1,847,767	£2,095,146	£-735,103	£-1,394,794	£2,588,119	£-272,130
50%	70%	£-5,487,900	£-1,106,887	£-4,251,607	£-4,973,485	£-592,471	£-3,737,191
100%	70%	£-22,757,878	£-33,708,898	£-20,203,751	£-21,695,118	£-32,844,139	£-39,140,991
10%	80%	£23,503,604	£24,488,864	£23,781,838	£23,571,089	£24,556,349	£23,849,123
15%	80%	£19,891,372	£21,359,262	£20,298,423	£19,982,599	£21,480,491	£20,399,851
20%	80%	£16,258,140	£18,229,661	£16,815,208	£16,394,110	£18,364,631	£16,950,178
40%	80%	£1,698,249	£5,703,747	£2,628,575	£1,972,604	£5,978,103	£3,102,929
45%	80%	£-1,953,649	£2,552,538	£-682,032	£-1,644,999	£2,861,187	£-373,383
50%	80%	£-5,605,546	£-598,673	£-4,192,639	£-5,262,602	£-255,729	£-3,849,696
10%	60%	£23,549,905	£24,288,850	£23,758,431	£23,894,875	£24,423,820	£23,893,401
15%	60%	£19,950,824	£21,059,242	£20,263,612	£20,153,278	£21,281,897	£20,468,987
20%	60%	£16,351,742	£17,829,633	£16,768,794	£16,621,683	£18,099,573	£17,038,733
25%	60%	£12,752,661	£14,600,024	£13,273,975	£13,090,086	£14,937,449	£13,611,399
30%	60%	£9,143,219	£11,370,415	£9,779,026	£9,554,751	£11,775,325	£10,184,066
35%	60%	£5,514,851	£8,140,807	£6,256,627	£5,994,972	£8,613,201	£6,736,748
40%	60%	£1,948,482	£4,890,899	£2,734,227	£2,435,192	£5,439,315	£3,282,936
50%	60%	£-5,370,254	£-1,615,099	£-4,310,574	£-4,684,967	£-929,212	£-3,624,687

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£37,353,922	£37,353,922	£37,353,922	£37,353,922	£37,353,922	£37,353,922
10%	70%	£30,132,898	£30,994,712	£30,375,868	£30,233,836	£31,095,398	£30,477,116
15%	70%	£26,521,952	£27,815,106	£26,896,871	£26,673,753	£27,968,948	£27,038,712
20%	70%	£22,911,295	£24,635,501	£23,297,855	£23,113,749	£24,837,955	£23,600,309
25%	70%	£19,300,638	£21,455,895	£19,808,837	£19,653,706	£21,708,964	£20,181,906
30%	70%	£15,678,485	£18,276,290	£16,419,820	£15,987,134	£18,579,972	£16,723,503
35%	70%	£12,058,352	£15,096,684	£12,903,758	£12,398,443	£15,450,981	£12,263,549
40%	70%	£8,389,219	£11,913,076	£9,387,256	£8,809,750	£11,314,995	£9,748,957
45%	70%	£4,758,096	£8,730,999	£5,870,751	£5,221,060	£9,183,973	£6,333,724
50%	70%	£1,117,954	£5,498,967	£2,954,247	£1,632,369	£6,013,383	£2,868,662
100%	70%	£-38,152,024	£-27,101,044	£-33,597,697	£-35,089,264	£-26,038,285	£-32,535,138
10%	80%	£30,109,458	£31,094,718	£30,387,492	£30,176,943	£31,162,203	£30,454,977
15%	80%	£26,487,226	£27,965,116	£26,904,276	£26,588,453	£27,905,025	£27,005,265
20%	80%	£22,864,994	£24,835,514	£23,421,062	£22,999,963	£24,970,484	£23,556,032
40%	80%	£8,304,103	£12,309,601	£9,434,429	£8,576,458	£12,583,956	£9,708,783
45%	80%	£4,652,205	£9,158,391	£5,923,822	£4,960,855	£9,467,040	£6,232,471
50%	80%	£1,000,308	£6,007,181	£2,413,215	£1,343,252	£6,350,125	£2,756,158
10%	60%	£30,155,759	£30,894,704	£30,364,285	£30,230,729	£31,029,674	£30,499,255
15%	60%	£26,556,678	£27,465,095	£26,889,466	£26,759,132	£27,887,551	£27,071,920
20%	60%	£22,957,596	£24,435,487	£23,374,647	£23,227,536	£24,705,426	£23,644,587
25%	60%	£19,358,515	£21,205,877	£19,879,829	£19,695,939	£21,543,303	£20,217,253
30%	60%	£15,749,073	£17,976,269	£16,384,880	£16,160,604	£18,381,179	£16,789,920
35%	60%	£12,130,705	£14,746,660	£12,862,481	£12,600,825	£15,219,955	£13,342,601
40%	60%	£8,492,336	£11,496,460	£9,340,080	£8,941,048	£12,045,169	£9,888,790
50%	60%	£1,235,600	£4,990,755	£2,295,280	£1,921,487	£5,676,642	£2,981,167

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£40,269,853	£40,269,853	£40,269,853	£40,269,853	£40,269,853	£40,269,853
10%	70%	£33,049,539	£33,910,642	£33,291,818	£33,149,767	£34,011,869	£33,393,047
15%	70%	£29,437,883	£30,731,037	£29,802,802	£29,589,724	£30,802,978	£29,954,643
20%	70%	£25,827,226	£27,551,432	£26,313,785	£26,029,680	£27,753,885	£26,516,240
25%	70%	£22,216,569	£24,371,825	£22,824,768	£22,469,637	£24,624,895	£23,077,837
30%	70%	£18,604,416	£21,192,220	£19,335,751	£18,903,065	£21,495,903	£19,639,434
35%	70%	£14,994,283	£18,012,615	£15,819,688	£15,314,374	£18,366,912	£16,179,779
40%	70%	£11,374,150	£14,818,961	£12,303,185	£11,725,683	£15,230,494	£12,714,717
45%	70%	£7,754,017	£11,618,350	£8,786,681	£8,136,991	£12,079,904	£9,249,655
50%	70%	£4,133,884	£8,414,898	£5,270,178	£4,548,300	£9,929,313	£5,784,593
100%	70%	£-33,236,093	£-24,185,114	£-30,681,966	£-32,173,334	£-23,122,354	£-29,619,207
10%	80%	£33,025,389	£34,010,649	£33,303,423	£33,092,874	£34,078,134	£33,370,908
15%	80%	£29,403,157	£30,881,047	£29,820,207	£29,504,384	£30,982,275	£29,921,435
20%	80%	£25,790,025	£27,761,445	£26,338,193	£26,019,894	£27,868,415	£26,477,815
40%	80%	£11,220,033	£15,255,532	£12,250,359	£11,494,389	£15,499,887	£12,524,713
45%	80%	£7,568,136	£12,074,322	£8,838,753	£7,876,786	£12,382,971	£9,148,402
50%	80%	£3,916,239	£8,923,111	£5,329,146	£4,259,183	£9,266,055	£5,672,089
10%	60%	£33,071,689	£33,810,635	£33,280,215	£33,206,660	£33,945,605	£33,415,185
15%	60%	£29,472,808	£30,581,028	£29,785,397	£29,675,063	£30,783,481	£29,987,851
20%	60%	£25,873,526	£27,351,419	£26,290,578	£26,143,467	£27,621,357	£26,895,517
25%	60%	£22,274,445	£24,121,808	£22,795,759	£22,611,870	£24,459,234	£23,133,184
40%	60%	£18,665,003	£20,892,200	£19,300,811	£19,076,535	£21,297,109	£19,705,850
35%	60%	£15,036,635	£17,662,591	£15,778,411	£15,516,756	£18,134,986	£16,258,532
40%	60%	£11,408,266	£14,412,390	£12,256,011	£11,956,977	£14,961,100	£12,804,720
50%	60%	£4,151,531	£7,908,895	£5,211,210	£4,837,417	£9,992,672	£5,897,087

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,331,176	£30,331,176	£30,331,176	£30,331,176	£30,331,176	£30,331,176
10%	70%	£23,109,962	£23,971,965	£23,353,141	£23,211,090	£24,073,192	£23,454,370
15%	70%	£19,489,206	£20,762,360	£19,864,125	£19,651,047	£20,844,201	£20,015,986
20%	70%	£15,868,549	£17,512,755	£16,375,108	£16,091,000	£17,815,209	£16,577,563
25%	70%	£12,277,892	£14,433,148	£12,886,091	£12,530,960	£14,686,218	£13,139,160
30%	70%	£8,655,739	£11,253,543	£9,397,074	£8,964,388	£11,557,226	£9,700,757
35%	70%	£5,015,606	£8,073,938	£5,881,011	£5,375,697	£8,428,235	£6,241,102
40%	70%	£1,375,473	£4,890,284	£2,364,508	£1,787,005	£5,291,817	£2,776,040
45%	70%	£-2,244,660	£1,678,253	£-1,151,996	£-1,801,886	£2,141,227	£-680,022
50%	70%	£-5,904,793	£-1,523,779	£-4,668,499	£-5,390,377	£-1,009,364	£-4,154,084
100%	70%	£-43,174,770	£-34,129,791	£-40,620,643	£-42,112,011	£-33,061,031	£-38,557,884
10%	80%	£23,086,712	£24,071,972	£23,364,746	£23,154,197	£24,139,457	£23,432,231
15%	80%	£19,464,480	£20,942,370	£19,881,530	£19,565,707	£21,043,598	£19,982,758
20%	80%	£15,842,248	£17,812,768	£16,398,316	£15,977,217	£17,847,738	£16,533,286
40%	80%	£1,281,266	£5,296,855	£2,411,682	£1,956,712	£5,561,210	£2,686,036
45%	80%	£-2,370,541	£2,135,645	£-1,098,924	£-2,061,891	£2,444,294	£-790,275
50%	80%	£-6,022,438	£-1,015,566	£-4,609,531	£-5,679,494	£-672,622	£-4,266,588
10%	60%	£23,133,012	£23,871,958	£23,341,538	£23,267,983	£24,006,928	£23,476,508
15%	60%	£19,533,931	£20,642,349	£19,846,720	£19,736,386	£20,844,804	£20,049,174
20%	60%	£15,934,849	£17,412,741	£16,351,901	£16,204,798	£17,682,880	£16,621,840
25%	60%	£12,335,768	£14,183,131	£12,857,062	£12,673,193	£14,520,557	£13,194,507
30%	60%	£8,726,326	£10,953,523	£9,362,134	£9,137,858	£11,358,432	£9,767,173
35%	60%	£5,097,958	£7,723,914	£5,839,734	£5,576,079	£8,196,309	£6,319,855
40%	60%	£1,469,589	£4,473,713	£2,317,334	£2,018,300	£5,022,423	£2,866,043
50%	60%	£-5,787,146	£-2,031,992	£-4,727,467	£-5,10		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£43,232,502	£43,232,502	£43,232,502	£43,232,502	£43,232,502	£43,232,502
10%	70%	£38,011,988	£38,011,988	£38,011,988	£38,112,416	£38,074,518	£38,355,696
15%	70%	£32,400,532	£33,693,686	£32,765,451	£32,552,375	£33,845,527	£32,917,292
20%	70%	£28,789,875	£30,514,081	£29,276,434	£28,992,329	£30,716,535	£29,478,689
25%	70%	£25,179,218	£27,334,475	£25,787,417	£25,432,286	£27,587,544	£26,040,486
30%	70%	£21,567,065	£24,154,869	£22,298,400	£21,865,714	£24,458,552	£22,602,083
35%	70%	£17,916,932	£20,975,264	£18,782,337	£18,277,023	£21,329,961	£19,142,428
40%	70%	£14,278,799	£17,781,610	£15,265,834	£14,688,332	£18,193,143	£15,677,367
45%	70%	£10,636,666	£14,579,578	£11,749,330	£11,099,640	£15,042,553	£12,212,304
50%	70%	£8,996,533	£11,377,547	£8,232,827	£7,510,949	£11,891,962	£8,747,242
100%	70%	£30,273,444	£21,222,464	£27,719,317	£29,210,685	£20,159,705	£26,656,558
10%	80%	£36,988,038	£36,973,298	£36,266,072	£36,055,523	£37,040,783	£36,333,557
15%	80%	£32,365,806	£33,843,696	£32,762,856	£32,467,033	£33,844,924	£32,894,084
20%	80%	£28,743,574	£30,714,094	£29,259,642	£28,978,543	£30,849,064	£29,434,612
40%	80%	£14,182,683	£18,188,181	£15,313,008	£14,457,038	£18,462,536	£15,587,363
45%	80%	£10,530,785	£15,036,971	£11,802,402	£10,839,435	£15,345,620	£12,111,051
50%	80%	£8,878,888	£11,885,761	£8,291,795	£7,221,832	£12,228,704	£8,634,738
10%	60%	£36,034,339	£36,773,294	£36,242,864	£36,169,309	£36,908,254	£36,377,835
15%	60%	£32,405,258	£33,543,675	£32,748,046	£32,637,712	£33,746,131	£32,950,500
20%	60%	£28,836,176	£30,314,067	£29,253,227	£29,106,116	£30,584,006	£29,523,166
25%	60%	£25,237,095	£27,084,457	£25,758,408	£25,574,519	£27,421,883	£26,095,833
30%	60%	£21,627,853	£23,854,849	£22,263,460	£22,039,184	£24,259,758	£22,668,499
35%	60%	£17,999,285	£20,625,240	£18,741,061	£18,479,405	£21,097,635	£19,221,181
40%	60%	£14,370,516	£17,375,040	£15,218,660	£14,919,626	£17,923,749	£15,767,370
50%	60%	£7,114,180	£10,869,334	£8,173,860	£7,800,067	£11,555,221	£8,659,746

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£44,119,945	£44,119,945	£44,119,945	£44,119,945	£44,119,945	£44,119,945
10%	70%	£38,899,631	£37,760,734	£37,141,911	£36,999,859	£37,861,961	£37,243,139
15%	70%	£33,287,975	£34,581,129	£33,653,894	£33,439,816	£34,732,970	£33,804,735
20%	70%	£29,677,318	£31,401,524	£30,163,877	£29,879,772	£31,603,978	£30,366,332
25%	70%	£26,066,661	£28,221,918	£26,674,860	£26,319,729	£28,474,987	£26,927,929
30%	70%	£22,444,508	£25,042,312	£23,185,843	£22,753,157	£25,345,995	£23,489,526
35%	70%	£18,804,375	£21,862,707	£19,669,780	£19,164,466	£22,217,004	£20,029,871
40%	70%	£15,164,242	£18,683,053	£16,153,277	£15,375,775	£19,080,586	£16,584,810
45%	70%	£11,524,109	£15,467,022	£12,636,773	£11,867,053	£15,929,995	£13,099,747
50%	70%	£7,883,976	£12,264,990	£9,120,270	£8,398,392	£12,779,406	£9,634,685
100%	70%	£29,386,001	£20,335,021	£26,831,874	£28,323,242	£19,272,262	£25,769,116
10%	80%	£38,875,481	£37,860,741	£37,153,515	£36,942,966	£37,928,226	£37,221,000
15%	80%	£33,253,249	£34,731,139	£33,670,299	£33,354,476	£34,832,367	£33,771,527
20%	80%	£29,631,017	£31,601,537	£30,187,085	£29,765,986	£31,736,507	£30,332,055
40%	80%	£15,070,126	£19,075,624	£16,200,451	£15,344,481	£19,349,979	£16,474,606
45%	80%	£11,418,228	£15,924,414	£12,689,845	£11,726,878	£16,233,063	£12,998,494
50%	80%	£7,766,331	£12,773,204	£9,179,238	£8,109,275	£13,116,147	£9,522,181
10%	60%	£36,921,782	£37,660,727	£37,130,307	£37,056,752	£37,795,697	£37,265,278
15%	60%	£33,322,701	£34,431,118	£33,635,489	£33,525,155	£34,633,574	£33,837,943
20%	60%	£29,723,619	£31,201,510	£30,140,670	£29,993,550	£31,471,449	£30,410,609
25%	60%	£26,124,538	£27,971,900	£26,645,851	£26,461,962	£28,309,326	£26,983,276
30%	60%	£22,515,096	£24,742,292	£23,150,903	£22,926,627	£25,147,201	£23,555,942
35%	60%	£18,896,728	£21,512,683	£19,628,504	£19,366,848	£21,985,078	£20,108,624
40%	60%	£15,258,359	£18,262,483	£16,106,103	£15,807,069	£18,811,192	£16,654,813
50%	60%	£8,001,622	£11,726,777	£9,061,303	£8,697,510	£12,442,864	£9,747,189

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

No Units	180
Site Area	1.51 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,134,031	£24,134,031	£24,134,031	£24,134,031	£24,134,031	£24,134,031
10%	70%	£19,031,259	£19,031,259	£19,330,458	£19,330,458	£20,061,841	£19,432,898
15%	70%	£16,479,874	£17,872,087	£16,928,671	£16,633,533	£18,025,747	£17,082,331
20%	70%	£13,928,488	£15,784,773	£14,526,884	£14,133,367	£15,989,652	£14,731,764
25%	70%	£11,377,102	£13,697,458	£12,125,098	£11,633,202	£13,953,557	£12,381,197
30%	70%	£8,825,716	£11,610,143	£9,723,312	£9,125,317	£11,917,462	£10,030,631
35%	70%	£6,274,330	£9,522,830	£7,295,386	£6,595,467	£9,881,368	£7,659,789
40%	70%	£3,722,944	£7,435,515	£4,867,460	£4,065,617	£7,838,907	£5,281,984
45%	70%	£1,171,558	£5,348,200	£2,452,534	£1,535,768	£5,780,718	£2,904,180
50%	70%	£-1,380,178	£3,260,885	£5,802	£-1,010,340	£3,722,529	£526,376
100%	70%	£-27,780,776	£-18,193,273	£-24,690,124	£-26,722,599	£-17,135,094	£-23,631,946
10%	80%	£19,031,841	£20,062,375	£19,343,582	£19,060,934	£20,130,668	£19,411,874
15%	80%	£16,435,445	£18,026,546	£16,948,357	£16,537,885	£18,128,986	£17,050,796
20%	80%	£13,869,251	£15,980,718	£14,553,132	£14,005,837	£16,127,305	£14,689,719
25%	80%	£11,303,055	£13,954,891	£12,157,908	£11,473,788	£14,125,623	£12,328,641
30%	80%	£8,722,662	£11,919,063	£9,762,684	£9,030,892	£12,123,942	£9,967,563
35%	80%	£6,125,704	£9,883,235	£7,342,070	£6,369,639	£10,122,261	£7,585,006
40%	80%	£3,528,744	£7,847,075	£4,918,878	£3,806,385	£8,118,715	£5,198,519
45%	80%	£931,786	£5,783,157	£2,495,686	£1,244,130	£6,095,502	£2,808,031
50%	80%	£-1,692,408	£3,725,240	£72,494	£-1,339,681	£4,072,290	£419,544
10%	60%	£19,060,878	£19,856,428	£19,317,334	£19,197,465	£19,993,015	£19,453,820
15%	60%	£16,524,302	£17,717,628	£16,908,985	£16,725,181	£17,922,507	£17,113,864
20%	60%	£13,987,725	£15,779,626	£13,579,626	£13,260,897	£15,851,999	£14,779,699
25%	60%	£11,451,149	£13,440,025	£12,092,288	£11,792,614	£13,781,491	£12,433,754
30%	60%	£8,903,281	£11,301,225	£9,683,940	£9,319,741	£11,710,983	£10,093,699
35%	60%	£6,336,425	£9,162,423	£7,248,700	£6,822,296	£9,840,475	£7,734,571
40%	60%	£3,769,570	£7,003,818	£4,812,170	£4,324,850	£7,559,098	£5,367,450
45%	60%	£1,202,715	£4,841,243	£2,375,639	£1,827,405	£5,465,933	£3,000,329
50%	60%	£-1,386,453	£2,678,668	£-81,888	£-881,000	£3,372,768	£633,209

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-100,537,703	£-100,537,703	£-100,537,703	£-100,537,703	£-100,537,703	£-100,537,703
10%	70%	£-105,640,475	£-104,712,333	£-105,341,277	£-105,538,035	£-104,608,893	£-105,238,837
15%	70%	£-108,191,980	£-106,799,648	£-107,743,063	£-108,039,201	£-106,645,987	£-107,589,403
20%	70%	£-110,743,247	£-108,886,961	£-110,144,859	£-110,388,367	£-108,692,082	£-109,339,970
25%	70%	£-113,294,532	£-110,974,276	£-112,546,636	£-113,038,533	£-110,718,177	£-112,290,537
30%	70%	£-115,845,763	£-113,061,591	£-114,948,422	£-115,546,417	£-112,754,272	£-114,641,104
35%	70%	£-118,397,000	£-115,148,905	£-117,376,349	£-118,076,267	£-114,790,366	£-117,011,946
40%	70%	£-121,022,577	£-117,245,288	£-119,808,210	£-120,696,117	£-116,832,828	£-119,389,750
45%	70%	£-123,648,454	£-119,332,534	£-122,236,072	£-123,315,967	£-118,991,016	£-121,959,970
50%	70%	£-126,274,331	£-121,420,780	£-124,665,933	£-125,882,075	£-120,949,205	£-124,145,358
100%	70%	£-152,452,511	£-142,865,007	£-149,361,853	£-151,394,333	£-141,806,828	£-148,303,680
10%	80%	£-105,670,093	£-104,609,360	£-105,328,159	£-105,601,800	£-104,541,067	£-105,259,860
15%	80%	£-108,236,289	£-106,645,188	£-107,723,377	£-108,133,849	£-106,542,748	£-107,620,938
20%	80%	£-110,802,483	£-108,691,016	£-110,118,602	£-110,585,897	£-108,584,429	£-109,892,015
25%	80%	£-113,368,677	£-110,739,846	£-112,512,469	£-113,002,949	£-110,630,215	£-112,147,215
30%	80%	£-115,934,871	£-112,788,675	£-114,926,346	£-115,417,222	£-112,680,404	£-114,578,036
35%	80%	£-118,501,065	£-114,837,504	£-117,340,223	£-117,849,438	£-114,730,599	£-117,011,946
40%	80%	£-121,067,259	£-116,886,333	£-119,754,104	£-120,263,313	£-116,882,782	£-120,145,358
45%	80%	£-123,633,453	£-118,935,162	£-122,168,041	£-123,677,604	£-118,935,162	£-121,663,703
50%	80%	£-126,200,647	£-120,984,494	£-124,581,918	£-126,011,415	£-120,984,494	£-124,252,190
10%	60%	£-105,610,857	£-104,815,308	£-105,354,401	£-105,474,270	£-104,678,719	£-105,217,815
15%	60%	£-108,177,433	£-106,854,106	£-107,762,749	£-107,942,553	£-106,748,228	£-107,557,870
20%	60%	£-110,743,247	£-108,886,961	£-110,144,859	£-110,388,367	£-108,692,082	£-109,892,015
25%	60%	£-113,309,441	£-110,935,790	£-112,552,466	£-113,002,949	£-110,743,247	£-112,290,537
30%	60%	£-115,875,635	£-112,984,619	£-114,966,543	£-115,471,741	£-112,754,272	£-114,641,104
35%	60%	£-118,441,829	£-115,033,448	£-117,376,349	£-117,849,438	£-114,790,366	£-117,011,946
40%	60%	£-121,008,023	£-117,082,277	£-119,780,220	£-120,263,313	£-116,832,828	£-119,389,750
45%	60%	£-123,574,217	£-119,131,106	£-122,184,097	£-123,677,604	£-118,935,162	£-121,663,703
50%	60%	£-126,140,411	£-121,179,935	£-124,581,918	£-126,011,415	£-120,984,494	£-124,252,190

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016
10%	70%	£-77,985,798	£-77,057,647	£-77,686,589	£-77,883,348	£-76,955,208	£-77,584,150
15%	70%	£-83,088,580	£-81,144,963	£-82,880,376	£-83,088,376	£-81,991,330	£-82,743,716
20%	70%	£-88,191,362	£-85,232,274	£-86,480,163	£-86,676,912	£-85,037,385	£-85,295,253
25%	70%	£-93,294,144	£-89,319,589	£-90,879,949	£-91,075,698	£-89,032,450	£-89,635,850
30%	70%	£-98,397,926	£-93,406,904	£-94,279,735	£-94,475,444	£-92,037,515	£-92,638,416
35%	70%	£-103,501,708	£-97,494,217	£-98,679,521	£-98,875,270	£-96,032,585	£-96,635,259
40%	70%	£-108,605,490	£-101,581,530	£-102,074,305	£-102,270,019	£-99,037,654	£-99,638,031
45%	70%	£-113,709,272	£-105,668,843	£-106,473,090	£-106,668,804	£-103,042,723	£-103,642,808
50%	70%	£-118,813,054	£-109,756,156	£-110,877,875	£-111,073,589	£-105,047,792	£-105,647,593
100%	70%	£-154,917,836	£-125,860,938	£-132,081,760	£-132,277,474	£-117,152,564	£-124,751,376
10%	80%	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016
15%	80%	£-77,985,798	£-77,057,647	£-77,686,589	£-77,883,348	£-76,955,208	£-77,584,150
20%	80%	£-83,088,580	£-81,144,963	£-82,880,376	£-83,088,376	£-81,991,330	£-82,743,716
25%	80%	£-88,191,362	£-85,232,274	£-86,480,163	£-86,676,912	£-85,037,385	£-85,295,253
30%	80%	£-93,294,144	£-89,319,589	£-90,879,949	£-91,075,698	£-89,032,450	£-89,635,850
35%	80%	£-98,397,926	£-93,406,904	£-94,279,735	£-94,475,444	£-92,037,515	£-92,638,416
40%	80%	£-103,501,708	£-97,494,217	£-98,679,521	£-98,875,270	£-96,032,585	£-96,635,259
45%	80%	£-108,605,490	£-101,581,530	£-102,074,305	£-102,270,019	£-99,037,654	£-99,638,031
50%	80%	£-113,709,272	£-105,668,843	£-106,473,090	£-106,668,804	£-103,042,723	£-103,642,808
100%	80%	£-154,917,836	£-125,860,938	£-132,081,760	£-132,277,474	£-117,152,564	£-124,751,376
10%	60%	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016	£-72,883,016
15%	60%	£-77,985,798	£-77,057,647	£-77,686,589	£-77,883,348	£-76,955,208	£-77,584,150
20%	60%	£-83,088,580	£-81,144,963	£-82,880,376	£-83,088,376	£-81,991,330	£-82,743,716
25%	60%	£-88,191,362	£-85,232,274	£-86,480,163	£-86,676,912	£-85,037,385	£-85,295,253
30%	60%	£-93,294,144	£-89,319,589	£-90,879,949	£-91,075,698	£-89,032,450	£-89,635,850
35%	60%	£-98,397,926	£-93,406,904	£-94,279,735	£-94,475,444	£-92,037,515	£-92,638,416
40%	60%	£-103,501,708	£-97,494,217	£-98,679,521	£-98,875,270	£-96,032,585	£-96,635,259
45%	60%	£-108,605,490	£-101,581,530	£-102,074,305	£-102,270,019	£-99,037,654	£-99,638,031
50%	60%	£-113,709,272	£-105,668,843	£-106,473,090	£-106,668,804	£-103,042,723	£-103,642,808
100%	60%	£-154,917,836	£-125,860,938	£-132,081,760	£-132,277,474	£-117,152,564	£-124,751,376

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-20,223,889	£-20,223,889	£-20,223,889	£-20,223,889	£-20,223,889	£-20,223,889
10%	70%	£-25,326,671	£-24,398,518	£-25,027,462	£-25,224,220	£-24,296,078	£-24,995,022
15%	70%	£-30,429,453</					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,579,177	£8,579,177	£8,579,177	£8,579,177	£8,579,177	£8,579,177
10%	70%	£3,476,406	£4,404,649	£3,476,406	£3,476,406	£4,404,649	£3,476,406
15%	70%	£926,021	£2,317,533	£1,373,818	£1,078,680	£2,470,894	£1,527,477
20%	70%	-£1,626,366	£229,919	-£1,027,969	-£1,421,486	£434,798	-£823,089
25%	70%	-£4,177,751	-£1,857,395	-£3,429,755	-£3,921,652	-£1,601,296	-£3,173,656
30%	70%	-£6,741,882	-£3,944,710	-£5,831,542	-£6,429,537	-£3,637,391	-£5,524,223
35%	70%	-£9,323,789	-£6,032,024	-£8,239,468	-£9,959,396	-£5,973,486	-£7,985,068
40%	70%	-£11,905,696	-£8,120,407	-£10,689,329	-£11,489,237	-£7,715,947	-£10,272,889
45%	70%	-£14,487,604	-£10,242,653	-£13,119,391	-£14,019,086	-£9,774,135	-£12,650,673
50%	70%	-£17,069,512	-£12,352,899	-£15,549,052	-£16,565,194	-£11,832,324	-£15,028,477
100%	70%	-£40,335,830	-£33,746,126	-£40,244,978	-£42,277,452	-£32,689,948	-£39,186,799
10%	80%	£3,446,787	£4,507,521	£3,788,728	£3,515,080	£4,575,814	£3,857,021
15%	80%	£890,592	£2,471,693	£1,383,594	£993,032	£2,574,133	£1,495,943
20%	80%	-£1,685,603	£435,865	-£1,001,721	-£1,549,017	£572,452	-£486,134
25%	80%	-£4,026,109	-£7,713,779	-£10,635,975	-£11,748,468	-£7,436,138	-£10,358,335
30%	80%	-£6,423,067	-£9,771,696	-£13,059,167	-£14,310,723	-£9,459,351	-£12,746,823
35%	80%	-£8,820,025	-£11,829,613	-£15,482,360	-£16,894,534	-£11,482,563	-£15,135,309
40%	80%	-£11,217,024	-£14,301,575	-£17,924,490	-£19,442,811	-£14,438,162	-£17,599,966
45%	80%	-£13,614,023	-£16,773,537	-£20,370,620	-£22,001,092	-£16,493,761	-£19,867,024
50%	80%	-£16,011,022	-£19,245,499	-£22,816,750	-£24,561,373	-£18,548,810	-£22,134,082
10%	60%	£1,567,128	£23,973	-£1,054,217	-£1,293,956	£297,146	-£781,044
25%	60%	-£4,103,704	-£2,114,828	-£3,462,565	-£3,762,239	-£1,773,363	-£3,121,100
30%	60%	-£6,651,572	-£4,253,629	-£5,870,913	-£6,235,112	-£3,843,870	-£5,461,155
35%	60%	-£9,200,440	-£6,392,430	-£8,306,153	-£8,732,557	-£5,914,378	-£7,520,282
40%	60%	-£11,749,308	-£8,531,231	-£10,742,884	-£11,230,004	-£7,995,756	-£10,187,403
50%	60%	-£16,941,306	-£12,676,186	-£15,616,741	-£16,235,853	-£12,182,085	-£14,921,644

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£15,185,031	£15,185,031	£15,185,031	£15,185,031	£15,185,031	£15,185,031
10%	70%	£10,382,260	£11,010,402	£10,382,260	£10,382,260	£11,010,402	£10,382,260
15%	70%	£7,530,874	£8,923,087	£7,530,874	£7,530,874	£8,923,087	£7,530,874
20%	70%	£4,979,488	£6,835,773	£4,979,488	£4,979,488	£6,835,773	£4,979,488
25%	70%	£2,428,103	£4,748,458	£2,428,103	£2,428,103	£4,748,458	£2,428,103
30%	70%	-£136,028	£2,661,144	£1,774,312	£1,774,312	£2,661,144	£1,081,631
35%	70%	-£2,717,938	£573,830	-£1,853,614	-£2,359,552	£332,368	-£1,289,212
40%	70%	-£5,209,843	-£1,526,553	-£4,083,476	-£4,883,383	£1,110,093	-£3,683,016
45%	70%	-£7,691,750	-£3,636,799	-£6,513,337	-£7,413,232	-£3,168,282	-£6,044,820
50%	70%	-£10,183,657	-£5,747,046	-£9,953,198	-£10,953,340	-£5,226,470	-£8,422,624
100%	70%	-£36,729,776	-£27,142,272	-£33,638,124	-£35,671,599	-£26,064,094	-£32,580,946
10%	80%	£10,052,641	£11,113,375	£10,394,582	£10,120,934	£11,181,568	£10,462,875
15%	80%	£7,496,446	£9,077,547	£7,977,547	£7,598,389	£9,179,987	£7,901,796
20%	80%	£4,940,251	£7,041,719	£5,604,132	£5,056,837	£7,178,305	£5,740,719
25%	80%	-£2,420,255	-£1,107,925	-£4,030,122	-£5,142,615	-£3,830,284	-£3,752,481
30%	80%	-£4,917,214	-£3,165,843	-£6,453,313	-£7,704,869	-£4,853,497	-£6,140,969
35%	80%	-£7,414,173	-£5,225,760	-£8,765,506	-£10,288,680	-£4,876,709	-£8,529,456
40%	80%	-£9,911,132	-£7,285,677	-£11,077,497	-£12,812,864	-£6,900,527	-£10,818,920
45%	80%	-£12,408,091	-£9,345,594	-£13,386,688	-£15,317,057	-£9,024,355	-£12,713,796
50%	80%	-£14,905,050	-£11,405,511	-£15,697,881	-£17,821,250	-£11,147,548	-£14,608,680
10%	60%	£2,502,150	£4,491,025	£3,143,288	£2,843,614	£4,832,491	£3,484,754
25%	60%	-£45,718	£2,352,225	£734,940	£370,741	£2,761,984	£1,144,699
35%	60%	-£2,612,574	£213,424	-£1,700,299	-£2,126,704	£691,475	-£1,214,429
40%	60%	-£5,119,430	-£1,845,162	-£4,136,830	-£4,624,150	£1,389,902	-£3,881,550
50%	60%	-£7,626,288	-£3,900,332	-£6,021,662	-£6,716,989	-£4,576,231	-£6,315,790

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£18,100,962	£18,100,962	£18,100,962	£18,100,962	£18,100,962	£18,100,962
10%	70%	£12,998,190	£13,926,332	£13,297,388	£13,100,630	£14,029,772	£13,399,828
15%	70%	£10,446,305	£11,839,018	£10,855,602	£10,600,464	£11,992,678	£11,049,265
20%	70%	£7,895,419	£9,751,704	£8,493,815	£8,100,298	£9,956,953	£8,698,885
25%	70%	£5,344,033	£7,664,389	£6,092,029	£5,600,132	£7,920,488	£6,348,128
30%	70%	£2,792,647	£5,577,074	£3,690,243	£3,092,248	£5,884,393	£3,997,561
35%	70%	£197,995	£3,489,761	£1,262,317	£562,398	£3,848,299	£1,626,719
40%	70%	-£2,383,912	£1,399,378	-£1,167,545	-£1,967,452	£1,305,838	-£751,085
45%	70%	-£4,875,819	-£7,078,869	-£3,597,407	-£4,497,302	-£2,952,351	-£3,128,889
50%	70%	-£7,367,726	-£9,281,115	-£5,027,267	-£7,043,409	-£4,210,540	-£5,506,693
100%	70%	-£33,813,846	-£24,226,342	-£30,723,194	-£32,755,668	-£23,168,163	-£29,665,015
10%	80%	£12,968,572	£14,029,306	£13,310,512	£13,036,865	£14,097,598	£13,378,805
15%	80%	£10,402,376	£11,993,477	£10,915,288	£10,504,816	£12,095,917	£11,017,727
20%	80%	£7,836,182	£9,807,149	£8,397,448	£8,529,883	£9,774,326	£8,656,545
25%	80%	£5,284,325	£7,608,006	£6,114,191	£5,226,694	£7,085,646	£6,336,550
30%	80%	£2,732,439	£5,415,891	£3,621,906	£2,924,511	£4,940,599	£3,817,565
35%	80%	£17,912,883	-£249,912	-£3,537,383	-£4,788,939	£62,433	-£3,225,038
40%	80%	-£4,225,477	-£2,307,829	-£5,960,575	-£7,372,750	-£1,960,779	-£5,613,525
45%	80%	-£6,717,386	-£4,420,359	-£8,124,265	-£9,539,446	-£6,024,355	-£7,400,850
50%	80%	-£9,212,291	-£6,531,559	-£10,875,916	-£12,390,112	-£8,189,438	-£9,680,795
10%	60%	£7,854,656	£9,545,757	£8,467,507	£8,227,828	£9,818,939	£8,740,740
25%	60%	£5,416,080	£7,406,956	£6,059,219	£5,755,545	£7,748,422	£6,400,685
30%	60%	£2,870,212	£5,268,156	£3,650,871	£3,286,672	£5,677,914	£4,060,630
35%	60%	£303,356	£3,129,354	£1,215,631	£789,227	£3,607,406	£1,701,302
40%	60%	-£2,283,500	£970,748	-£1,220,899	-£1,708,219	£1,526,029	-£665,619
50%	60%	-£4,779,322	-£3,354,401	-£6,094,987	-£6,714,069	-£4,660,301	-£5,399,860

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,162,285	£8,162,285	£8,162,285	£8,162,285	£8,162,285	£8,162,285
10%	70%	£3,059,513	£3,987,655	£3,358,711	£3,161,953	£4,090,095	£3,461,151
15%	70%	£505,138	£1,900,341	£896,925	£691,787	£2,054,001	£1,110,385
20%	70%	-£2,043,258	£198,973	-£1,444,862	-£1,838,379	£17,606	-£1,239,982
25%	70%	-£4,594,644	-£2,274,288	-£3,846,648	-£4,338,545	-£2,018,189	-£3,590,549
30%	70%	-£7,146,030	-£4,361,603	-£6,248,434	-£6,846,429	-£4,054,284	-£5,941,116
35%	70%	-£9,697,416	-£6,448,916	-£8,650,220	-£9,376,279	-£6,090,378	-£8,311,958
40%	70%	-£12,248,802	-£8,537,229	-£11,052,006	-£11,896,129	-£8,132,839	-£10,689,762
45%	70%	-£14,800,188	-£10,625,542	-£13,446,792	-£14,345,979	-£10,191,028	-£13,067,566
50%	70%	-£17,351,574	-£12,713,855	-£15,841,578	-£16,842,866	-£12,249,217	-£15,445,370
100%	70%	-£43,752,523	-£34,165,018	-£40,661,871	-£42,694,345	-£33,108,840	-£39,603,692
10%	80%	£3,029,895	£4,090,629	£3,371,835	£3,098,198	£4,158,921	£3,440,128
15%	80%	£483,899	£2,054,900	£976,611	£966,139	£2,157,240	£1,079,050
20%	80%	-£2,102,486	£1,972	-£1,418,614	-£1,969,909	£1,355,359	-£1,292,027
25%	80%	-£4,243,002	-£8,130,671	-£1,082,868	-£1,853,361	-£7,853,031	-£10,775,227
30%	80%	-£6,383,516	-£10,220,186	-£2,172,376	-£3,046,864	-£9,746,544	-£12,668,732
35%	80%	-£8,524,030	-£12,310,701	-£3,261,885	-£4,241,377	-£11,641,057	-£14,563,246
40%	80%	-£10,664,544	-£14,401,216	-£4,351,394	-£5,435,890	-£13,535,570	-£16,458,760
45%	80%	-£12,805,058	-£16,491,731	-£5,440,903	-£6,626,403	-£15,430,083	-£18,354,274
50%	80%	-£14,945,572	-£18,582,246	-£6,530,412	-£7,816,916	-£17,324,596	-£20,249,788
10%	60%	£1,567,128	£23,973	-£1,054,217	-£1,293,956	£297,146	-£781,044
25%	60%	-£4,103,704	-£2,114,828	-£3,462,565	-£3,762,239	-£1,773,363	-£3,121,100
30%	60%	-£6,651,572	-£4,253,629	-£5,870,913	-£6,235,112	-£3,843,870	-£5,461,155
35%	60%	-£9,200,440	-£6,392,430	-£8,306,153	-£8,732,557	-£5,914,378	-£7,520,282
40%	60%	-£11,749,308	-£8,531,231	-£10,742,884	-£11,230,004	-£7,995,756	-£10,187,403
50%	60%	-£16,941,306	-£12,676,186	-£15,616,741	-£16,235,853	-£12,182,085	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

E2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	E21,063,611	E21,063,611	E21,063,611	E21,063,611	E21,063,611	E21,063,611
10%	70%	E15,960,339	E18,898,981	E16,280,038	E16,063,279	E16,991,421	E16,362,476
15%	70%	E13,409,454	E14,801,667	E13,868,251	E13,563,113	E14,955,327	E14,011,911
20%	70%	E10,858,068	E12,714,353	E11,456,464	E11,062,948	E12,919,232	E11,681,344
25%	70%	E8,306,682	E10,627,038	E9,054,678	E8,562,782	E10,883,138	E9,310,777
30%	70%	E5,742,551	E8,539,723	E6,652,892	E6,054,897	E8,847,042	E6,960,211
35%	70%	E3,180,644	E6,452,410	E4,224,966	E3,525,047	E6,810,948	E4,599,368
40%	70%	E579,737	E4,365,027	E1,795,104	E995,197	E4,768,487	E2,211,664
45%	70%	-E2,003,170	E2,241,780	-E634,758	-E1,534,652	E2,710,298	-E186,240
50%	70%	-E4,609,850	E131,534	-E3,064,618	-E4,080,760	E652,110	-E2,544,044
100%	70%	-E30,851,196	-E21,263,693	-E27,760,544	-E29,793,019	-E20,205,514	-E26,702,366
10%	80%	E15,931,221	E16,991,955	E16,273,162	E15,999,514	E17,060,248	E16,341,455
15%	80%	E13,365,025	E14,856,127	E13,877,937	E13,467,465	E15,058,596	E13,960,376
20%	80%	E10,798,931	E12,800,298	E11,482,712	E10,935,417	E13,056,885	E11,619,299
40%	80%	E458,325	E4,770,655	E1,848,488	E735,965	E5,048,296	E2,126,099
45%	80%	-E2,138,634	E2,712,737	-E574,733	-E1,826,290	E3,025,083	-E262,389
50%	80%	-E4,762,827	E854,820	-E2,997,926	-E4,410,101	E1,001,871	-E2,650,876
10%	60%	E15,990,458	E16,796,008	E16,246,914	E16,127,045	E16,922,595	E16,383,500
15%	60%	E13,453,862	E14,647,208	E13,838,566	E13,658,761	E14,852,087	E14,043,444
20%	60%	E10,917,305	E12,508,407	E11,430,216	E11,190,477	E12,781,579	E11,703,389
25%	60%	E8,380,729	E10,369,605	E9,021,868	E8,722,194	E10,711,071	E9,363,334
30%	60%	E5,832,861	E8,230,805	E6,613,520	E6,249,321	E8,640,564	E7,023,279
35%	60%	E3,286,005	E6,092,003	E4,178,280	E3,751,876	E6,570,055	E4,664,151
40%	60%	E999,150	E3,933,389	E1,741,750	E1,254,430	E4,489,678	E2,297,320
50%	60%	-E4,456,873	-E391,752	-E3,132,307	-E3,751,420	E302,348	-E2,437,211

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

E1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	E21,951,054	E21,951,054	E21,951,054	E21,951,054	E21,951,054	E21,951,054
10%	70%	E16,948,282	E17,776,424	E17,147,481	E16,950,722	E17,878,954	E17,249,921
15%	70%	E14,396,897	E15,889,110	E14,745,694	E14,450,556	E15,842,770	E14,899,354
20%	70%	E11,745,511	E13,601,796	E12,343,907	E11,950,391	E13,806,675	E12,548,787
25%	70%	E9,194,125	E11,514,481	E9,942,121	E9,450,225	E11,770,580	E10,198,220
30%	70%	E6,629,994	E9,427,166	E7,540,335	E6,942,340	E9,734,485	E7,847,654
35%	70%	E4,048,087	E7,339,853	E5,112,409	E4,412,490	E7,698,391	E5,476,811
40%	70%	E1,486,186	E5,239,470	E2,682,947	E1,893,640	E5,655,936	E3,099,307
45%	70%	-E1,115,727	E3,129,223	E252,685	-E847,209	E3,597,741	E721,203
50%	70%	-E3,722,407	E1,018,977	-E2,177,175	-E3,193,317	E1,539,652	-E1,656,601
100%	70%	-E29,963,753	-E20,376,250	-E26,873,101	-E28,905,576	-E19,318,071	-E25,814,923
10%	80%	E16,818,664	E17,879,398	E17,160,605	E16,886,957	E17,947,691	E17,228,898
15%	80%	E14,292,468	E15,843,570	E14,765,380	E14,354,908	E15,946,009	E14,967,819
20%	80%	E11,888,274	E13,807,741	E12,370,155	E11,822,860	E13,944,328	E12,506,742
40%	80%	E1,345,768	E5,658,098	E2,735,901	E1,623,408	E5,935,739	E3,013,542
45%	80%	-E1,251,191	E3,600,180	E312,710	-E938,847	E3,912,526	E625,054
50%	80%	-E3,875,384	E1,542,263	-E2,110,483	-E3,522,658	E1,889,314	-E1,763,433
10%	60%	E16,877,901	E17,673,451	E17,134,357	E17,014,488	E17,810,038	E17,270,943
15%	60%	E14,341,325	E15,234,951	E14,726,009	E14,549,204	E15,739,530	E14,930,897
20%	60%	E11,804,748	E13,395,850	E12,317,659	E12,077,950	E13,669,022	E12,590,832
25%	60%	E9,268,172	E11,257,048	E9,909,311	E9,609,637	E11,598,514	E10,250,772
30%	60%	E6,720,304	E9,118,248	E7,500,963	E7,136,764	E9,528,007	E7,910,722
35%	60%	E4,153,448	E6,979,446	E5,065,723	E4,639,319	E7,457,498	E5,561,094
40%	60%	E1,586,593	E4,820,841	E2,629,193	E2,141,873	E5,376,121	E3,194,473
50%	60%	-E3,669,430	E495,691	-E2,244,864	-E2,863,977	E1,189,791	-E1,649,768

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£51,788,190	£51,788,190	£51,788,190	£51,788,190	£51,788,190	£51,788,190
10%	70%	£44,029,169	£44,887,200	£44,268,377	£44,122,107	£44,980,137	£44,361,314
15%	70%	£40,146,880	£41,433,926	£40,505,691	£40,286,286	£41,573,332	£40,645,098
20%	70%	£36,264,591	£37,980,652	£36,743,006	£36,450,466	£38,166,527	£36,928,880
25%	70%	£32,382,301	£34,527,378	£32,980,321	£32,614,645	£34,759,721	£33,212,664
30%	70%	£28,500,012	£31,074,104	£29,217,634	£28,778,824	£31,352,916	£29,496,447
35%	70%	£24,617,723	£27,620,830	£25,454,949	£24,943,003	£27,946,111	£25,780,229
40%	70%	£20,735,434	£24,167,556	£21,692,264	£21,085,083	£24,539,305	£22,067,561
45%	70%	£16,853,145	£20,714,282	£17,839,579	£17,217,103	£21,132,500	£18,311,141
50%	70%	£12,970,856	£17,261,008	£14,086,894	£13,349,123	£17,709,442	£14,564,722
100%	70%	£27,141,946	£18,133,721	£24,630,574	£26,166,223	£17,157,999	£23,664,850
10%	80%	£44,006,019	£44,986,625	£44,279,399	£44,067,977	£45,040,583	£44,341,357
15%	80%	£40,112,155	£41,583,064	£40,522,224	£40,205,091	£41,676,001	£40,615,162
20%	80%	£36,218,290	£38,179,502	£36,705,050	£36,342,206	£38,303,419	£36,888,966
25%	80%	£32,324,426	£34,775,941	£33,007,875	£32,479,321	£34,930,837	£33,162,771
30%	80%	£28,430,560	£31,372,380	£29,250,700	£28,616,435	£31,558,255	£29,436,575
35%	80%	£24,536,696	£27,968,818	£25,493,526	£24,783,550	£28,185,672	£25,710,380
40%	80%	£20,642,832	£24,565,257	£21,724,641	£20,865,023	£24,813,090	£21,976,427
45%	80%	£16,748,968	£21,161,696	£17,936,494	£16,969,536	£21,440,508	£18,219,865
50%	80%	£12,855,104	£17,742,413	£14,148,446	£13,074,048	£18,057,270	£14,463,304
10%	60%	£44,052,320	£44,787,774	£44,257,355	£44,176,236	£44,911,691	£44,381,271
15%	60%	£40,161,606	£41,284,785	£40,489,158	£40,367,451	£41,470,663	£40,675,033
20%	60%	£36,270,892	£37,811,802	£36,720,825	£36,548,725	£38,029,883	£37,368,799
25%	60%	£32,380,178	£34,278,815	£32,952,765	£32,749,969	£34,888,606	£33,262,556
30%	60%	£28,489,464	£30,775,829	£29,184,569	£28,941,213	£31,147,578	£29,556,318
35%	60%	£24,598,750	£27,272,841	£25,416,372	£25,132,457	£27,706,549	£25,850,080
40%	60%	£20,708,036	£23,769,855	£21,634,923	£21,305,142	£24,265,521	£22,138,696
45%	60%	£16,817,322	£20,266,869	£17,855,674	£17,464,670	£20,824,492	£18,402,417
50%	60%	£12,926,608	£16,731,888	£14,036,425	£13,624,198	£17,361,614	£14,666,139

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£72,883,544	£72,883,544	£72,883,544	£72,883,544	£72,883,544	£72,883,544
10%	70%	£80,642,565	£79,794,534	£80,403,358	£80,549,628	£79,691,597	£80,310,420
15%	70%	£84,529,854	£83,297,808	£84,166,943	£84,395,448	£83,098,402	£84,026,637
20%	70%	£88,417,143	£86,891,082	£88,054,228	£88,282,733	£86,991,256	£87,742,854
25%	70%	£92,304,432	£90,484,356	£92,147,512	£92,376,017	£91,284,101	£91,959,071
30%	70%	£96,191,721	£94,077,630	£96,040,786	£96,269,291	£95,191,185	£95,874,287
35%	70%	£100,080,010	£97,670,904	£100,000,000	£100,229,285	£99,102,269	£99,899,503
40%	70%	£103,968,300	£101,264,178	£103,900,000	£104,158,570	£103,013,353	£103,726,719
45%	70%	£107,856,590	£104,857,452	£107,800,000	£108,797,851	£107,704,437	£108,440,935
50%	70%	£111,744,880	£108,450,726	£111,700,000	£112,437,132	£111,615,521	£112,153,151
100%	70%	£115,633,170	£112,044,000	£115,600,000	£116,076,413	£115,026,605	£115,765,369
10%	80%	£80,665,715	£79,685,109	£80,392,335	£80,603,757	£79,623,151	£80,330,377
15%	80%	£84,559,579	£83,089,670	£84,149,510	£84,466,643	£83,295,733	£84,056,572
20%	80%	£88,453,445	£86,492,232	£88,069,894	£88,383,928	£87,308,616	£87,992,768
25%	80%	£92,347,311	£90,086,478	£92,000,000	£92,317,113	£91,233,507	£91,928,984
30%	80%	£96,241,177	£93,679,752	£96,000,000	£96,326,400	£95,248,391	£95,944,200
35%	80%	£100,135,043	£97,273,026	£100,000,000	£100,635,687	£99,559,284	£100,259,417
40%	80%	£104,028,909	£100,866,300	£104,000,000	£104,944,974	£103,872,171	£104,570,643
45%	80%	£107,922,775	£104,459,574	£107,900,000	£108,254,261	£107,187,264	£107,881,859
50%	80%	£111,816,641	£108,052,848	£111,800,000	£112,563,548	£111,402,357	£112,193,075
100%	80%	£115,710,507	£111,646,122	£115,700,000	£116,872,835	£115,493,451	£116,104,291
15%	60%	£84,489,129	£83,386,946	£84,182,576	£84,304,253	£83,201,071	£83,996,702
20%	60%	£88,383,000	£86,899,820	£88,090,772	£88,113,010	£87,016,828	£87,702,939
25%	60%	£92,276,871	£90,392,694	£92,000,000	£92,121,765	£91,025,649	£91,711,760
30%	60%	£96,170,742	£93,886,568	£96,000,000	£96,230,652	£95,134,533	£95,820,871
35%	60%	£100,064,613	£97,380,442	£100,000,000	£100,539,535	£99,438,416	£99,916,988
40%	60%	£103,958,484	£100,874,316	£103,900,000	£104,848,418	£103,747,300	£104,458,105
45%	60%	£107,852,355	£104,368,190	£107,800,000	£108,157,301	£107,056,183	£107,769,221
50%	60%	£111,746,226	£107,862,064	£111,700,000	£112,466,184	£111,365,066	£112,080,339

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£45,228,857	£45,228,857	£45,228,857	£45,228,857	£45,228,857	£45,228,857
10%	70%	£52,987,878	£52,129,847	£52,748,670	£52,894,941	£52,036,910	£52,695,733
15%	70%	£56,876,899	£55,083,121	£56,635,482	£56,781,753	£55,928,881	£56,587,949
20%	70%	£60,765,920	£58,038,395	£60,524,041	£60,670,312	£59,880,030	£60,688,167
25%	70%	£64,654,941	£60,993,669	£64,412,600	£64,558,883	£63,831,179	£64,589,385
30%	70%	£68,543,962	£63,948,943	£68,301,159	£68,447,454	£67,682,328	£68,590,603
35%	70%	£72,432,983	£66,904,217	£72,190,718	£72,339,029	£71,523,477	£72,601,821
40%	70%	£76,321,004	£69,859,491	£76,179,277	£76,327,540	£75,507,526	£76,613,035
45%	70%	£80,209,025	£72,814,765	£80,067,841	£80,216,051	£79,191,571	£80,224,249
50%	70%	£84,097,046	£75,770,039	£83,956,405	£84,004,561	£82,776,616	£83,735,463
100%	70%	£124,158,993	£115,150,768	£121,847,621	£123,183,270	£114,175,046	£120,671,897
10%	80%	£53,011,028	£52,030,422	£52,737,648	£52,949,070	£51,968,064	£52,675,690
15%	80%	£56,900,049	£55,433,983	£56,608,822	£56,811,244	£55,831,046	£56,538,885
20%	80%	£60,789,070	£58,389,257	£60,597,595	£60,799,917	£59,810,048	£60,549,103
25%	80%	£64,678,091	£61,344,531	£64,486,368	£64,688,690	£63,721,099	£64,560,318
30%	80%	£68,567,112	£64,299,805	£68,475,143	£68,677,012	£67,602,150	£68,571,533
35%	80%	£72,456,133	£67,255,079	£72,364,318	£72,566,334	£71,493,201	£72,582,747
40%	80%	£76,345,154	£70,209,353	£76,213,091	£76,415,355	£75,344,252	£76,393,961
45%	80%	£80,234,175	£73,164,627	£80,101,868	£80,307,619	£79,233,293	£80,205,175
50%	80%	£84,123,196	£76,119,901	£83,990,642	£84,199,883	£82,922,334	£83,716,389
100%	80%	£124,158,993	£115,150,768	£121,847,621	£123,183,270	£114,175,046	£120,671,897
15%	60%	£56,904,892	£55,433,983	£56,608,822	£56,811,244	£55,831,046	£56,538,885
20%	60%	£60,793,913	£58,389,257	£60,597,595	£60,799,917	£59,810,048	£60,549,103
25%	60%	£64,682,934	£61,344,531	£64,486,368	£64,688,690	£63,721,099	£64,560,318
30%	60%	£68,571,955	£64,299,805	£68,475,143	£68,677,012	£67,602,150	£68,571,533
35%	60%	£72,460,976	£67,255,079	£72,364,318	£72,566,334	£71,493,201	£72,582,747
40%	60%	£76,350,000	£70,209,353	£76,213,091	£76,415,355	£75,344,252	£76,393,961
45%	60%	£80,239,021	£73,164,627	£80,101,868	£80,307,619	£79,233,293	£80,205,175
50%	60%	£84,128,042	£76,119,901	£83,990,642	£84,199,883	£82,922,334	£83,716,389

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,430,271	£7,430,271	£7,430,271	£7,430,271	£7,430,271	£7,430,271
10%	70%	£13,281,781	£12,921,261	£13,154,443	£13,281,781	£12,921,261	£13,154,443
15%	70%	£17,133,291	£16,672,531	£17,006,603	£17,133,291	£16,672,531	£17,006,603
20%	70%	£20,984,801	£20,423,801	£20,857,871	£20,984,801	£20,423,801	£20,857,871
25%	70%	£24,836,311	£24,175,071	£24,729,141	£24,836,311	£24,175,071	£24,729,141
30%	70%	£28,687,821	£27,926,341	£28,580,411	£28,687,821	£27,926,341	£28,580,411
35%	70%	£32,539,331	£31,677,611	£32,431,681	£32,539,331	£31,677,611	£32,431,681
40%	70%	£36,390,841	£35,428,881	£36,282,951	£36,390,841	£35,428,881	£36,282,951

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£36,233,337	£36,233,337	£36,233,337	£36,233,337	£36,233,337	£36,233,337
10%	70%	£28,474,316	£28,332,347	£28,713,623	£28,567,263	£29,425,284	£28,808,461
15%	70%	£24,592,026	£25,879,073	£24,950,838	£24,731,433	£26,018,478	£25,090,244
20%	70%	£20,709,737	£22,425,799	£21,188,153	£20,895,612	£22,611,673	£21,374,027
25%	70%	£16,827,448	£18,972,524	£17,425,467	£17,059,792	£19,204,868	£17,657,810
30%	70%	£12,945,159	£15,519,250	£13,662,781	£13,223,970	£15,799,063	£13,941,593
35%	70%	£9,062,870	£12,065,976	£9,900,096	£9,389,150	£12,391,258	£10,226,376
40%	70%	£5,180,400	£8,612,702	£5,124,878	£5,530,229	£8,984,451	£6,502,708
45%	70%	£1,297,192	£5,159,428	£2,331,231	£1,862,250	£5,577,646	£2,796,286
50%	70%	£-2,678,016	£1,682,302	£-1,462,418	£-2,205,731	£2,154,589	£-990,131
100%	70%	£-2,696,800	£-33,888,574	£40,185,427	£41,721,077	£-32,712,652	£-39,209,704
10%	80%	£28,451,166	£29,431,772	£28,724,946	£28,513,124	£29,493,730	£28,786,504
15%	80%	£24,557,301	£26,038,210	£24,967,371	£24,650,236	£26,121,146	£25,360,309
20%	80%	£20,663,436	£22,624,649	£21,210,197	£20,787,352	£22,748,565	£21,334,113
25%	80%	£16,769,283	£19,010,403	£16,169,688	£15,310,169	£19,258,236	£16,421,574
30%	80%	£12,875,613	£15,407,559	£12,406,407	£12,480,805	£15,502,417	£12,091,550
35%	80%	£8,981,466	£11,894,921	£8,702,502	£8,621,383	£11,396,338	£8,826,418
40%	80%	£5,087,752	£8,382,335	£4,934,306	£4,812,627	£7,895,810	£5,120,175
45%	80%	£1,192,039	£4,875,948	£1,166,108	£1,003,871	£4,774,761	£1,413,941
50%	80%	£-2,715,363	£1,373,962	£-1,397,912	£-1,195,116	£1,933,753	£-1,707,703
10%	60%	£13,014,611	£15,220,975	£13,629,715	£13,386,360	£15,592,724	£14,001,464
15%	60%	£9,143,896	£11,717,989	£9,881,518	£9,577,804	£12,151,696	£10,295,227
20%	60%	£5,246,516	£8,215,001	£5,090,869	£5,750,288	£8,710,667	£6,883,842
25%	60%	£1,350,371	£4,717,045	£-1,518,429	£-1,930,656	£1,806,761	£-888,714

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£42,839,191	£42,839,191	£42,839,191	£42,839,191	£42,839,191	£42,839,191
10%	70%	£36,086,169	£35,938,201	£35,919,377	£35,173,107	£36,031,157	£35,412,314
15%	70%	£31,197,880	£32,484,927	£31,556,682	£31,337,286	£32,624,332	£31,696,058
20%	70%	£27,315,591	£29,031,653	£27,794,006	£27,501,466	£29,217,527	£27,979,880
25%	70%	£23,433,302	£25,578,378	£24,031,321	£23,665,645	£25,810,722	£24,263,664
30%	70%	£19,551,013	£22,125,104	£20,268,635	£19,829,824	£22,403,916	£20,547,447
35%	70%	£15,668,723	£18,671,830	£16,595,349	£15,994,024	£18,997,111	£16,831,230
40%	70%	£11,786,252	£15,218,556	£12,720,730	£12,136,085	£15,590,815	£12,108,551
45%	70%	£7,903,045	£11,765,282	£8,937,094	£8,268,103	£12,183,500	£8,362,141
50%	70%	£4,020,837	£8,288,156	£5,143,436	£4,400,123	£8,760,442	£5,615,722
100%	70%	£-36,090,948	£-27,082,727	£-33,679,673	£-35,115,223	£-26,106,098	£-32,603,850
10%	80%	£35,057,019	£36,037,626	£35,330,400	£35,118,977	£36,099,584	£35,392,358
15%	80%	£31,163,155	£32,634,064	£31,517,224	£31,296,892	£32,727,052	£31,666,162
20%	80%	£27,280,290	£29,230,503	£27,816,050	£27,593,206	£29,354,419	£27,939,966
25%	80%	£23,397,426	£25,827,231	£23,932,801	£23,710,357	£25,846,912	£24,434,711
30%	80%	£19,514,561	£22,422,956	£20,048,676	£19,826,913	£22,422,956	£20,607,318
35%	80%	£15,631,696	£19,019,681	£16,167,372	£16,183,457	£18,757,550	£16,901,080
40%	80%	£11,748,831	£15,616,413	£12,285,923	£12,386,142	£15,310,521	£13,189,696
45%	80%	£7,865,966	£12,212,636	£8,987,494	£8,020,536	£12,491,508	£9,270,865
50%	80%	£3,981,191	£8,793,413	£5,198,446	£4,125,049	£9,108,271	£5,514,304
10%	60%	£36,103,320	£35,838,775	£35,208,355	£35,227,236	£36,962,692	£36,432,271
15%	60%	£32,220,606	£32,335,785	£31,540,159	£31,418,481	£32,521,663	£31,726,033
20%	60%	£28,337,893	£28,832,802	£27,771,962	£27,609,725	£29,080,635	£28,019,795
25%	60%	£24,451,178	£25,329,815	£24,003,765	£23,800,970	£25,639,606	£24,313,557
30%	60%	£20,568,464	£21,826,829	£20,235,969	£19,992,213	£22,198,578	£20,607,318
35%	60%	£16,683,750	£18,323,841	£16,467,372	£16,183,457	£18,757,550	£16,901,080
40%	60%	£12,798,070	£14,820,855	£13,582,425	£13,386,142	£15,310,521	£13,189,696
45%	60%	£8,913,413	£11,317,869	£9,607,425	£9,405,198	£12,412,614	£10,717,130

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£45,755,121	£45,755,121	£45,755,121	£45,755,121	£45,755,121	£45,755,121
10%	70%	£37,996,100	£38,854,131	£38,235,308	£38,089,037	£38,947,068	£38,328,245
15%	70%	£34,113,811	£35,400,857	£34,472,622	£34,252,217	£35,540,263	£34,812,029
20%	70%	£30,231,521	£31,947,583	£30,709,937	£30,417,597	£32,133,457	£30,885,811
25%	70%	£26,349,232	£28,494,308	£26,947,252	£26,581,576	£28,726,652	£27,179,594
30%	70%	£22,466,943	£25,041,034	£23,184,565	£22,746,755	£25,319,847	£23,463,378
35%	70%	£18,584,654	£21,587,760	£19,421,880	£18,909,934	£21,913,042	£19,747,160
40%	70%	£14,702,365	£18,134,487	£15,646,662	£15,052,014	£18,508,236	£16,244,942
45%	70%	£10,820,076	£14,681,213	£11,853,015	£11,184,039	£15,099,430	£12,278,072
50%	70%	£6,937,787	£11,228,938	£8,059,366	£7,316,054	£11,676,373	£8,531,653
100%	70%	£-33,175,015	£-24,166,790	£-30,663,643	£-32,199,292	£-23,191,068	£-29,687,920
10%	80%	£37,972,950	£38,953,556	£38,246,330	£38,034,908	£39,015,514	£38,308,288
15%	80%	£34,079,086	£35,549,995	£34,489,155	£34,172,022	£35,642,932	£34,982,093
20%	80%	£30,196,221	£32,146,433	£30,701,881	£30,309,377	£32,720,249	£31,466,897
25%	80%	£26,313,356	£28,742,869	£26,817,472	£26,431,353	£28,520,621	£27,201,726
30%	80%	£22,430,491	£25,339,302	£23,034,607	£22,652,236	£25,413,949	£24,093,002
35%	80%	£18,547,626	£21,935,735	£19,139,720	£18,759,311	£22,507,272	£21,185,815
40%	80%	£14,664,761	£18,532,167	£15,691,472	£15,831,353	£18,770,202	£15,943,358
45%	80%	£10,781,896	£15,128,627	£11,903,425	£10,936,467	£15,407,439	£12,186,796
50%	80%	£6,899,031	£11,725,087	£8,115,377	£7,040,979	£12,024,201	£8,430,235
10%	60%	£38,019,251	£38,754,705	£38,224,286	£38,143,167	£38,878,622	£38,348,202
15%	60%	£34,145,337	£35,251,719	£34,456,089	£34,334,412	£35,437,594	£34,941,963
20%	60%	£30,271,465	£31,748,752	£30,687,893	£30,526,665	£31,996,566	£31,593,726
25%	60%	£26,407,109	£28,245,746	£26,919,696	£26,716,900	£28,555,537	£27,229,487
30%	60%	£22,533,395	£24,742,759	£23,151,499	£22,908,144	£25,114,509	£23,523,249
35%	60%	£18,665,681	£21,239,772	£19,383,303	£19,099,388	£21,673,480	£19,817,011
40%	60%	£14,788,301	£17,736,786	£15,601,854	£15,272,073	£18,232,452	£16,105,627
45%	60%	£10,911,413	£14,233,799	£12,415,355	£12,119,129	£15,787,445	£13,633,070

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£35,816,444	£35,816,444	£35,816,444	£35,816,444	£35,816,444	£35,816,444
10%	70%	£28,057,423	£28,915,454	£28,296,631	£28,150,360	£29,008,391	£28,389,568
15%	70%	£24,175,134	£25,362,180	£24,533,948	£24,314,540	£25,601,586	£24,973,352
20%	70%	£20,292,844	£22,008,905	£20,771,260	£20,478,720	£22,194,780	£20,957,134
25%	70%	£16,410,555	£18,555,631	£17,008,575	£16,642,899	£19,797,975	£17,240,917
30%	70%	£12,528,266	£15,102,357	£13,245,888	£12,807,078	£15,381,170	£13,524,701
35%	70%	£8,645,977	£11,649,083	£9,483,203	£8,971,257	£11,974,365	£9,808,483
40%	70%	£4,763,507	£8,195,810	£5,707,985	£5,113,337	£8,567,559	£6,085,815
45%	70%	£820,299	£4,742,536	£1,914,539	£1,245,357	£5,160,753	£2,339,395
50%	70%	£-3,094,909	£1,265,409	£-1,879,311	£-2,622,623	£1,737,696	£-1,407,024
100%	70%	£-43,113,682	£-34,105,467	£-40,602,320	£-42,137,869	£-33,129,745	£-36,626,597
10%	80%	£28,034,273	£29,014,879	£28,307,653	£28,096,231	£29,076,837	£28,369,611
15%	80%	£24,140,409	£25,611,318	£24,550,478	£24,233,345	£25,704,255	£24,643,416
20%	80%	£20,246,544	£22,207,756	£20,793,304	£20,370,460	£22,331,672	£20,917,220
25%	80%	£16,352,679	£18,803,510	£15,752,795	£15,493,276	£18,841,344	£16,004,681
30%	80%	£12,460,814	£15,398,236	£11,245,920	£10,997,790	£15,468,762	£12,248,111
35%	80%	£8,569,949	£11,992,962	£8,243,045	£7,997,698	£12,085,524	£9,508,442
40%	80%	£4,675,084	£8,587,688	£5,328,169	£5,079,345	£11,673,286	£8,103,815
45%	80%	£720,219	£5,182,408	£1,914,539	£1,245,357	£5,160,753	£2,339,395
50%	80%	£-2,					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£48,717,771	£48,717,771	£48,717,771	£48,717,771	£48,717,771	£48,717,771
10%	70%	£40,886,749	£41,816,785	£41,187,957	£41,051,687	£41,909,717	£41,280,894
15%	70%	£37,076,460	£38,363,507	£37,435,271	£37,215,866	£38,502,912	£37,574,678
20%	70%	£33,194,171	£34,910,233	£33,672,586	£33,380,046	£35,096,107	£33,858,460
25%	70%	£29,311,881	£31,456,958	£29,909,901	£29,544,225	£31,689,301	£30,142,244
30%	70%	£25,429,592	£28,003,684	£26,147,214	£25,708,404	£28,282,496	£26,426,027
35%	70%	£21,547,303	£24,550,410	£22,384,529	£21,872,583	£24,875,691	£22,709,809
40%	70%	£17,665,014	£21,097,136	£18,621,844	£18,014,663	£21,468,885	£19,887,141
45%	70%	£13,782,725	£17,643,862	£14,869,159	£14,146,683	£18,062,080	£15,240,721
50%	70%	£9,900,436	£14,190,588	£11,114,474	£10,278,703	£14,659,022	£11,494,302
100%	70%	£-30,212,368	£-21,204,141	£-27,700,984	£-28,236,643	£-20,228,419	£-26,725,270
10%	80%	£40,935,599	£41,916,205	£41,208,979	£40,997,557	£41,978,163	£41,270,937
15%	80%	£37,041,735	£38,512,644	£37,451,804	£37,134,671	£38,605,562	£37,544,742
20%	80%	£33,147,870	£35,109,083	£33,694,630	£33,271,786	£35,232,999	£33,818,546
40%	80%	£17,542,717	£21,494,837	£18,654,121	£17,794,603	£21,742,670	£18,906,008
45%	80%	£13,615,744	£18,091,276	£14,866,074	£13,899,116	£18,370,088	£15,149,445
50%	80%	£9,688,771	£14,671,993	£11,078,026	£10,003,628	£14,986,850	£11,392,884
10%	60%	£40,981,900	£41,717,354	£41,186,935	£41,105,816	£41,841,272	£41,310,851
15%	60%	£37,111,186	£38,214,368	£37,418,739	£37,297,061	£38,400,243	£37,604,613
20%	60%	£33,240,473	£34,711,382	£33,650,542	£33,488,305	£34,950,215	£33,888,375
25%	60%	£29,369,758	£31,208,395	£29,882,345	£29,679,549	£31,518,186	£30,192,136
30%	60%	£25,499,044	£27,705,409	£26,114,149	£25,870,793	£28,077,158	£26,485,898
35%	60%	£21,628,330	£24,202,421	£22,345,952	£22,062,037	£24,636,129	£22,779,660
40%	60%	£17,757,616	£20,699,435	£18,564,503	£18,234,722	£21,195,101	£19,668,276
50%	60%	£13,886,902	£17,196,448	£15,369,005	£15,553,778	£17,291,194	£15,685,719

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£49,605,213	£49,605,213	£49,605,213	£49,605,213	£49,605,213	£49,605,213
10%	70%	£41,846,192	£42,704,223	£42,085,400	£41,939,130	£42,797,160	£42,178,337
15%	70%	£37,983,903	£39,250,945	£38,322,714	£38,103,309	£39,390,355	£38,462,121
20%	70%	£34,081,614	£35,797,676	£34,560,029	£34,267,489	£35,983,550	£34,745,903
25%	70%	£30,189,324	£32,344,401	£30,797,344	£30,431,668	£32,576,744	£31,029,687
30%	70%	£26,317,035	£28,891,127	£27,034,657	£26,595,847	£29,169,939	£27,313,470
35%	70%	£22,434,746	£25,437,853	£23,271,972	£22,760,026	£25,763,134	£23,597,252
40%	70%	£18,524,276	£21,984,579	£19,486,755	£18,902,166	£22,356,338	£19,874,584
45%	70%	£14,609,068	£18,531,305	£15,703,107	£15,034,126	£18,949,523	£16,128,164
50%	70%	£10,693,860	£15,054,179	£11,909,458	£11,166,146	£15,526,465	£12,381,745
100%	70%	£-29,324,823	£-20,316,698	£-26,813,551	£-28,349,200	£-19,340,976	£-25,837,827
10%	80%	£41,823,042	£42,803,648	£42,096,422	£41,885,000	£42,865,606	£42,158,380
15%	80%	£37,929,178	£39,400,087	£38,339,247	£38,022,114	£39,493,025	£38,432,185
20%	80%	£34,035,313	£35,996,525	£34,582,073	£34,159,229	£36,120,442	£34,705,989
40%	80%	£18,430,160	£22,382,280	£19,541,564	£18,682,046	£22,630,113	£19,793,450
45%	80%	£14,503,187	£18,978,719	£15,753,517	£14,786,559	£19,257,531	£16,036,888
50%	80%	£10,576,214	£15,550,436	£11,965,469	£10,891,071	£15,874,293	£12,280,327
10%	60%	£41,869,343	£42,604,797	£42,074,378	£41,993,259	£42,728,715	£42,198,294
15%	60%	£37,998,629	£39,101,811	£38,306,181	£38,184,504	£39,287,686	£38,492,056
20%	60%	£34,127,915	£35,598,825	£34,537,985	£34,375,748	£35,846,656	£34,785,816
25%	60%	£30,257,201	£32,095,838	£30,789,788	£30,566,992	£32,405,629	£31,079,579
30%	60%	£26,386,487	£28,592,852	£27,001,592	£26,758,236	£28,964,601	£27,373,341
35%	60%	£22,515,773	£25,089,864	£23,233,395	£22,949,480	£25,523,572	£23,667,103
40%	60%	£18,618,393	£21,586,878	£19,451,946	£19,122,165	£22,082,544	£19,955,719
50%	60%	£14,711,505	£18,083,891	£16,333,448	£15,441,221	£18,178,637	£16,483,162

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£26,854,524	£26,854,524	£26,854,524	£26,854,524	£26,854,524	£26,854,524
10%	70%	£21,483,695	£22,411,837	£21,782,893	£21,582,586	£22,510,728	£21,881,785
15%	70%	£18,798,280	£20,190,493	£19,247,077	£18,946,617	£20,338,831	£19,395,414
20%	70%	£16,112,865	£17,969,149	£16,711,262	£16,310,649	£18,166,933	£16,909,045
25%	70%	£13,427,450	£15,747,806	£14,175,446	£13,674,680	£15,995,036	£14,422,676
30%	70%	£10,742,036	£13,526,462	£11,639,630	£11,038,711	£13,823,138	£11,836,306
35%	70%	£8,041,927	£11,305,119	£9,103,815	£8,393,710	£11,651,241	£9,449,937
40%	70%	£5,323,844	£9,083,776	£6,540,211	£5,725,881	£9,479,343	£6,942,248
45%	70%	£2,605,759	£6,860,709	£3,974,173	£3,058,051	£7,303,001	£4,426,464
50%	70%	£-114,162	£4,604,287	£1,408,134	£390,222	£5,106,834	£1,910,680
100%	70%	£-27,739,549	£-18,152,045	£-24,648,897	£-26,718,018	£-17,130,513	£-23,627,366
10%	80%	£21,482,745	£22,513,480	£21,794,686	£21,518,673	£22,570,407	£21,960,614
15%	80%	£18,751,856	£20,342,957	£19,264,768	£18,850,748	£20,441,849	£19,363,659
20%	80%	£16,050,967	£18,172,435	£16,734,849	£16,182,822	£18,304,291	£16,866,704
25%	80%	£13,350,078	£16,001,912	£14,204,929	£13,514,898	£16,166,732	£14,369,749
30%	80%	£10,649,189	£13,831,391	£11,675,010	£10,846,972	£14,029,174	£11,872,795
35%	80%	£7,931,834	£11,660,868	£9,145,092	£8,166,355	£11,891,616	£9,375,840
40%	80%	£5,198,022	£9,490,346	£6,585,156	£5,466,047	£9,754,059	£6,856,181
45%	80%	£2,464,211	£7,315,582	£4,028,111	£2,765,738	£7,616,500	£4,329,639
50%	80%	£-274,011	£5,120,812	£1,468,066	£65,429	£5,455,843	£1,803,097
10%	60%	£21,514,643	£22,310,194	£21,771,099	£21,646,500	£22,442,050	£21,902,955
15%	60%	£18,944,703	£20,036,029	£19,229,387	£18,042,487	£20,235,613	£19,427,170
20%	60%	£16,374,763	£17,761,574	£16,067,474	£15,438,475	£18,021,386	£17,251,386
25%	60%	£13,804,823	£15,493,699	£14,145,962	£13,834,463	£15,823,339	£14,475,602
30%	60%	£11,234,883	£13,221,534	£11,604,250	£11,230,451	£13,617,102	£11,999,818
35%	60%	£8,152,021	£10,949,370	£9,062,537	£8,621,064	£11,410,865	£9,524,033
40%	60%	£5,449,665	£8,677,205	£6,492,265	£5,985,714	£9,204,629	£7,028,315
45%	60%	£2,747,308	£6,385,837	£4,320,234	£3,360,364	£6,988,983	£4,523,288
50%	60%	£44,982	£4,087,762	£1,348,202	£715,014	£4,757,823	£2,018,264

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-97,817,210	£-97,817,210	£-97,817,210	£-97,817,210	£-97,817,210	£-97,817,210
10%	70%	£-103,188,040	£-102,259,898	£-102,888,841	£-103,089,148	£-102,161,006	£-102,798,950
15%	70%	£-105,873,454	£-104,481,241	£-105,424,857	£-105,725,117	£-104,332,904	£-105,276,330
20%	70%	£-108,558,869	£-106,702,586	£-107,969,473	£-108,361,088	£-106,594,801	£-107,762,689
25%	70%	£-111,244,284	£-108,923,928	£-110,496,288	£-110,997,054	£-108,676,698	£-110,249,058
30%	70%	£-113,929,699	£-111,145,272	£-113,032,104	£-113,633,023	£-110,848,596	£-112,735,428
35%	70%	£-116,629,807	£-113,366,615	£-115,567,919	£-116,278,024	£-113,020,494	£-115,221,798
40%	70%	£-119,347,891	£-115,587,959	£-118,131,524	£-118,945,854	£-115,192,391	£-117,729,487
45%	70%	£-122,065,975	£-117,811,025	£-120,697,562	£-121,413,883	£-117,368,733	£-120,245,270
50%	70%	£-124,785,896	£-120,067,447	£-123,263,600	£-124,281,512	£-119,564,901	£-122,761,054
100%	70%	£-152,411,283	£-142,823,779	£-149,320,632	£-151,389,752	£-141,802,248	£-148,299,100
10%	80%	£-103,218,989	£-102,158,255	£-102,877,048	£-103,153,061	£-102,092,327	£-102,811,121
15%	80%	£-105,919,878	£-104,328,777	£-105,406,967	£-106,820,987	£-104,229,886	£-105,308,075
20%	80%	£-108,629,768	£-106,499,299	£-107,936,895	£-108,989,912	£-106,367,844	£-107,895,030
25%	80%	£-111,347,712	£-108,670,828	£-110,983,578	£-112,055,687	£-110,417,676	£-111,816,634
30%	80%	£-114,067,656	£-110,842,357	£-113,837,623	£-115,128,612	£-111,594,901	£-114,791,911
35%	80%	£-116,787,600	£-113,013,886	£-116,691,668	£-118,201,541	£-113,772,829	£-117,767,886
40%	80%	£-119,507,544	£-115,185,415	£-120,545,716	£-121,274,470	£-115,951,764	£-120,743,830
45%	80%	£-122,227,488	£-117,356,944	£-124,399,764	£-124,349,401	£-118,125,231	£-123,719,764
50%	80%	£-124,947,432	£-119,528,473	£-128,253,812	£-128,309,330	£-120,298,284	£-126,696,708
10%	60%	£-103,157,091	£-102,361,540	£-102,900,635	£-103,025,235	£-102,229,684	£-102,768,780
15%	60%	£-105,877,031	£-104,633,705	£-105,442,347	£-106,629,247	£-104,435,922	£-105,244,564
20%	60%	£-108,596,971	£-106,905,870	£-107,984,058	£-109,283,258	£-106,642,168	£-107,720,348
25%	60%	£-111,316,915	£-109,178,035	£-110,525,772	£-110,837,271	£-108,848,395	£-110,196,132
30%	60%	£-114,036,859	£-111,450,200	£-113,067,485	£-113,441,283	£-111,054,632	£-112,671,917
35%	60%	£-116,756,803	£-113,722,365	£-115,609,197	£-116,050,670	£-113,260,869	£-115,147,701
40%	60%	£-119,476,747	£-115,994,529	£-118,179,469	£-118,686,020	£-115,467,106	£-117,643,419
50%	60%	£-124,626,788	£-120,588,973	£-123,263,552	£-123,956,720	£-119,913,911	£-122,653,470

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-70,162,523	£-70,162,523	£-70,162,523	£-70,162,523	£-70,162,523	£-70,162,523
10%	70%	£-75,533,352	£-74,605,210	£-75,234,154	£-75,434,461	£-74,506,319	£-75,195,262
15%	70%	£-78,218,767	£-76,826,554	£-77,969,070	£-78,070,430	£-76,878,167	£-77,621,633
20%	70%	£-80,904,182	£-79,047,898	£-80,365,785	£-80,706,398	£-78,850,134	£-80,108,002
25%	70%	£-83,589,597	£-81,269,241	£-82,841,601	£-83,342,367	£-81,022,011	£-82,594,371
30%	70%	£-86,275,011	£-83,490,585	£-85,377,417	£-85,978,336	£-83,193,909	£-85,080,741
35%	70%	£-88,960,426	£-85,711,928	£-87,913,232	£-88,623,337	£-85,365,806	£-87,567,110
40%	70%	£-91,645,841	£-87,933,271	£-90,478,836	£-91,291,166	£-87,537,704	£-90,074,799
45%	70%	£-94,331,256	£-90,154,614	£-93,043,874	£-93,993,998	£-89,714,046	£-92,590,538
50%	70%	£-97,016,671	£-92,375,957	£-95,608,913	£-96,626,825	£-91,910,213	£-95,106,367
100%	70%	£-124,756,596	£-115,169,092	£-121,865,944	£-123,735,065	£-114,147,560	£-120,644,413
10%	80%	£-75,564,302	£-74,503,567	£-75,222,361	£-75,498,374	£-74,437,640	£-75,156,433
15%	80%	£-78,249,717	£-76,674,990	£-77,752,279	£-78,166,299	£-76,755,198	£-77,653,388
20%	80%	£-80,935,132	£-78,846,413	£-80,260,198	£-80,834,225	£-78,712,756	£-80,150,343
25%	80%	£-83,620,547	£-81,067,756	£-82,805,011	£-83,515,000	£-81,262,989	£-82,160,866
30%	80%	£-86,305,962	£-83,289,099	£-85,339,824	£-86,124,819	£-83,819,127	£-85,672,235
35%	80%	£-88,991,377	£-85,510,442	£-87,874,639	£-88,680,648	£-85,970,265	£-88,178,704
40%	80%	£-91,676,792	£-87,731,785	£-90,409,450	£-91,241,469	£-88,521,394	£-90,684,073
45%	80%	£-94,362,207	£-89,953,128	£-92,944,261	£-93,926,270	£-90,372,523	£-93,189,442
50%	80%	£-97,047,622	£-92,174,471	£-95,479,072	£-96,511,079	£-92,223,652	£-95,694,711
10%	60%	£-75,502,404	£-74,706,853	£-75,245,948	£-75,370,547	£-74,574,997	£-75,114,092
15%	60%	£-78,187,819	£-76,928,276	£-77,787,890	£-77,974,580	£-76,781,234	£-77,589,877
20%	60%	£-80,873,234	£-79,149,700	£-80,322,704	£-80,519,272	£-78,987,471	£-80,095,661
25%	60%	£-83,558,649	£-81,371,043	£-82,871,515	£-83,182,584	£-81,193,708	£-82,541,445
30%	60%	£-86,244,064	£-83,592,386	£-85,412,797	£-85,786,596	£-83,399,945	£-85,017,229
35%	60%	£-88,929,479	£-85,813,729	£-87,953,010	£-88,395,383	£-85,606,182	£-87,493,014
40%	60%	£-91,614,894	£-88,035,072	£-90,524,782	£-91,031,333	£-87,812,418	£-89,988,732
50%	60%	£-94,300,309	£-90,256,415	£-92,800,845	£-93,502,033	£-92,229,224	£-94,898,793

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-17,503,396	£-17,503,396	£-17,503,396	£-17,503,396	£-17,503,396	£-17,503,396
10%	70%	£-22,874,225	£-21,946,083	£-22,575,027	£-22,775,333	£-21,847,191	£-22,476,135
15%	70%	£-25,559,640	£-24,667,426	£-25,295,829	£-25,496,135	£-24,548,533	£-24,862,505
20%	70%	£-28,245,055	£-26,388,770	£-27,646,658	£-27,847,271	£-26,190,987	£-27,445,874
25%	70%	£-30,930,469	£-28,110,113	£-30,182,474	£-30,683,239	£-28,362,883	£-29,935,244
30%	70%	£-33,615,884	£-30,831,458	£-32,718,289	£-33,219,209	£-30,534,781	£-32,421,614
35%	70%	£-36,301,299	£-33,552,801	£-35,254,105	£-35,964,20		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,299,671	£11,299,671	£11,299,671	£11,299,671	£11,299,671	£11,299,671
10%	70%	£5,628,941	£8,859,883	£8,859,883	£8,027,733	£9,355,875	£8,338,931
15%	70%	£3,243,426	£4,635,640	£3,692,224	£3,391,764	£4,783,977	£3,840,561
20%	70%	£598,012	£2,414,296	£1,156,408	£755,795	£2,612,079	£1,354,192
25%	70%	£2,127,403	£192,953	£-1,379,407	£-1,880,173	£440,183	£-1,132,177
30%	70%	£4,812,818	£2,028,391	£3,915,223	£4,516,142	£-1,731,715	£-3,618,548
35%	70%	£7,512,926	£4,248,735	£6,451,039	£7,161,143	£3,903,613	£6,104,917
40%	70%	£10,221,010	£5,471,078	£9,014,643	£9,828,973	£5,075,611	£9,612,606
45%	70%	£12,940,095	£8,704,144	£11,580,681	£12,496,803	£8,251,852	£11,128,389
50%	70%	£15,668,015	£10,950,567	£14,146,719	£15,164,631	£10,448,020	£13,644,173
100%	70%	£43,294,403	£33,708,898	£40,203,751	£42,272,871	£32,685,367	£39,182,219
10%	80%	£5,997,891	£6,958,626	£6,239,833	£5,963,820	£7,024,553	£6,305,760
15%	80%	£3,197,002	£4,786,103	£3,709,814	£3,295,894	£4,886,995	£3,809,806
20%	80%	£496,113	£2,617,582	£1,179,995	£627,959	£2,749,437	£1,311,851
40%	80%	£-10,356,831	£-8,064,507	£-8,966,697	£-10,088,807	£-5,800,795	£-8,698,673
45%	80%	£-13,090,643	£-8,239,272	£-11,526,742	£-12,789,115	£-7,938,353	£-11,225,215
50%	80%	£-15,828,864	£-10,434,041	£-14,086,787	£-15,489,424	£-10,099,010	£-13,751,757
10%	60%	£5,958,790	£6,755,340	£6,216,246	£6,081,646	£6,887,197	£6,348,101
15%	60%	£3,289,848	£4,483,176	£3,674,533	£3,487,634	£4,880,958	£3,872,317
20%	60%	£519,910	£2,211,011	£1,132,821	£883,622	£2,474,723	£1,396,533
25%	60%	£-2,050,030	£-61,155	£-1,408,892	£-1,720,390	£268,485	£-1,079,252
30%	60%	£-4,719,971	£-2,333,319	£-3,950,604	£-4,324,403	£-1,937,751	£-3,555,036
35%	60%	£-7,402,832	£-4,605,484	£-6,492,316	£-6,933,789	£-4,143,988	£-6,030,620
40%	60%	£-10,105,180	£-6,877,648	£-9,062,588	£-9,560,139	£-6,350,225	£-8,526,539
50%	60%	£-15,509,902	£-11,467,092	£-14,206,651	£-14,839,839	£-10,797,030	£-13,538,590

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,905,524	£17,905,524	£17,905,524	£17,905,524	£17,905,524	£17,905,524
10%	70%	£12,534,685	£19,462,837	£12,833,893	£12,833,893	£13,561,729	£12,832,785
15%	70%	£9,849,280	£11,241,494	£10,298,077	£9,997,617	£11,389,631	£10,446,416
20%	70%	£7,163,855	£9,020,150	£7,762,262	£7,361,649	£9,217,933	£7,960,045
25%	70%	£4,478,451	£6,798,806	£5,226,446	£4,725,681	£7,046,036	£5,473,676
30%	70%	£1,793,036	£4,577,462	£2,690,631	£2,089,711	£4,874,139	£2,987,306
35%	70%	£-907,979	£2,356,719	£154,815	£-855,269	£2,702,241	£500,837
40%	70%	£-3,625,156	£1,174,776	£-2,408,789	£-3,223,119	£3,300,343	£-2,006,752
45%	70%	£-6,343,241	£-2,098,290	£-4,974,627	£-5,890,949	£-1,645,998	£-4,522,535
50%	70%	£-9,063,162	£-4,344,713	£-7,540,885	£-8,558,778	£-3,842,166	£-7,038,319
100%	70%	£-36,688,549	£-27,101,044	£-33,597,897	£-35,667,018	£-26,079,513	£-32,576,366
10%	80%	£12,503,745	£13,564,480	£12,845,687	£12,569,673	£13,630,407	£12,911,614
15%	80%	£9,802,856	£11,993,957	£10,315,768	£9,991,748	£11,492,349	£10,414,669
20%	80%	£7,101,967	£9,223,435	£7,785,849	£7,233,822	£9,355,251	£7,917,705
40%	80%	£-3,750,977	£541,347	£-2,360,844	£-3,482,953	£805,508	£-2,092,619
45%	80%	£-6,484,789	£-1,633,418	£-4,920,888	£-6,183,262	£-1,332,500	£-4,619,361
50%	80%	£-9,223,010	£-3,828,188	£-7,480,933	£-8,883,570	£-3,493,157	£-7,145,903
10%	60%	£12,565,843	£13,361,194	£12,822,099	£12,697,500	£13,493,050	£12,953,959
15%	60%	£9,895,703	£11,089,029	£10,290,387	£10,093,488	£11,289,613	£10,478,171
20%	60%	£7,225,764	£8,916,865	£7,738,675	£7,489,475	£9,080,577	£8,002,386
25%	60%	£4,555,823	£6,544,699	£5,196,962	£4,885,463	£6,874,339	£5,526,602
30%	60%	£1,885,883	£4,272,535	£2,655,250	£2,281,451	£4,668,103	£3,050,818
35%	60%	£-796,979	£2,000,370	£1,133,537	£-527,936	£2,461,865	£575,024
40%	60%	£-3,498,335	£271,795	£-2,456,735	£-3,963,295	£255,828	£-1,920,885
50%	60%	£-8,904,048	£-4,861,238	£-7,600,797	£-8,233,986	£-4,191,177	£-6,930,738

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£20,821,455	£20,821,455	£20,821,455	£20,821,455	£20,821,455	£20,821,455
10%	70%	£15,450,625	£16,378,768	£15,749,824	£15,549,517	£16,477,659	£15,848,715
15%	70%	£12,785,211	£14,157,424	£13,214,008	£12,913,548	£14,305,782	£13,362,345
20%	70%	£10,079,796	£11,936,080	£10,678,193	£10,277,580	£12,133,864	£10,875,976
25%	70%	£7,394,381	£9,714,737	£8,142,377	£7,641,611	£9,961,967	£8,389,607
30%	70%	£4,708,966	£7,493,393	£5,606,561	£5,005,642	£7,790,069	£5,903,237
35%	70%	£2,008,858	£5,272,050	£3,070,746	£2,360,641	£5,618,171	£3,416,868
40%	70%	£-709,226	£3,050,770	£1,507,141	£-507,189	£3,446,274	£929,779
45%	70%	£-3,427,310	£1,817,640	£-2,058,897	£-2,975,811	£2,369,939	£-1,608,605
50%	70%	£-6,147,231	£-1,428,782	£-4,624,935	£-5,642,847	£-926,236	£-4,122,389
100%	70%	£-33,772,618	£-24,185,114	£-30,681,966	£-32,751,087	£-23,163,582	£-29,660,438
10%	80%	£15,419,676	£16,480,410	£15,761,617	£15,485,604	£16,546,338	£15,827,545
15%	80%	£12,718,787	£14,309,888	£13,231,699	£12,817,678	£14,408,780	£13,330,590
20%	80%	£10,017,366	£12,199,366	£10,680,780	£10,149,763	£12,277,225	£10,819,355
40%	80%	£-835,047	£3,457,277	£1,555,067	£-567,022	£3,720,989	£923,111
45%	80%	£-3,568,858	£1,282,513	£-2,004,958	£-3,267,331	£1,583,431	£-1,703,430
50%	80%	£-6,307,080	£-912,257	£-4,565,003	£-5,967,640	£-577,226	£-4,229,972
10%	60%	£15,481,574	£16,277,125	£15,738,030	£15,613,430	£16,408,981	£15,869,885
15%	60%	£12,811,634	£14,004,960	£13,196,318	£13,009,418	£14,202,744	£13,394,101
20%	60%	£10,141,694	£11,732,795	£10,654,605	£10,405,406	£11,999,507	£10,919,317
25%	60%	£7,471,754	£9,460,630	£8,112,893	£7,801,394	£9,790,270	£8,442,533
30%	60%	£4,801,814	£7,188,465	£5,571,180	£5,197,382	£7,584,033	£5,966,749
35%	60%	£2,118,952	£4,916,301	£3,029,468	£2,587,995	£5,377,796	£3,490,964
40%	60%	£-583,404	£2,644,136	£499,196	£-47,355	£3,171,553	£995,246
50%	60%	£-5,989,118	£-1,945,308	£-4,684,867	£-5,318,055	£-1,275,248	£-4,014,805

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,882,778	£10,882,778	£10,882,778	£10,882,778	£10,882,778	£10,882,778
10%	70%	£5,511,948	£6,440,091	£5,811,147	£5,610,840	£6,538,982	£5,910,038
15%	70%	£2,826,536	£4,216,747	£3,273,331	£2,974,671	£4,367,085	£3,423,865
20%	70%	£141,119	£1,987,463	£799,516	£338,903	£2,195,187	£937,299
25%	70%	£-2,544,296	£223,940	£-1,796,300	£-2,297,066	£23,290	£-1,549,070
30%	70%	£-5,229,711	£-2,445,284	£-4,332,116	£-4,933,035	£-2,148,608	£-4,035,440
35%	70%	£-7,929,819	£-4,666,627	£-6,867,931	£-7,578,036	£-4,320,506	£-6,521,809
40%	70%	£-10,647,903	£-6,887,970	£-9,431,536	£-10,245,868	£-6,492,403	£-9,029,498
45%	70%	£-13,365,987	£-9,121,037	£-11,987,674	£-12,913,695	£-8,668,745	£-11,545,282
50%	70%	£-16,085,908	£-11,367,459	£-14,563,812	£-15,581,524	£-10,864,913	£-14,061,066
100%	70%	£-43,711,285	£-34,123,791	£-40,620,643	£-42,689,764	£-33,102,259	£-39,588,112
10%	80%	£5,480,999	£6,541,733	£5,822,940	£5,546,927	£6,607,661	£5,888,868
15%	80%	£2,780,110	£4,371,211	£3,293,022	£2,879,001	£4,470,103	£3,391,913
20%	80%	£79,221	£2,200,899	£763,163	£211,076	£2,332,544	£994,868
40%	80%	£-10,773,724	£-8,481,400	£-9,383,590	£-10,506,699	£-8,217,688	£-9,115,586
45%	80%	£-13,507,535	£-8,656,164	£-11,943,635	£-13,206,008	£-8,356,248	£-11,642,107
50%	80%	£-16,245,757	£-10,850,934	£-14,503,680	£-15,906,317	£-10,515,903	£-14,168,649
10%	60%	£5,542,897	£6,338,448	£5,799,353	£5,674,753	£6,470,304	£5,931,208
15%	60%	£2,872,957	£4,066,283	£3,257,641	£3,070,741	£4,264,067	£3,455,424
20%	60%	£293,017	£1,794,118	£715,929	£486,729	£2,057,830	£979,649
25%	60%	£-2,466,923	£-478,047	£-1,825,784	£-2,137,283	£-148,407	£-1,496,144
30%	60%	£-5,136,863	£-2,750,212	£-4,367,497	£-4,741,295	£-2,354,644	£-3,971,928
35%	60%	£-7,819,725	£-5,022,376	£-6,909,209	£-7,350,682	£-4,560,881	£-6,447,713
40%	60%	£-10,522,081	£-7,294,541	£-9,479,481	£-9,986,032	£-6,767,118	£-9,943,431
50%	60%	£-16,928,795	£-11,883,985	£-14,623,544	£-15,296,732	£-11,213,923	£-13,953,482

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,784,104	£23,784,104	£23,784,104	£23,784,104	£23,784,104	£23,784,104
10%	70%	£18,413,275	£19,341,417	£18,712,473	£18,512,188	£19,440,309	£18,811,365
15%	70%	£15,727,860	£17,120,074	£16,176,657	£16,876,197	£17,268,411	£16,324,954
20%	70%	£13,042,445	£14,898,729	£13,640,842	£13,240,229	£15,096,513	£13,838,625
25%	70%	£10,367,030	£12,677,386	£11,105,026	£10,604,260	£12,924,616	£11,352,256
30%	70%	£7,671,616	£10,456,042	£8,569,211	£7,968,291	£10,752,718	£8,865,886
35%	70%	£4,971,507	£8,234,699	£6,033,395	£5,323,290	£8,580,821	£6,379,517
40%	70%	£2,273,424	£6,013,356	£3,469,791	£2,855,461	£6,408,923	£3,871,928
45%	70%	£-464,661	£3,790,290	£903,753	£-12,969	£4,232,582	£1,356,045
50%	70%	£-3,184,582	£1,533,867	£-1,662,285	£-2,680,198	£2,036,414	£-1,159,740
100%	70%	£-30,809,969	£-21,222,464	£-27,719,317	£-28,788,438	£-20,200,933	£-26,697,786
10%	80%	£18,382,325	£19,443,060	£18,724,267	£18,448,253	£19,508,987	£18,790,194
15%	80%	£15,691,426	£17,272,537	£16,194,348	£15,780,328	£17,371,429	£16,293,240
20%	80%	£12,989,547	£15,102,015	£13,664,429	£13,112,402	£15,233,871	£13,786,294
40%	80%	£2,127,602	£6,419,926	£3,517,736	£2,395,627	£6,883,638	£3,785,761
45%	80%	£-606,209	£4,245,162	£957,691	£-304,682	£4,546,080	£1,259,219
50%	80%	£-3,344,431	£2,050,392	£-1,602,353	£-3,004,990	£2,385,423	£-1,267,323
10%	60%	£18,444,223	£19,239,774	£18,700,879	£18,576,080	£19,371,630	£18,832,535
15%	60%	£15,774,263	£16,867,608	£16,168,967	£15,972,067	£17,165,393	£16,356,750
20%	60%	£13,104,343	£14,695,445	£13,617,254	£13,368,055	£14,959,156	£13,880,956
25%	60%	£10,434,403	£12,423,279	£11,075,542	£10,764,043	£12,752,919	£11,405,182
30%	60%	£7,764,463	£10,151,114	£8,533,830	£8,160,031	£10,546,683	£8,929,398
35%	60%	£5,081,601	£7,878,950	£5,992,117	£5,550,644	£8,340,445	£6,453,614
40%	60%	£2,379,245	£5,606,785	£3,421,845	£2,915,294	£6,134,209	£3,957,895
50%	60%	£-3,025,468	£1,017,342	£-1,722,218	£-2,355,406	£1,687,403	£-1,052,156

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£24,671,547	£24,671,547	£24,671,547	£24,671,547	£24,671,547	£24,671,547
10%	70%	£19,300,718	£20,228,860	£19,599,916	£19,399,609	£20,327,751	£19,698,808
15%	70%	£16,615,303	£18,007,517	£17,084,100	£16,783,640	£18,155,854	£17,212,437
20%	70%	£13,929,888	£15,786,172	£14,528,285	£14,127,672	£15,983,956	£14,726,068
25%	70%	£11,244,473	£13,564,829	£11,992,469	£11,491,703	£13,812,059	£12,239,699
30%	70%	£8,559,059	£11,343,485	£9,456,654	£8,855,734	£11,640,161	£9,753,329
35%	70%	£5,858,950	£9,122,142	£6,920,838	£6,210,733	£9,468,264	£7,266,960
40%	70%	£3,140,867	£6,900,799	£4,357,234	£3,542,994	£7,296,366	£4,759,271
45%	70%	£422,782	£4,667,733	£1,791,196	£875,074	£5,120,024	£2,243,488
50%	70%	£-2,297,139	£2,421,310	£-774,843	£-1,792,755	£2,923,857	£-272,297
100%	70%	£-29,922,526	£-20,335,021	£-26,831,674	£-28,900,695	£-19,313,490	£-25,610,343
10%	80%	£19,269,768	£20,330,503	£19,611,709	£19,335,696	£20,396,430	£19,677,637
15%	80%	£16,568,879	£17,159,980	£17,081,791	£16,667,771	£18,298,872	£17,180,683
20%	80%	£13,867,990	£15,989,458	£14,551,672	£13,999,845	£16,121,314	£14,883,727
40%	80%	£3,015,045	£7,307,369	£4,405,179	£3,283,070	£7,571,081	£4,673,204
45%	80%	£281,234	£5,132,605	£1,845,134	£582,761	£5,433,523	£2,146,662
50%	80%	£-2,456,988	£2,937,835	£-714,910	£-2,117,547	£3,272,866	£-379,880
10%	60%	£19,331,666	£20,127,217	£19,588,122	£19,463,523	£20,259,073	£19,719,978
15%	60%	£16,661,726	£17,655,952	£17,046,410	£16,859,510	£18,052,836	£17,244,193
20%	60%	£13,991,786	£15,582,888	£14,504,697	£14,255,498	£15,846,599	£14,768,406
25%	60%	£11,321,846	£13,310,722	£11,962,985	£11,651,486	£13,640,362	£12,292,625
30%	60%	£8,651,906	£11,038,557	£9,421,273	£9,047,474	£11,434,125	£9,816,641
35%	60%	£5,969,044	£8,766,393	£6,879,560	£6,438,087	£9,227,888	£7,341,057
40%	60%	£3,266,685	£6,494,228	£4,309,298	£3,802,737	£7,021,652	£4,845,338
50%	60%	£-2,136,026	£1,904,785	£-834,775	£-1,467,983	£2,574,846	£-164,713

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	2
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,563,133	£1,563,133	£1,563,133	£1,563,133	£1,563,133	£1,563,133
10%	70%	£1,513,335	£386,749	£1,119,156	£1,412,099	£285,513	£1,017,919
15%	70%	£3,064,352	£1,374,474	£2,473,083	£2,912,497	£1,222,619	£2,321,228
20%	70%	£4,615,369	£2,362,199	£3,827,011	£4,412,896	£2,159,724	£3,624,537
25%	70%	£6,166,388	£3,349,922	£5,180,938	£5,913,295	£3,096,831	£4,927,846
30%	70%	£7,717,405	£4,337,647	£6,534,866	£7,413,694	£4,033,936	£6,231,155
35%	70%	£9,268,422	£5,325,371	£7,888,793	£9,914,092	£4,971,042	£7,534,464
40%	70%	£10,819,439	£6,313,096	£9,242,720	£10,414,491	£5,908,148	£8,837,772
45%	70%	£12,370,456	£7,300,820	£10,596,647	£11,914,890	£6,845,254	£10,141,081
50%	70%	£13,921,473	£8,288,544	£11,950,576	£13,415,289	£7,782,359	£11,444,391
100%	70%	£29,431,645	£18,165,787	£25,489,649	£28,419,275	£17,153,418	£24,477,480
10%	80%	£1,568,824	£291,297	£1,118,333	£1,501,332	£213,806	£1,050,842
15%	80%	£3,147,585	£1,216,295	£2,471,849	£3,046,348	£1,115,058	£2,370,612
20%	80%	£4,726,347	£2,151,293	£3,825,364	£4,591,364	£2,016,311	£3,899,382
25%	80%	£6,305,107	£3,086,291	£5,178,881	£6,136,379	£2,917,562	£5,010,152
30%	80%	£7,883,868	£4,021,289	£6,532,396	£7,681,395	£3,818,815	£6,329,922
35%	80%	£9,462,630	£4,956,287	£7,985,912	£9,226,411	£4,720,067	£7,649,692
40%	80%	£11,041,391	£5,891,285	£9,239,428	£10,771,426	£5,621,320	£8,969,462
45%	80%	£12,620,153	£6,826,283	£10,592,944	£12,316,442	£6,522,572	£10,289,232
50%	80%	£14,198,914	£7,761,281	£11,946,459	£13,861,457	£7,423,824	£11,609,003
10%	60%	£1,457,848	£492,203	£1,119,980	£1,322,865	£357,220	£984,997
15%	60%	£2,981,120	£1,532,653	£2,474,318	£2,778,647	£1,330,179	£2,271,844
20%	60%	£4,504,393	£2,617,104	£3,828,057	£4,234,428	£2,303,138	£3,558,692
25%	60%	£6,027,667	£3,613,554	£5,182,996	£5,690,210	£3,278,098	£4,845,540
30%	60%	£7,550,940	£4,604,005	£6,537,335	£7,145,992	£4,249,057	£6,132,387
35%	60%	£9,074,213	£5,594,456	£7,891,675	£8,601,774	£5,222,017	£7,419,235
40%	60%	£10,597,486	£6,574,906	£9,246,014	£10,057,556	£6,194,975	£8,706,083
45%	60%	£12,120,759	£7,555,357	£10,600,352	£11,513,338	£7,167,935	£9,992,931
50%	60%	£13,644,033	£8,515,808	£11,954,691	£12,969,120	£8,140,895	£11,274,778

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£123,108,601	£123,108,601	£123,108,601	£123,108,601	£123,108,601	£123,108,601
10%	70%	£126,186,070	£125,058,484	£125,790,890	£126,083,833	£124,957,247	£125,689,654
15%	70%	£127,736,087	£126,046,208	£127,144,817	£127,594,291	£125,894,353	£126,992,982
20%	70%	£129,287,104	£127,033,933	£128,498,745	£129,084,639	£126,831,459	£128,296,271
25%	70%	£130,838,122	£128,021,656	£129,852,673	£130,585,029	£127,768,565	£129,599,580
30%	70%	£132,389,139	£129,009,381	£131,206,601	£132,085,428	£128,705,670	£130,902,889
35%	70%	£133,940,156	£129,997,106	£132,560,527	£133,585,826	£129,642,776	£132,206,198
40%	70%	£135,491,173	£130,984,830	£133,914,454	£135,086,225	£130,579,882	£133,509,506
45%	70%	£137,042,190	£131,972,554	£135,268,382	£136,586,624	£131,516,988	£134,812,816
50%	70%	£138,593,207	£132,960,278	£136,622,310	£138,087,023	£132,454,093	£136,116,125
100%	70%	£154,103,379	£142,837,521	£150,161,584	£153,091,099	£141,825,152	£148,149,214
10%	80%	£126,240,558	£124,953,031	£125,790,067	£126,173,068	£124,885,540	£125,722,576
15%	80%	£127,819,320	£125,889,029	£127,143,583	£127,718,082	£125,798,793	£127,042,346
20%	80%	£129,398,081	£126,823,027	£128,497,099	£129,263,998	£126,689,045	£128,362,116
25%	80%	£130,976,843	£127,757,025	£130,851,152	£131,815,160	£127,603,054	£130,641,038
30%	80%	£132,555,604	£128,691,023	£132,204,206	£133,366,269	£128,516,160	£131,960,966
35%	80%	£134,134,365	£129,625,021	£133,595,254	£134,917,378	£129,429,267	£133,281,894
40%	80%	£135,713,126	£130,559,019	£134,946,242	£136,468,487	£130,342,366	£134,602,822
45%	80%	£137,291,887	£131,493,017	£136,295,226	£138,019,596	£131,255,465	£135,923,750
50%	80%	£138,870,648	£132,427,015	£137,644,210	£139,570,705	£132,168,564	£137,244,678
10%	60%	£128,129,582	£125,163,937	£125,791,714	£125,994,599	£125,028,954	£125,658,731
15%	60%	£127,852,895	£126,204,387	£127,146,052	£127,450,381	£126,001,913	£126,943,579
20%	60%	£129,176,157	£127,244,838	£128,500,391	£128,906,162	£126,974,873	£128,250,426
25%	60%	£130,690,401	£128,285,288	£129,854,730	£130,361,944	£127,947,832	£129,517,274
30%	60%	£132,222,674	£129,325,740	£131,209,070	£131,817,726	£128,920,790	£130,804,122
35%	60%	£133,745,947	£130,366,190	£132,563,409	£133,273,508	£129,893,751	£132,090,969
40%	60%	£135,269,221	£131,406,640	£133,917,748	£134,729,290	£130,866,710	£133,377,817
50%	60%	£136,792,494	£132,447,090	£135,272,087	£136,185,072	£131,840,669	£134,664,665

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£95,453,914	£95,453,914	£95,453,914	£95,453,914	£95,453,914	£95,453,914
10%	70%	£98,530,382	£97,403,796	£98,136,203	£99,429,148	£97,302,590	£98,034,966
15%	70%	£103,091,329	£99,391,521	£99,490,130	£103,993,544	£99,339,275	£103,335,275
20%	70%	£107,652,276	£101,380,246	£101,549,058	£107,429,943	£101,287,771	£106,841,584
25%	70%	£112,213,223	£103,368,971	£103,707,985	£111,864,342	£103,236,276	£111,352,885
30%	70%	£116,774,170	£105,357,706	£105,866,019	£116,298,731	£105,184,781	£115,844,186
35%	70%	£121,335,117	£107,346,431	£108,024,053	£120,733,120	£107,133,286	£120,335,487
40%	70%	£125,896,064	£109,335,156	£110,182,087	£125,167,509	£109,081,791	£124,826,788
45%	70%	£130,457,011	£111,323,881	£112,340,121	£129,601,898	£111,030,296	£129,318,089
50%	70%	£135,017,958	£113,312,606	£114,498,155	£134,036,287	£112,978,801	£133,809,390
100%	70%	£126,448,692	£115,182,834	£122,566,890	£125,436,322	£114,170,465	£121,494,527
10%	80%	£98,585,871	£97,298,344	£98,135,386	£98,518,379	£97,230,853	£98,067,889
15%	80%	£100,164,632	£98,233,342	£99,488,896	£100,963,395	£98,132,105	£99,387,659
20%	80%	£101,743,393	£99,168,340	£100,842,411	£102,417,411	£99,081,409	£100,701,429
25%	80%	£103,322,154	£100,103,332	£102,205,475	£103,870,427	£100,028,367	£102,116,489
30%	80%	£104,900,915	£101,038,324	£103,596,539	£105,321,443	£101,977,326	£103,627,549
35%	80%	£106,479,676	£101,973,316	£104,987,603	£106,772,459	£102,926,285	£105,138,609
40%	80%	£108,058,437	£102,908,308	£106,388,667	£108,223,475	£103,875,244	£106,649,669
45%	80%	£109,637,198	£103,843,300	£107,789,731	£109,674,491	£104,824,193	£108,160,729
50%	80%	£111,215,959	£104,778,292	£109,190,785	£111,125,507	£105,773,142	£109,671,789
10%	60%	£98,474,895	£97,509,250	£98,137,027	£98,339,912	£97,374,287	£98,002,044
15%	60%	£99,998,157	£98,549,709	£99,491,965	£99,795,894	£98,347,226	£99,289,891
20%	60%	£101,521,419	£99,590,157	£100,845,704	£101,251,875	£99,330,186	£100,576,739
25%	60%	£103,044,681	£100,530,605	£102,200,043	£102,707,257	£100,283,145	£101,862,587
30%	60%	£104,567,943	£101,471,052	£103,554,382	£104,163,639	£101,266,104	£103,149,434
35%	60%	£106,091,205	£102,411,503	£104,908,722	£105,618,821	£102,239,064	£104,436,282
40%	60%	£107,614,467	£103,351,954	£106,263,061	£107,074,603	£103,212,022	£105,723,130
50%	60%	£109,137,729	£104,292,405	£107,617,400	£108,526,385	£104,184,981	£107,009,979

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£42,794,786	£42,794,786	£42,794,786	£42,794,786	£42,794,786	£42,794,786
10%	70%	£45,871,255	£44,744,689	£45,477,075	£46,770,019	£44,643,433	£45,375,839
15%	70%	£47,422,272	£45,732,394	£46,831,005	£47,770,017	£45,638,086	£46,876,147
20%	70%	£48,973,289	£46,720,118	£47,881,991	£48,770,016	£46,632,739	£47,876,455
25%	70%	£50,524,306	£47,707,842	£48,932,976	£49,770,015	£47,627,392	£48,876,763
30%	70%	£52,075,323	£48,695,566	£50,024,961	£50,770,014	£48,522,045	£49,877,071
35%	70%	£53,626,340	£49,683,290	£51,116,946	£51,770,013	£49,417,698	£50,877,379
40%	70%	£55,177,357	£50,671,014	£52,208,931	£52,770,012	£50,313,351	£51,877,687
45%	70%	£56,728,374	£51,658,738	£53,300,916	£53,770,011	£51,208,004	£52,877,995
50%	70%	£58,279,391	£52,646,462	£54,392,901			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£13,991,720	-£13,991,720	-£13,991,720	-£13,991,720	-£13,991,720	-£13,991,720
0%	70%	-£17,068,189	-£15,841,803	-£16,674,039	-£16,986,983	-£16,840,367	-£16,572,773
15%	70%	-£18,619,206	-£16,823,327	-£18,027,936	-£18,467,350	-£16,777,472	-£17,676,081
20%	70%	-£20,170,223	-£17,917,052	-£19,381,865	-£19,967,749	-£17,714,578	-£19,179,390
25%	70%	-£21,721,241	-£18,904,776	-£20,735,792	-£21,468,148	-£18,651,684	-£20,482,699
30%	70%	-£23,272,258	-£19,892,500	-£22,089,719	-£22,958,547	-£19,588,790	-£21,788,008
35%	70%	-£24,823,275	-£20,880,225	-£23,443,646	-£24,458,945	-£20,525,895	-£23,089,318
40%	70%	-£26,374,292	-£21,867,949	-£24,797,574	-£25,959,344	-£21,463,001	-£24,392,626
45%	70%	-£27,925,309	-£22,855,673	-£26,151,501	-£27,459,742	-£22,400,107	-£25,695,935
50%	70%	-£29,476,326	-£23,843,398	-£27,505,429	-£28,970,142	-£23,337,212	-£26,999,244
100%	70%	-£44,998,498	-£33,720,641	-£41,044,703	-£43,074,129	-£32,708,271	-£40,032,333
10%	80%	-£17,123,677	-£15,936,150	-£16,673,186	-£17,056,186	-£15,768,659	-£16,605,695
15%	80%	-£18,702,439	-£16,771,146	-£18,026,703	-£18,601,201	-£16,669,912	-£17,325,465
20%	80%	-£20,281,200	-£17,706,146	-£19,380,218	-£20,146,217	-£17,571,164	-£19,245,235
40%	80%	-£26,598,245	-£21,446,138	-£24,784,281	-£26,326,279	-£21,176,173	-£24,524,316
45%	80%	-£28,178,008	-£22,381,138	-£26,147,797	-£27,671,295	-£22,077,425	-£25,844,086
50%	80%	-£29,757,767	-£23,316,134	-£27,501,313	-£29,416,310	-£22,979,678	-£27,163,856
10%	60%	-£17,012,701	-£16,047,056	-£16,674,833	-£16,877,718	-£15,910,074	-£16,539,850
15%	60%	-£18,535,974	-£17,087,507	-£18,029,171	-£18,353,500	-£16,885,032	-£17,605,698
20%	60%	-£20,059,247	-£18,127,957	-£19,383,510	-£19,789,281	-£17,857,992	-£19,113,545
25%	60%	-£21,582,520	-£19,168,407	-£20,737,850	-£21,245,063	-£18,830,951	-£20,400,394
30%	60%	-£23,105,793	-£20,208,859	-£22,092,189	-£22,700,845	-£19,803,911	-£21,687,241
35%	60%	-£24,629,066	-£21,249,309	-£23,446,528	-£24,156,627	-£20,776,870	-£22,974,088
40%	60%	-£26,152,340	-£22,289,760	-£24,800,867	-£25,612,409	-£21,749,899	-£24,269,937
50%	60%	-£27,675,613	-£23,330,211	-£26,155,206	-£27,068,191	-£22,722,928	-£25,561,786

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£7,385,866	-£7,385,866	-£7,385,866	-£7,385,866	-£7,385,866	-£7,385,866
10%	70%	-£10,462,335	-£9,335,749	-£10,968,155	-£10,361,089	-£9,234,513	-£9,366,919
15%	70%	-£12,013,352	-£10,323,474	-£11,422,083	-£11,861,497	-£10,171,618	-£11,270,227
20%	70%	-£13,564,369	-£11,311,198	-£12,776,011	-£13,361,896	-£11,108,724	-£12,573,536
25%	70%	-£15,115,387	-£12,298,922	-£14,129,938	-£14,862,295	-£12,045,830	-£13,876,846
30%	70%	-£16,666,404	-£13,286,647	-£15,483,965	-£16,362,694	-£12,982,936	-£15,180,155
35%	70%	-£18,217,421	-£14,274,371	-£16,837,793	-£17,863,092	-£13,920,041	-£16,483,464
40%	70%	-£19,768,438	-£15,262,096	-£18,191,720	-£19,363,490	-£14,857,146	-£17,786,772
45%	70%	-£21,319,456	-£16,249,819	-£19,545,647	-£20,863,889	-£15,794,253	-£19,090,081
50%	70%	-£22,870,473	-£17,237,544	-£20,899,575	-£22,364,288	-£16,731,359	-£20,393,390
100%	70%	-£38,380,644	-£27,114,787	-£34,438,849	-£37,388,275	-£26,102,418	-£33,428,480
10%	80%	-£10,517,824	-£9,290,297	-£10,607,333	-£10,450,332	-£9,162,806	-£9,999,842
15%	80%	-£12,096,585	-£10,165,294	-£11,420,849	-£11,995,348	-£10,064,065	-£11,316,614
20%	80%	-£13,675,346	-£11,100,292	-£12,774,364	-£13,540,364	-£10,965,311	-£12,639,381
40%	80%	-£19,990,391	-£14,840,285	-£18,188,427	-£19,720,426	-£14,570,319	-£17,918,462
45%	80%	-£21,569,152	-£15,775,282	-£19,541,944	-£21,265,442	-£15,471,572	-£19,238,232
50%	80%	-£23,147,914	-£16,710,280	-£20,895,459	-£22,810,456	-£16,372,824	-£20,558,003
10%	60%	-£10,406,847	-£9,341,203	-£10,088,979	-£10,271,885	-£9,306,220	-£9,393,997
15%	60%	-£11,930,120	-£10,481,653	-£11,423,318	-£11,727,947	-£10,279,179	-£11,220,844
20%	60%	-£13,453,393	-£11,522,103	-£12,777,657	-£13,183,428	-£11,252,138	-£12,507,691
25%	60%	-£14,976,667	-£12,562,554	-£14,131,996	-£14,639,210	-£12,225,098	-£13,794,540
30%	60%	-£16,499,940	-£13,603,005	-£15,486,335	-£16,094,992	-£13,198,057	-£15,081,387
35%	60%	-£18,023,213	-£14,643,455	-£16,840,674	-£17,550,773	-£14,171,017	-£16,368,235
40%	60%	-£19,546,486	-£15,683,906	-£18,195,014	-£19,006,555	-£15,143,975	-£17,655,083
50%	60%	-£21,069,759	-£16,724,356	-£19,549,351	-£20,461,337	-£16,116,933	-£18,941,931

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£4,469,936	-£4,469,936	-£4,469,936	-£4,469,936	-£4,469,936	-£4,469,936
10%	70%	-£7,546,404	-£6,419,818	-£7,152,235	-£7,445,168	-£6,319,582	-£7,050,989
15%	70%	-£9,097,421	-£7,407,543	-£8,506,152	-£8,945,566	-£7,265,688	-£8,354,297
20%	70%	-£10,648,439	-£8,395,268	-£9,860,080	-£10,445,965	-£8,192,793	-£9,657,606
25%	70%	-£12,199,457	-£9,382,991	-£11,214,008	-£11,946,364	-£9,129,900	-£10,960,915
30%	70%	-£13,750,474	-£10,370,716	-£12,567,935	-£13,446,763	-£10,067,005	-£12,264,224
35%	70%	-£15,301,491	-£11,358,441	-£13,921,862	-£14,947,161	-£11,004,111	-£13,567,533
40%	70%	-£16,852,508	-£12,346,165	-£15,275,789	-£16,447,560	-£11,941,217	-£14,870,841
45%	70%	-£18,403,525	-£13,333,889	-£16,629,717	-£17,947,959	-£12,878,323	-£16,174,151
50%	70%	-£19,954,542	-£14,321,613	-£17,983,645	-£19,448,358	-£13,815,428	-£17,477,460
100%	70%	-£35,464,714	-£24,198,856	-£31,522,918	-£34,452,344	-£23,186,487	-£30,510,549
10%	80%	-£7,601,893	-£6,314,366	-£7,151,402	-£7,534,401	-£6,246,875	-£7,083,911
15%	80%	-£9,180,654	-£7,249,364	-£8,594,318	-£9,079,417	-£7,148,128	-£8,403,681
20%	80%	-£10,759,415	-£8,184,362	-£9,898,433	-£10,580,333	-£8,049,389	-£9,707,651
40%	80%	-£17,074,460	-£11,924,354	-£15,272,497	-£16,804,495	-£11,654,389	-£15,002,531
45%	80%	-£18,653,222	-£12,859,352	-£16,626,013	-£18,349,511	-£12,555,641	-£16,322,301
50%	80%	-£20,231,983	-£13,794,350	-£17,979,528	-£19,894,526	-£13,456,894	-£17,642,072
10%	60%	-£7,490,917	-£6,525,272	-£7,153,049	-£7,555,934	-£6,390,289	-£7,018,066
15%	60%	-£9,074,190	-£7,565,722	-£8,597,387	-£9,071,716	-£7,363,248	-£8,304,913
20%	60%	-£10,657,463	-£8,606,173	-£9,891,726	-£10,587,497	-£8,336,207	-£9,597,761
25%	60%	-£12,240,736	-£9,646,623	-£11,216,065	-£12,123,279	-£9,308,167	-£10,878,609
30%	60%	-£13,824,009	-£10,687,073	-£12,570,405	-£13,679,061	-£10,282,127	-£12,165,457
35%	60%	-£15,407,282	-£11,727,523	-£13,924,744	-£15,234,843	-£11,255,086	-£13,452,304
40%	60%	-£16,990,555	-£12,767,973	-£15,279,083	-£16,809,625	-£12,228,045	-£14,739,152
50%	60%	-£18,573,828	-£13,808,423	-£16,633,422	-£18,394,407	-£13,200,003	-£16,026,000

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£14,408,613	-£14,408,613	-£14,408,613	-£14,408,613	-£14,408,613	-£14,408,613
10%	70%	-£17,485,081	-£16,358,495	-£17,080,902	-£17,383,845	-£16,257,259	-£16,889,666
15%	70%	-£19,036,098	-£17,346,220	-£18,444,829	-£18,844,243	-£17,184,365	-£18,292,974
20%	70%	-£20,587,116	-£18,333,945	-£19,798,757	-£20,384,642	-£18,131,470	-£19,595,283
25%	70%	-£22,138,134	-£19,321,669	-£21,152,685	-£21,885,041	-£19,068,577	-£20,899,592
30%	70%	-£23,689,151	-£20,309,393	-£22,506,612	-£23,385,440	-£20,005,682	-£22,202,901
35%	70%	-£25,240,168	-£21,297,118	-£23,860,539	-£24,885,838	-£20,942,788	-£23,506,210
40%	70%	-£26,791,185	-£22,284,842	-£25,214,466	-£26,386,237	-£21,879,894	-£24,809,518
45%	70%	-£28,342,202	-£23,272,566	-£26,568,394	-£27,886,636	-£22,817,000	-£26,112,826
50%	70%	-£29,893,219	-£24,260,290	-£27,922,322	-£29,387,035	-£23,754,105	-£27,416,135
100%	70%	-£45,403,391	-£34,137,533	-£41,461,595	-£44,391,021	-£33,125,164	-£40,448,226
10%	80%	-£17,540,570	-£16,253,043	-£17,080,079	-£17,473,078	-£16,185,552	-£17,022,588
15%	80%	-£19,119,331	-£17,188,041	-£18,443,595	-£19,018,094	-£17,086,805	-£18,342,358
20%	80%	-£20,698,093	-£18,123,039	-£19,797,110	-£20,563,110	-£17,989,057	-£19,662,128
40%	80%	-£27,018,137	-£21,863,031	-£25,211,174	-£26,743,172	-£21,896,086	-£24,941,206
45%	80%	-£28,597,899	-£22,798,029	-£26,564,690	-£28,288,188	-£22,844,318	-£26,260,976
50%	80%	-£30,176,660	-£23,733,027	-£27,918,205	-£29,833,203	-£23,795,571	-£27,580,749
10%	60%	-£17,423,594	-£16,463,949	-£17,081,726	-£17,294,611	-£16,328,966	-£16,956,743
15%	60%	-£18,952,867	-£17,504,399	-£18,446,064	-£18,750,393	-£17,301,925	-£18,243,590
20%	60%	-£20,482,140	-£18,544,850	-£19,800,403	-£20,206,174	-£18,274,894	-£19,530,438
25%	60%	-£22,011,413	-£19,585,300	-£21,154,742	-£21,661,566	-£19,247,844	-£20,817,286
30%	60%	-£23,540,686	-£20,625,752	-£22,509,082	-£23,117,738	-£20,220,804	-£22,104,134
35%	60%	-£25,070,959	-£21,666,202	-£23,863,421	-£24,573,520	-£21,193,763	-£23,390,981
40%	60%	-£26,600,232	-£22,706,652	-£25,217,760	-£26,029,302	-£22,166,722	-£24,677,829

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,507,286	-£1,507,286	-£1,507,286	-£1,507,286	-£1,507,286	-£1,507,286
10%	70%	-£4,893,755	-£3,457,169	-£4,189,576	-£4,482,519	-£3,355,333	-£4,988,339
15%	70%	-£5,134,772	-£4,444,894	-£5,543,503	-£5,982,917	-£4,293,039	-£5,391,648
20%	70%	-£7,685,789	-£5,432,619	-£6,897,431	-£7,483,316	-£5,230,144	-£6,694,957
25%	70%	-£9,236,807	-£6,420,342	-£8,251,358	-£8,983,715	-£6,167,251	-£7,998,266
30%	70%	-£10,787,825	-£7,408,067	-£9,605,286	-£10,484,114	-£7,104,356	-£9,301,575
35%	70%	-£12,338,842	-£8,395,791	-£10,959,213	-£11,984,512	-£8,041,461	-£10,604,884
40%	70%	-£13,889,859	-£9,383,516	-£12,313,140	-£13,484,911	-£8,978,568	-£11,908,192
45%	70%	-£15,440,876	-£10,371,240	-£13,667,067	-£14,985,310	-£9,915,673	-£13,211,501
50%	70%	-£16,991,893	-£11,358,964	-£15,020,996	-£16,485,709	-£10,852,779	-£14,514,810
100%	70%	-£32,502,065	-£21,236,207	-£28,560,269	-£31,489,695	-£20,223,838	-£27,547,300
10%	80%	-£4,639,244	-£3,351,717	-£4,188,753	-£4,571,752	-£3,294,226	-£4,121,262
15%	80%	-£6,218,005	-£4,286,715	-£5,542,269	-£6,116,768	-£4,185,478	-£5,441,032
20%	80%	-£7,796,767	-£5,221,712	-£6,895,784	-£7,661,784	-£5,086,731	-£6,760,802
40%	80%	-£14,111,811	-£9,961,705	-£12,309,848	-£13,841,846	-£8,691,740	-£12,039,882
45%	80%	-£15,690,572	-£10,949,703	-£13,663,364	-£15,386,862	-£9,592,992	-£13,359,652
50%	80%	-£17,269,334	-£11,937,701	-£15,016,879	-£16,931,877	-£10,494,244	-£14,679,423
10%	60%	-£4,528,268	-£3,562,623	-£4,190,400	-£4,593,285	-£3,427,640	-£4,955,417
15%	60%	-£6,051,540	-£4,603,073	-£5,544,738	-£6,049,067	-£4,400,599	-£5,342,264
20%	60%	-£7,574,813	-£5,643,524	-£6,899,077	-£7,304,848	-£5,373,558	-£6,629,112
25%	60%	-£9,098,087	-£6,683,974	-£8,253,416	-£8,760,630	-£6,346,518	-£7,915,960
30%	60%	-£10,621,360	-£7,724,425	-£9,607,755	-£10,216,412	-£7,319,477	-£9,202,807
35%	60%	-£12,144,632	-£8,764,876	-£10,962,095	-£11,672,194	-£8,292,437	-£10,489,655
40%	60%	-£13,667,906	-£9,805,326	-£12,316,434	-£13,127,976	-£9,265,395	-£11,776,503
50%	60%	-£15,191,180	-£10,845,777	-£13,670,773	-£14,583,758	-£10,238,353	-£13,063,351

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£619,843	-£619,843	-£619,843	-£619,843	-£619,843	-£619,843
10%	70%	-£3,696,312	-£2,589,726	-£3,392,133	-£3,595,076	-£2,468,490	-£3,200,896
15%	70%	-£5,247,329	-£3,657,451	-£4,656,060	-£5,095,474	-£3,405,596	-£4,594,205
20%	70%	-£6,798,346	-£4,545,176	-£6,009,988	-£6,595,873	-£4,342,701	-£5,807,514
25%	70%	-£8,349,364	-£5,532,899	-£7,363,915	-£8,096,272	-£5,279,808	-£7,110,823
30%	70%	-£9,900,382	-£6,520,624	-£8,717,843	-£9,596,671	-£6,216,913	-£8,414,132
35%	70%	-£11,451,399	-£7,508,348	-£10,071,770	-£11,097,069	-£7,154,018	-£9,717,441
40%	70%	-£13,002,416	-£8,496,073	-£11,425,697	-£12,597,468	-£8,091,125	-£11,020,749
45%	70%	-£14,553,433	-£9,483,797	-£12,779,624	-£14,097,867	-£9,028,230	-£12,324,058
50%	70%	-£16,104,450	-£10,471,521	-£14,133,553	-£15,598,266	-£9,965,336	-£13,627,367
100%	70%	-£31,614,622	-£20,348,764	-£27,672,826	-£30,692,252	-£19,336,395	-£26,660,457
10%	80%	-£3,751,801	-£2,464,274	-£3,301,310	-£3,684,309	-£2,396,783	-£3,233,819
15%	80%	-£5,330,862	-£3,399,272	-£4,654,826	-£5,229,325	-£3,298,035	-£4,593,589
20%	80%	-£6,909,324	-£4,334,269	-£6,008,341	-£6,774,341	-£4,199,288	-£5,973,359
40%	80%	-£13,224,368	-£8,074,262	-£11,422,405	-£12,954,403	-£7,804,297	-£11,152,439
45%	80%	-£14,803,129	-£9,069,260	-£12,775,921	-£14,499,419	-£8,705,549	-£12,472,209
50%	80%	-£16,381,891	-£10,059,258	-£14,129,436	-£16,044,434	-£9,606,801	-£13,791,980
10%	60%	-£3,640,825	-£2,675,180	-£3,302,957	-£3,505,842	-£2,540,197	-£3,167,974
15%	60%	-£5,164,097	-£3,715,630	-£4,657,295	-£4,961,624	-£3,513,156	-£4,454,821
20%	60%	-£6,687,370	-£4,756,081	-£6,011,634	-£6,417,495	-£4,486,115	-£5,741,669
25%	60%	-£8,210,644	-£5,796,531	-£7,365,973	-£7,873,187	-£5,459,075	-£7,028,517
30%	60%	-£9,733,917	-£6,836,982	-£8,720,312	-£9,328,969	-£6,432,034	-£8,315,364
35%	60%	-£11,257,190	-£7,877,433	-£10,074,652	-£10,784,751	-£7,404,994	-£9,602,212
40%	60%	-£12,780,463	-£8,917,883	-£11,428,991	-£12,240,533	-£8,377,952	-£10,889,060
50%	60%	-£14,303,736	-£9,958,334	-£12,783,330	-£13,696,315	-£9,350,910	-£12,175,908

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	High

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,320,296	£7,320,296	£7,320,296	£7,320,296	£7,320,296	£7,320,296
10%	70%	£3,728,882	£4,804,075	£4,104,031	£3,829,843	£4,905,035	£4,204,991
15%	70%	£1,933,176	£3,545,965	£2,495,898	£2,084,617	£3,697,405	£2,647,338
20%	70%	£137,470	£2,287,854	£887,765	£339,389	£2,489,774	£1,089,686
25%	70%	£-1,685,358	£1,029,744	£-732,149	£-1,428,829	£1,282,144	£-475,620
30%	70%	£-3,510,433	£-232,102	£-2,366,583	£-3,202,589	£-2,958,749	£-2,958,749
35%	70%	£-5,338,509	£-1,510,789	£-4,001,017	£-4,876,389	£-1,151,650	£-3,641,878
40%	70%	£-7,166,585	£-2,789,476	£-5,635,451	£-6,750,139	£-2,379,031	£-5,225,006
45%	70%	£-8,985,660	£-4,068,164	£-7,269,885	£-8,523,909	£-3,606,413	£-6,808,134
50%	70%	£-10,810,736	£-5,346,850	£-8,904,318	£-10,297,679	£-4,833,794	£-8,391,263
100%	70%	£-29,061,492	£-18,133,721	£-25,248,658	£-28,035,379	£-17,107,609	£-24,222,546
10%	80%	£3,677,989	£4,906,779	£4,106,728	£3,745,295	£4,974,086	£4,174,035
15%	80%	£1,856,835	£3,700,021	£2,499,945	£1,957,794	£3,800,980	£2,600,904
20%	80%	£35,680	£2,493,262	£893,161	£170,294	£2,627,876	£1,027,775
25%	80%	£-1,814,675	£1,286,504	£-725,294	£-1,643,657	£1,454,770	£-554,276
30%	80%	£-3,665,615	£79,745	£-2,358,357	£-3,460,392	£281,666	£-2,153,135
35%	80%	£-5,516,554	£-1,145,446	£-3,991,420	£-5,277,127	£-936,019	£-3,751,994
40%	80%	£-7,367,493	£-2,371,941	£-5,624,483	£-7,053,883	£-2,098,311	£-5,350,853
45%	80%	£-9,218,433	£-3,598,436	£-7,257,546	£-8,910,598	£-3,290,602	£-6,949,712
50%	80%	£-11,069,371	£-4,824,932	£-8,890,609	£-10,727,334	£-4,482,894	£-8,548,572
10%	60%	£3,779,778	£4,701,371	£4,101,333	£3,914,392	£4,835,984	£4,235,946
15%	60%	£2,009,519	£3,391,908	£2,491,852	£2,211,438	£3,593,829	£2,693,771
20%	60%	£239,260	£2,082,145	£882,369	£358,498	£2,251,677	£1,151,597
25%	60%	£-1,556,040	£772,884	£-739,004	£-1,214,003	£1,109,517	£-396,966
30%	60%	£-3,355,251	£-545,253	£-2,374,808	£-2,944,807	£-134,809	£-1,964,364
35%	60%	£-5,154,464	£-1,876,132	£-4,010,613	£-4,675,611	£-1,397,280	£-3,331,761
40%	60%	£-6,953,675	£-3,207,012	£-5,646,418	£-6,406,416	£-2,659,751	£-5,099,158
45%	60%	£-8,752,888	£-4,537,890	£-7,282,223	£-8,137,220	£-3,922,223	£-6,866,556
50%	60%	£-10,552,099	£-5,868,769	£-8,918,028	£-9,868,025	£-5,184,695	£-8,233,953

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-117,351,438	£-117,351,438	£-117,351,438	£-117,351,438	£-117,351,438	£-117,351,438
10%	70%	£-120,942,852	£-119,867,659	£-120,967,704	£-120,841,892	£-119,766,700	£-120,466,743
15%	70%	£-122,738,598	£-121,125,770	£-122,775,898	£-122,587,118	£-120,974,329	£-122,024,397
20%	70%	£-124,534,284	£-122,383,890	£-124,571,393	£-124,382,615	£-122,881,860	£-123,432,049
25%	70%	£-126,329,970	£-123,641,990	£-126,367,493	£-126,179,563	£-123,389,591	£-125,147,355
30%	70%	£-128,125,656	£-124,900,336	£-128,161,596	£-127,943,333	£-124,597,221	£-126,730,483
35%	70%	£-129,921,342	£-126,158,680	£-129,957,696	£-129,707,103	£-125,804,884	£-128,313,612
40%	70%	£-131,717,028	£-127,417,024	£-131,753,396	£-131,521,873	£-127,016,765	£-129,896,740
45%	70%	£-133,512,714	£-128,675,368	£-133,548,840	£-133,360,643	£-128,224,147	£-131,479,869
50%	70%	£-135,308,400	£-130,018,584	£-135,344,536	£-135,172,417	£-129,431,529	£-133,062,997
100%	70%	£-153,733,226	£-142,805,455	£-149,920,392	£-152,707,114	£-141,779,343	£-148,894,280
10%	80%	£-120,993,746	£-119,764,955	£-120,965,008	£-120,926,439	£-119,697,648	£-120,497,699
15%	80%	£-122,814,900	£-120,971,713	£-122,817,789	£-122,713,940	£-120,870,754	£-122,070,830
20%	80%	£-124,636,054	£-122,178,472	£-124,639,943	£-124,501,441	£-122,043,858	£-123,643,980
25%	80%	£-126,457,208	£-123,385,232	£-126,461,102	£-126,323,940	£-123,816,958	£-125,227,132
30%	80%	£-128,278,362	£-124,592,032	£-128,282,256	£-128,136,442	£-125,590,058	£-126,808,284
35%	80%	£-130,099,516	£-125,798,782	£-130,107,408	£-129,949,944	£-127,363,158	£-128,390,436
40%	80%	£-131,920,670	£-127,005,532	£-131,924,560	£-131,762,446	£-129,136,258	£-129,972,588
45%	80%	£-133,741,824	£-128,212,282	£-133,745,854	£-133,575,348	£-130,908,358	£-131,554,740
50%	80%	£-135,562,978	£-129,419,032	£-135,567,008	£-135,396,252	£-132,680,458	£-133,136,892
10%	60%	£-119,891,956	£-119,870,364	£-120,870,802	£-120,757,343	£-119,835,750	£-120,435,788
15%	60%	£-122,662,215	£-121,279,826	£-122,779,883	£-122,660,296	£-121,077,908	£-121,977,963
20%	60%	£-125,432,474	£-122,689,288	£-125,551,350	£-125,432,498	£-124,280,369	£-123,530,137
25%	60%	£-128,202,733	£-124,098,750	£-128,320,408	£-128,199,537	£-126,562,216	£-125,068,700
30%	60%	£-130,972,992	£-125,508,212	£-131,090,870	£-130,972,992	£-128,844,676	£-126,600,262
35%	60%	£-133,743,251	£-126,917,674	£-133,862,332	£-133,743,251	£-131,022,126	£-128,131,814
40%	60%	£-136,513,510	£-128,327,136	£-136,631,792	£-136,513,510	£-133,194,276	£-129,663,366
45%	60%	£-139,283,769	£-129,736,598	£-139,403,254	£-139,283,769	£-135,366,328	£-131,235,918
50%	60%	£-142,054,028	£-131,146,060	£-142,173,716	£-142,054,028	£-137,538,380	£-132,808,470

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-89,696,751	£-89,696,751	£-89,696,751	£-89,696,751	£-89,696,751	£-89,696,751
10%	70%	£-93,288,165	£-92,212,972	£-93,313,016	£-93,187,204	£-92,112,012	£-92,812,058
15%	70%	£-96,879,579	£-94,171,065	£-96,903,419	£-96,777,607	£-95,702,415	£-96,402,461
20%	70%	£-100,471,000	£-96,130,158	£-100,495,262	£-100,369,450	£-99,097,223	£-99,797,361
25%	70%	£-104,062,421	£-98,089,251	£-104,086,105	£-103,960,293	£-102,252,026	£-102,957,500
30%	70%	£-107,653,842	£-100,048,344	£-107,678,048	£-107,551,486	£-105,540,779	£-106,247,638
35%	70%	£-111,245,263	£-102,007,437	£-111,269,191	£-111,142,628	£-109,830,548	£-110,537,776
40%	70%	£-114,836,684	£-103,966,530	£-114,860,638	£-114,733,776	£-113,120,317	£-113,827,914
45%	70%	£-118,428,105	£-105,925,623	£-118,452,081	£-118,324,919	£-116,410,086	£-117,118,052
50%	70%	£-122,019,526	£-107,884,716	£-122,043,464	£-121,916,057	£-119,701,855	£-120,408,190
100%	70%	£-126,078,539	£-115,150,768	£-126,265,705	£-126,082,426	£-114,124,656	£-121,239,593
10%	80%	£-93,339,059	£-92,110,268	£-93,313,016	£-93,271,752	£-92,042,961	£-92,843,012
15%	80%	£-96,930,473	£-94,069,361	£-96,954,419	£-96,828,607	£-95,712,012	£-96,402,461
20%	80%	£-100,521,894	£-96,028,454	£-100,545,840	£-100,419,548	£-99,102,815	£-99,797,361
25%	80%	£-104,113,315	£-97,987,547	£-104,137,261	£-104,011,245	£-102,392,612	£-103,087,500
30%	80%	£-107,704,736	£-99,946,640	£-107,728,682	£-107,602,029	£-105,682,381	£-106,377,638
35%	80%	£-111,296,157	£-101,905,733	£-111,320,103	£-111,193,171	£-109,972,150	£-110,667,776
40%	80%	£-114,887,578	£-103,864,826	£-114,911,524	£-114,784,219	£-113,262,919	£-113,957,914
45%	80%	£-118,479,000	£-105,823,919	£-118,502,976	£-118,375,261	£-116,552,688	£-117,248,052
50%	80%	£-122,070,421	£-107,783,012	£-122,094,467	£-121,966,552	£-119,842,457	£-120,538,190
10%	60%	£-93,237,289	£-92,315,676	£-93,211,242	£-93,169,978	£-92,042,961	£-92,843,012
15%	60%	£-96,828,703	£-94,274,769	£-96,852,649	£-96,726,837	£-95,612,012	£-96,402,461
20%	60%	£-100,420,124	£-96,233,862	£-100,444,070	£-100,318,062	£-99,102,815	£-99,797,361
25%	60%	£-104,011,545	£-98,192,955	£-104,035,491	£-103,909,483	£-102,392,612	£-103,087,500
30%	60%	£-107,602,966	£-100,152,048	£-107,626,912	£-107,500,904	£-105,682,381	£-106,377,638
35%	60%	£-111,194,387	£-102,111,141	£-111,218,333	£-111,092,325	£-109,972,150	£-110,667,776
40%	60%	£-114,785,808	£-104,070,234	£-114,809,754	£-114,683,746	£-113,262,919	£-113,957,914
45%	60%	£-118,377,229	£-106,029,327	£-118,401,175	£-118,275,239	£-116,552,688	£-117,248,052
50%	60%	£-121,968,650	£-107,988,420	£-121,992,606	£-121,866,598	£-119,842,457	£-120,538,190

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-37,037,624	£-37,037,624	£-37,037,624	£-37,037,624	£-37,037,624	£-37,037,624
10%	70%	£-40,629,037	£-39,593,844	£-40,253,889	£-40,528,077	£-39,452,895	£-40,152,929
15%	70%	£-44,220,450	£-42,148,061	£-43,828,141	£-44,102,265	£-42,302,903	£-43,002,981
20%	70%	£-47,811,863	£-44,702,278	£-47,437,393	£-47,711,459	£-44,152,911	£-45

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,234,557	-£8,234,557	-£8,234,557	-£8,234,557	-£8,234,557	-£8,234,557
10%	70%	-£11,825,971	-£10,750,776	-£11,450,823	-£11,725,011	-£10,649,919	-£11,349,853
15%	70%	-£13,621,677	-£12,008,889	-£13,058,955	-£13,470,237	-£11,857,449	-£12,907,516
20%	70%	-£15,417,384	-£13,267,000	-£14,667,088	-£15,215,464	-£13,065,079	-£14,465,168
25%	70%	-£17,240,211	-£14,525,109	-£16,287,003	-£16,983,683	-£14,272,710	-£16,030,474
30%	70%	-£19,065,287	-£15,786,955	-£17,921,436	-£18,757,453	-£15,480,341	-£17,613,602
35%	70%	-£20,888,362	-£17,055,643	-£19,555,870	-£20,531,223	-£16,706,594	-£19,195,731
40%	70%	-£22,715,438	-£18,344,330	-£21,190,304	-£22,304,993	-£17,933,894	-£20,779,860
45%	70%	-£24,540,514	-£19,623,017	-£22,824,738	-£24,078,763	-£19,161,266	-£22,362,988
50%	70%	-£26,365,589	-£20,901,703	-£24,459,172	-£25,852,533	-£20,388,648	-£23,946,116
100%	70%	-£44,616,345	-£33,888,574	-£40,803,511	-£43,590,233	-£32,662,462	-£39,777,399
10%	80%	-£11,876,865	-£10,648,074	-£11,448,125	-£11,899,559	-£10,580,768	-£11,380,818
15%	80%	-£13,688,019	-£11,854,832	-£13,054,908	-£13,597,060	-£11,753,873	-£12,853,949
20%	80%	-£15,519,173	-£13,061,591	-£14,661,683	-£15,384,560	-£12,926,976	-£14,527,079
40%	80%	-£22,922,346	-£17,926,794	-£21,179,336	-£22,648,717	-£17,653,165	-£20,905,707
45%	80%	-£24,773,288	-£19,153,289	-£22,812,400	-£24,465,452	-£18,845,456	-£22,504,565
50%	80%	-£26,624,228	-£20,379,785	-£24,445,462	-£26,292,188	-£20,037,747	-£24,103,425
10%	80%	-£11,775,076	-£10,853,463	-£11,453,521	-£11,640,462	-£10,718,869	-£11,316,907
15%	60%	-£13,545,335	-£12,162,945	-£13,083,402	-£13,343,415	-£11,951,025	-£12,861,082
20%	60%	-£15,315,594	-£13,472,408	-£14,672,484	-£15,046,367	-£13,203,181	-£14,403,257
25%	60%	-£17,110,893	-£14,781,870	-£16,293,857	-£16,768,856	-£14,445,337	-£15,951,819
30%	60%	-£18,910,105	-£16,100,107	-£17,929,662	-£18,499,660	-£15,689,662	-£17,519,217
35%	60%	-£20,709,317	-£17,430,985	-£19,565,467	-£20,230,464	-£16,952,134	-£19,086,615
40%	60%	-£22,508,529	-£18,761,865	-£21,201,272	-£21,961,269	-£18,214,605	-£20,654,012
50%	60%	-£24,307,741	-£20,092,745	-£22,832,077	-£23,692,072	-£19,477,076	-£22,221,409

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,628,704	-£1,628,704	-£1,628,704	-£1,628,704	-£1,628,704	-£1,628,704
10%	70%	-£5,220,117	-£4,144,524	-£4,844,989	-£5,119,157	-£4,043,965	-£4,744,009
15%	70%	-£7,015,824	-£5,403,035	-£6,453,101	-£6,864,383	-£5,251,595	-£6,301,662
20%	70%	-£8,811,530	-£6,661,146	-£8,061,235	-£8,609,610	-£6,459,225	-£7,859,314
25%	70%	-£10,634,358	-£7,919,256	-£9,681,149	-£10,377,829	-£7,666,856	-£9,424,620
30%	70%	-£12,459,433	-£9,181,102	-£11,315,583	-£12,151,599	-£8,874,487	-£11,007,748
35%	70%	-£14,284,508	-£10,459,789	-£12,950,017	-£13,925,368	-£10,100,659	-£12,589,878
40%	70%	-£16,109,584	-£11,738,476	-£14,584,450	-£15,699,139	-£11,321,025	-£14,174,006
45%	70%	-£17,934,660	-£13,017,163	-£16,218,884	-£17,472,909	-£12,555,412	-£15,757,134
50%	70%	-£19,759,736	-£14,295,850	-£17,853,318	-£19,246,679	-£13,782,794	-£17,340,263
100%	70%	-£38,010,491	-£27,082,721	-£34,197,657	-£36,934,379	-£26,058,008	-£33,171,545
10%	80%	-£5,271,012	-£4,042,221	-£4,842,271	-£5,203,705	-£4,974,914	-£4,774,964
15%	80%	-£7,092,165	-£5,248,978	-£6,449,055	-£6,991,206	-£5,145,019	-£6,349,095
20%	80%	-£8,913,320	-£6,455,738	-£8,055,839	-£8,778,706	-£6,321,124	-£7,921,225
40%	80%	-£16,316,493	-£11,320,941	-£14,573,483	-£16,042,863	-£11,047,311	-£14,299,853
45%	80%	-£18,167,432	-£12,547,436	-£16,206,546	-£17,859,598	-£12,239,602	-£15,898,712
50%	80%	-£20,018,371	-£13,773,931	-£17,839,609	-£19,676,334	-£13,431,893	-£17,497,572
10%	80%	-£5,169,222	-£4,247,629	-£4,847,667	-£5,034,608	-£4,113,015	-£4,713,053
15%	80%	-£6,939,481	-£5,457,022	-£6,457,148	-£6,737,561	-£5,355,171	-£6,255,229
20%	60%	-£8,709,740	-£6,866,554	-£8,066,630	-£8,440,514	-£6,597,327	-£7,797,403
25%	60%	-£10,505,039	-£8,176,016	-£9,688,004	-£10,163,002	-£7,839,483	-£9,345,966
30%	60%	-£12,304,251	-£9,494,253	-£11,323,808	-£11,893,806	-£9,083,809	-£10,813,363
35%	60%	-£14,103,463	-£10,825,132	-£12,959,613	-£13,624,611	-£10,346,290	-£12,480,761
40%	60%	-£15,902,675	-£12,156,012	-£14,595,416	-£15,355,416	-£11,608,751	-£14,049,158
50%	60%	-£17,701,887	-£13,486,892	-£16,236,220	-£17,086,220	-£12,871,212	-£15,618,552

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,287,227	-£1,287,227	-£1,287,227	-£1,287,227	-£1,287,227	-£1,287,227
10%	70%	-£2,304,187	-£1,228,994	-£1,929,039	-£2,203,226	-£1,128,035	-£1,828,078
15%	70%	-£3,098,893	-£2,487,105	-£3,537,171	-£3,948,463	-£2,335,664	-£3,385,731
20%	70%	-£3,895,599	-£3,745,215	-£4,145,304	-£4,693,680	-£3,543,295	-£4,943,383
25%	70%	-£4,718,427	-£5,003,325	-£4,765,218	-£5,461,898	-£4,750,926	-£6,508,689
30%	70%	-£5,543,503	-£6,265,171	-£5,389,652	-£6,230,668	-£5,958,556	-£7,091,818
35%	70%	-£6,368,578	-£7,543,858	-£6,009,408	-£7,009,438	-£7,184,719	-£8,674,947
40%	70%	-£7,193,654	-£8,822,545	-£6,629,164	-£7,783,208	-£8,412,100	-£9,259,075
45%	70%	-£8,018,729	-£10,101,233	-£7,247,918	-£8,556,978	-£9,639,482	-£10,841,204
50%	70%	-£8,843,805	-£11,379,919	-£7,867,672	-£9,330,748	-£10,866,863	-£12,424,332
100%	70%	-£35,094,561	-£24,166,790	-£31,281,727	-£34,088,449	-£23,140,678	-£30,255,615
10%	80%	-£2,355,081	-£1,126,290	-£1,026,341	-£2,287,774	-£1,058,983	-£1,859,034
15%	80%	-£4,176,235	-£2,333,048	-£2,533,124	-£4,075,275	-£2,232,089	-£3,432,165
20%	80%	-£5,997,389	-£3,539,807	-£3,639,897	-£5,869,789	-£3,405,163	-£4,635,295
40%	80%	-£13,400,562	-£8,405,019	-£11,657,552	-£13,126,932	-£8,131,380	-£11,383,922
45%	80%	-£15,251,502	-£9,631,505	-£13,290,615	-£14,943,667	-£9,323,672	-£12,982,781
50%	80%	-£17,102,440	-£10,858,001	-£14,923,678	-£16,760,403	-£10,515,963	-£14,581,641
10%	60%	-£2,253,291	-£1,331,698	-£1,931,736	-£2,116,678	-£1,197,085	-£1,797,123
15%	60%	-£4,023,550	-£2,641,161	-£3,541,218	-£4,821,631	-£2,439,241	-£3,339,298
20%	60%	-£5,793,809	-£3,950,624	-£4,950,700	-£6,524,583	-£3,681,386	-£4,951,472
25%	60%	-£7,589,109	-£5,260,085	-£6,772,073	-£8,247,072	-£4,923,552	-£6,430,035
30%	60%	-£9,384,320	-£6,576,322	-£8,407,877	-£9,977,876	-£6,167,878	-£7,997,433
35%	60%	-£11,187,533	-£7,909,201	-£10,043,682	-£11,708,680	-£7,430,349	-£9,564,831
40%	60%	-£12,986,744	-£9,240,081	-£11,679,488	-£13,439,485	-£8,692,821	-£11,132,227
50%	60%	-£14,785,955	-£10,570,961	-£13,310,293	-£15,170,289	-£9,945,293	-£12,703,000

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,651,450	-£8,651,450	-£8,651,450	-£8,651,450	-£8,651,450	-£8,651,450
10%	70%	-£12,242,864	-£11,167,671	-£11,867,716	-£12,141,903	-£11,066,712	-£11,766,755
15%	70%	-£14,038,570	-£12,425,762	-£13,475,948	-£13,867,130	-£12,274,341	-£13,324,408
20%	70%	-£15,834,276	-£13,683,852	-£15,083,981	-£15,632,357	-£13,481,372	-£14,882,060
25%	70%	-£17,629,982	-£14,941,942	-£16,692,014	-£17,200,584	-£14,091,403	-£16,440,212
30%	70%	-£19,425,688	-£16,200,032	-£18,300,047	-£18,768,811	-£14,701,434	-£18,000,364
35%	70%	-£21,221,394	-£17,458,122	-£19,908,080	-£20,337,038	-£15,311,465	-£19,560,516
40%	70%	-£23,017,100	-£18,716,212	-£21,456,113	-£21,906,265	-£15,921,496	-£21,120,668
45%	70%	-£24,812,806	-£19,974,302	-£23,004,146	-£23,475,492	-£16,531,527	-£22,680,820
50%	70%	-£26,608,512	-£21,232,392	-£24,552,179	-£25,044,719	-£17,141,558	-£24,240,972
100%	70%	-£45,033,238	-£34,105,467	-£41,220,044	-£44,007,126	-£33,079,355	-£40,194,292
10%	80%	-£12,293,758	-£11,064,967	-£11,865,018	-£12,226,451	-£10,997,660	-£11,797,711
15%	80%	-£14,114,912	-£12,271,725	-£13,471,801	-£14,013,952	-£12,170,786	-£13,370,842
20%	80%	-£15,936,066	-£13,478,484	-£15,078,585	-£15,801,452	-£13,343,970	-£14,943,972
40%	80%	-£23,338,239	-£18,343,657	-£21,506,229	-£23,065,609	-£18,070,587	-£21,322,556
45%	80%	-£25,180,179	-£19,570,182	-£23,029,292	-£24,882,344	-£19,262,349	-£22,921,458
50%	80%	-£27,022,119	-£20,796,678	-£24,562,355	-£26,699,080	-£20,454,640	-£24,520,318
10%	60%	-£12,191,968	-£11,270,375	-£11,870,413	-£12,057,355	-£11,135,762	-£11,735,800
15%	60%	-£13,962,227	-£12,579,838	-£13,479,895	-£13,760,308	-£12,377,918	-£13,277,975
20%	60%	-£15,732,486	-£13,889,301	-£15,089,377	-£15,463,260	-£13,620,073	-£14,820,149
25%	60%	-£17,502,745	-£15,198,762	-£16,710,750	-£17,185,749	-£14,862,229	-£16,368,712
30%	60%	-£19,273,004	-£16,508,223	-£18,338,133	-£18,908,242	-£16,101,386	-£17,910,275
35%	60%	-£21,043,263	-£17,817,684	-£19,965,616	-£20,630,735	-£17,339,542	-£19,451,838
40%	60%	-£22,813,522	-£19,127,145	-£21,593,099	-£22,353,228	-£18,770,798	-£20,993,401
50%	60%	-£24,583,781	-£20,436,606	-£23,220,582	-£24,075,721	-£20,202,054	-£22,535,964

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,249,876	£4,249,876	£4,249,876	£4,249,876	£4,249,876	£4,249,876
10%	70%	£68,463	£1,733,856	£1,933,611	£758,423	£1,938,615	£1,134,571
15%	70%	£1,137,244	£475,545	£574,522	£985,803	£626,985	£423,082
20%	70%	£2,932,950	£782,566	£2,182,655	£2,731,031	£580,646	£1,980,734
25%	70%	£4,755,778	£2,040,678	£3,802,569	£4,499,249	£1,788,276	£3,546,040
30%	70%	£6,580,853	£3,302,522	£5,437,003	£6,273,019	£2,995,907	£5,129,169
35%	70%	£8,405,929	£4,581,209	£7,071,437	£8,046,789	£4,222,070	£6,712,298
40%	70%	£10,231,005	£5,859,896	£8,705,871	£9,820,559	£5,449,451	£8,295,426
45%	70%	£12,056,080	£7,138,584	£10,340,304	£11,594,329	£6,676,833	£9,878,554
50%	70%	£13,881,156	£8,417,270	£11,974,738	£13,368,099	£7,904,214	£11,461,683
100%	70%	£32,131,911	£21,204,141	£28,319,078	£31,105,799	£20,178,029	£27,282,965
10%	80%	£907,968	£1,836,359	£1,036,308	£974,875	£1,903,666	£1,103,615
15%	80%	£1,215,586	£263,601	£570,475	£1,112,626	£730,260	£489,516
20%	80%	£3,034,740	£577,158	£2,177,259	£2,900,126	£442,544	£2,042,645
40%	80%	£10,437,913	£5,442,361	£8,694,903	£10,164,283	£5,168,731	£8,421,273
45%	80%	£12,288,853	£6,668,856	£10,327,966	£11,981,018	£6,361,022	£10,020,132
50%	80%	£14,139,791	£7,895,352	£11,961,029	£13,797,754	£7,553,314	£11,618,992
10%	60%	£709,268	£1,630,951	£1,030,913	£843,972	£1,765,564	£1,165,528
15%	60%	£1,060,301	£321,489	£578,568	£858,962	£523,408	£378,649
20%	60%	£2,831,160	£587,975	£2,188,050	£2,561,934	£718,747	£1,918,823
25%	60%	£4,626,460	£2,297,436	£3,809,424	£4,284,423	£1,960,903	£3,467,386
30%	60%	£6,425,671	£3,615,673	£5,445,228	£6,015,227	£3,205,229	£5,034,784
35%	60%	£8,224,884	£4,946,552	£7,081,033	£7,746,031	£4,467,700	£6,602,181
40%	60%	£10,024,095	£6,277,432	£8,716,838	£9,476,836	£5,730,171	£8,169,578
50%	60%	£13,822,519	£8,939,189	£11,988,448	£12,938,445	£8,255,115	£11,304,373

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,137,319	£5,137,319	£5,137,319	£5,137,319	£5,137,319	£5,137,319
10%	70%	£1,545,908	£2,621,098	£1,921,054	£1,846,898	£2,722,058	£2,022,014
15%	70%	£2,949,801	£1,362,888	£312,921	£398,560	£1,514,429	£464,361
20%	70%	£2,045,507	£1,044,877	£1,295,212	£1,843,588	£306,797	£1,093,291
25%	70%	£3,868,335	£1,153,233	£2,915,126	£3,611,806	£900,833	£2,658,597
30%	70%	£5,693,410	£2,415,079	£4,549,580	£5,385,576	£2,108,464	£4,241,726
35%	70%	£7,518,486	£3,693,766	£6,183,994	£7,159,346	£3,334,627	£5,824,855
40%	70%	£9,343,562	£4,972,453	£7,818,428	£8,933,116	£4,562,008	£7,407,983
45%	70%	£11,168,637	£6,251,141	£9,452,861	£10,706,886	£5,789,390	£8,991,111
50%	70%	£12,993,713	£7,529,827	£11,087,295	£12,480,656	£7,016,771	£10,574,240
100%	70%	£31,244,469	£20,316,698	£27,431,635	£30,218,356	£19,290,586	£26,405,522
10%	80%	£1,495,011	£2,723,802	£1,923,751	£1,582,318	£2,791,109	£1,991,058
15%	80%	£326,142	£1,517,044	£316,968	£225,183	£1,618,003	£417,927
20%	80%	£2,147,297	£310,285	£1,289,816	£2,012,693	£444,899	£1,155,202
40%	80%	£9,550,470	£4,554,918	£7,807,460	£9,276,840	£4,281,288	£7,533,830
45%	80%	£11,401,410	£5,781,413	£9,440,523	£11,093,575	£5,473,579	£9,132,689
50%	80%	£13,252,348	£7,007,909	£11,073,586	£12,910,311	£6,665,871	£10,731,549
10%	60%	£1,596,801	£2,518,394	£1,918,356	£1,731,415	£2,653,007	£2,052,969
15%	60%	£173,458	£1,238,331	£308,375	£29,401	£1,410,852	£910,794
20%	60%	£1,943,717	£100,532	£1,300,608	£1,674,491	£188,696	£1,031,280
25%	60%	£3,739,017	£1,409,993	£2,921,981	£3,396,980	£1,073,460	£2,579,943
30%	60%	£5,538,228	£2,728,230	£4,557,785	£5,127,784	£2,317,786	£4,147,341
35%	60%	£7,337,441	£4,059,109	£6,193,590	£6,858,588	£3,580,257	£5,714,738
40%	60%	£9,136,652	£5,389,969	£7,829,395	£8,589,393	£4,842,728	£7,282,135
50%	60%	£12,935,076	£8,051,746	£11,101,005	£12,051,002	£7,367,672	£10,416,930

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Med

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£3,753,592	£3,753,592	£3,753,592	£3,753,592	£3,753,592	£3,753,592
0%	70%	£497,897	£1,592,238	£875,733	£553,701	£1,658,042	£941,537
15%	70%	£1,163,677	£511,562	£572,407	£1,063,356	£610,268	£472,086
20%	70%	£2,823,230	£578,423	£2,034,871	£2,689,468	£444,662	£1,901,110
25%	70%	£4,482,783	£1,676,774	£3,497,334	£4,315,582	£1,508,573	£3,330,132
30%	70%	£6,142,335	£2,775,125	£4,959,797	£5,941,694	£2,574,484	£4,759,155
35%	70%	£7,801,889	£3,873,478	£6,422,260	£7,567,807	£3,639,395	£6,188,178
40%	70%	£9,461,441	£4,971,829	£7,884,724	£9,193,919	£4,704,307	£7,617,201
45%	70%	£11,120,995	£6,070,180	£9,347,186	£10,820,032	£5,769,218	£9,046,224
50%	70%	£12,780,547	£7,168,531	£10,809,650	£12,446,145	£6,834,129	£10,475,247
100%	70%	£29,376,077	£18,152,045	£25,434,282	£28,707,272	£17,483,239	£24,765,477
10%	80%	£433,439	£1,695,543	£370,630	£477,309	£1,739,412	£320,650
15%	80%	£1,246,699	£666,519	£570,963	£1,179,819	£732,323	£504,083
20%	80%	£2,933,927	£388,434	£2,032,945	£2,844,753	£279,260	£1,943,771
25%	80%	£4,621,154	£1,414,288	£3,494,927	£4,509,687	£1,302,821	£3,383,460
30%	80%	£6,308,382	£2,460,142	£4,956,910	£6,174,621	£2,326,381	£4,823,148
35%	80%	£7,995,609	£3,505,996	£6,418,991	£7,839,555	£3,349,941	£6,262,836
40%	80%	£9,682,837	£4,551,850	£7,880,873	£9,504,489	£4,373,502	£7,702,525
45%	80%	£11,370,063	£5,597,704	£9,342,855	£11,169,422	£5,397,063	£9,142,213
50%	80%	£13,057,291	£6,643,559	£10,804,837	£12,834,356	£6,420,623	£10,581,901
10%	60%	£542,355	£1,488,934	£874,785	£630,093	£1,576,673	£962,525
15%	60%	£1,080,654	£356,603	£573,851	£946,893	£488,212	£440,090
20%	60%	£2,161,312	£703,213	£1,147,706	£1,893,786	£976,424	£1,858,447
25%	60%	£3,241,970	£1,049,817	£1,716,561	£2,840,679	£1,464,536	£2,726,805
30%	60%	£4,322,628	£1,396,421	£2,285,416	£3,787,572	£1,979,648	£3,605,163
35%	60%	£5,403,286	£1,743,025	£2,854,271	£4,734,465	£2,494,760	£4,483,521
40%	60%	£6,483,944	£2,089,629	£3,423,126	£5,681,358	£3,009,872	£5,361,879
45%	60%	£7,564,602	£2,436,233	£3,991,981	£6,628,251	£3,524,984	£6,240,237
50%	60%	£8,645,260	£2,782,837	£4,560,836	£7,575,144	£4,040,096	£7,118,595

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£120,918,143	£120,918,143	£120,918,143	£120,918,143	£120,918,143	£120,918,143
10%	70%	£124,183,837	£123,079,496	£123,796,001	£124,118,033	£123,013,662	£123,730,197
15%	70%	£125,935,411	£124,160,172	£125,244,741	£125,735,990	£124,061,466	£125,143,821
20%	70%	£127,494,984	£125,250,158	£126,793,635	£127,981,302	£125,572,844	£127,352,454
25%	70%	£129,154,517	£126,340,509	£128,342,529	£129,228,614	£126,663,187	£128,801,867
30%	70%	£130,814,069	£127,430,860	£129,891,423	£130,475,926	£127,753,530	£129,851,280
35%	70%	£132,473,623	£128,521,211	£131,440,317	£131,723,238	£128,843,873	£130,900,693
40%	70%	£134,133,177	£129,611,562	£132,989,211	£132,970,550	£129,934,216	£131,949,106
45%	70%	£135,792,731	£130,701,913	£134,538,105	£134,217,862	£131,024,559	£132,998,519
50%	70%	£137,452,285	£131,792,264	£136,087,000	£135,465,174	£132,114,902	£134,047,932
100%	70%	£154,047,812	£142,823,779	£150,106,016	£153,379,006	£142,154,973	£149,437,211
10%	80%	£124,238,295	£122,978,191	£123,795,054	£124,194,426	£122,932,322	£123,751,184
15%	80%	£125,918,434	£124,005,215	£125,242,697	£125,851,853	£123,939,411	£125,175,817
20%	80%	£127,695,692	£125,040,188	£126,794,679	£127,516,487	£124,990,394	£126,615,506
25%	80%	£129,354,571	£126,080,161	£127,843,661	£128,565,420	£126,041,377	£127,659,289
30%	80%	£131,014,050	£127,120,134	£128,892,643	£129,610,352	£127,092,360	£128,708,072
35%	80%	£132,673,529	£128,160,107	£129,941,625	£130,655,286	£128,143,343	£129,756,855
40%	80%	£134,333,008	£129,200,080	£130,990,607	£131,700,219	£129,192,326	£130,805,638
45%	80%	£135,992,487	£130,240,053	£132,039,589	£132,745,152	£130,241,309	£131,854,421
50%	80%	£137,651,966	£131,280,026	£133,088,571	£133,790,085	£131,290,292	£132,903,204
10%	60%	£124,129,379	£123,182,801	£123,796,949	£124,041,841	£123,095,061	£123,709,209
15%	60%	£125,792,388	£124,315,131	£125,245,585	£125,818,627	£124,183,522	£125,111,824
20%	60%	£127,384,286	£125,447,461	£126,798,330	£127,259,918	£125,281,789	£126,530,164
25%	60%	£128,976,185	£126,580,396	£127,847,214	£128,293,210	£126,388,660	£127,569,538
30%	60%	£130,568,084	£127,712,843	£128,896,100	£129,336,502	£127,494,322	£128,608,917
35%	60%	£132,159,983	£128,845,292	£129,945,000	£130,379,794	£128,600,583	£129,648,291
40%	60%	£133,751,882	£129,977,741	£130,993,900	£131,423,086	£129,706,845	£130,687,665
50%	60%	£135,343,781	£131,110,190	£132,042,800	£132,466,378	£130,818,107	£131,727,039

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£93,263,455	£93,263,455	£93,263,455	£93,263,455	£93,263,455	£93,263,455
10%	70%	£96,529,150	£95,424,809	£96,141,314	£96,483,348	£95,359,005	£96,075,610
15%	70%	£99,794,845	£96,515,458	£97,232,668	£97,574,382	£96,444,662	£97,166,913
20%	70%	£103,060,540	£97,606,107	£98,324,022	£98,706,515	£97,461,708	£98,158,157
25%	70%	£106,326,235	£98,696,756	£99,415,376	£100,514,381	£98,526,620	£99,349,397
30%	70%	£109,591,930	£99,787,405	£100,506,730	£101,322,629	£99,591,531	£100,540,637
35%	70%	£112,857,625	£100,878,054	£101,598,084	£102,130,877	£100,666,442	£101,731,877
40%	70%	£116,123,320	£101,968,703	£102,689,438	£102,939,125	£101,741,354	£102,923,117
45%	70%	£119,389,015	£103,059,352	£103,780,792	£103,747,373	£102,856,265	£104,114,357
50%	70%	£122,654,710	£104,150,001	£104,872,146	£104,555,621	£103,871,176	£105,305,597
100%	70%	£126,393,124	£115,169,052	£122,451,329	£125,724,319	£114,500,286	£121,782,524
10%	80%	£96,583,608	£95,321,504	£96,140,367	£96,539,738	£95,277,635	£96,096,497
15%	80%	£99,849,303	£96,412,153	£97,231,721	£97,586,886	£96,284,724	£97,121,330
20%	80%	£103,115,000	£97,502,802	£98,323,175	£98,938,030	£97,391,810	£98,312,570
25%	80%	£106,380,695	£98,593,451	£99,414,520	£100,029,220	£98,502,901	£99,503,810
30%	80%	£109,646,390	£99,684,100	£100,505,874	£101,120,468	£99,614,000	£100,695,050
35%	80%	£112,912,085	£100,774,749	£101,597,228	£102,211,716	£100,725,100	£101,886,290
40%	80%	£116,177,780	£101,865,398	£102,688,582	£103,303,064	£101,836,200	£103,077,530
45%	80%	£119,443,475	£102,956,047	£103,779,936	£104,394,312	£102,947,300	£104,268,770
50%	80%	£122,709,170	£104,046,696	£104,871,290	£105,485,560	£104,058,400	£105,459,010
10%	60%	£96,474,692	£95,528,113	£96,142,262	£96,386,354	£95,440,374	£96,054,522
15%	60%	£99,740,387	£96,618,762	£97,233,611	£97,593,940	£96,529,895	£97,147,171
20%	60%	£103,006,082	£97,709,411	£98,324,965	£98,706,515	£97,619,416	£98,338,498
25%	60%	£106,271,777	£98,800,060	£99,416,319	£100,029,220	£98,730,917	£99,529,738
30%	60%	£109,537,472	£99,890,709	£100,507,673	£101,120,468	£99,842,418	£100,721,078
35%	60%	£112,803,167	£100,981,358	£101,599,027	£102,211,716	£100,953,519	£101,912,318
40%	60%	£116,068,862	£102,072,007	£102,689,381	£103,303,064	£102,064,620	£103,103,558
45%	60%	£119,334,557	£103,162,656	£103,780,735	£104,394,312	£103,175,721	£104,294,798
50%	60%	£122,600,252	£104,253,305	£104,872,089	£105,485,560	£104,286,881	£105,485,560

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold	SR and SO at council income threshold	AR and SO at council income threshold	SR & AR and SO at council income threshold
0%	70%	£40,604,328	£40,604,328	£40,604,328	£40,604,328	£40,604,328	£40,604,328
10%	70%	£43,870,023	£42,765,681	£43,482,187	£43,894,219	£42,699,877	£43,416,383
15%	70%	£47,135,718	£43,856,330	£44,093,327	£44,501,257	£43,747,662	£44,269,038
20%	70%	£50,401,413	£44,946,979	£44,702,467	£45,009,295	£44,000,447	£44,876,693
25%	70%	£53,667,108	£46,037,628	£45,311,607	£45,517,333	£44,252,636	£45,484,348
30%	70%	£56,932,803	£47,128,277	£45,919,747	£46,025,371	£44,504,825	£46,092,003
35%	70%	£60,198,498	£48,218,926	£46,527,887	£46,533,409	£44,757,014	£46,699,658
40%	70%	£63,464,193	£49,309,575	£47,135,927	£47,041,447	£45,009,203	£47,307,313
45%	70%	£66,729,888	£50,400,224	£47,743,067	£47,549,485	£45,261,392	£47,914,968
50%	70%	£70,000,000	£51,49				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£11,801,262	-£11,801,262	-£11,801,262	-£11,801,262	-£11,801,262	-£11,801,262
0%	70%	-£11,066,956	-£13,862,815	-£14,679,120	-£15,001,153	-£13,896,811	-£14,613,317
15%	70%	-£16,718,530	-£15,043,292	-£16,127,261	-£16,618,209	-£14,944,586	-£16,028,940
20%	70%	-£18,378,084	-£16,133,277	-£17,589,724	-£18,244,322	-£15,999,516	-£17,455,963
25%	70%	-£20,037,636	-£17,231,628	-£18,052,187	-£18,870,435	-£17,064,427	-£18,884,886
30%	70%	-£21,697,188	-£18,329,979	-£20,514,651	-£21,496,547	-£18,129,338	-£20,314,008
35%	70%	-£23,356,742	-£19,428,331	-£21,977,113	-£23,122,961	-£18,194,248	-£21,745,032
40%	70%	-£25,016,295	-£20,526,682	-£23,439,577	-£24,748,773	-£20,259,160	-£23,172,054
45%	70%	-£26,675,848	-£21,625,033	-£24,902,040	-£26,374,685	-£21,324,071	-£24,601,076
50%	70%	-£28,335,401	-£22,723,384	-£26,364,504	-£28,000,598	-£22,388,982	-£26,030,100
100%	70%	-£44,930,931	-£33,709,898	-£40,989,136	-£44,282,125	-£33,038,093	-£40,320,330
10%	80%	-£15,121,415	-£13,859,311	-£14,678,173	-£15,077,545	-£13,815,441	-£14,634,303
15%	80%	-£16,801,553	-£14,888,334	-£16,125,817	-£16,734,672	-£14,822,530	-£16,058,536
20%	80%	-£18,483,781	-£15,923,287	-£17,587,798	-£18,399,606	-£15,834,114	-£17,498,625
40%	80%	-£25,237,690	-£20,106,703	-£23,435,726	-£25,059,342	-£19,928,356	-£23,257,378
45%	80%	-£26,924,917	-£21,152,558	-£24,897,708	-£26,724,276	-£20,951,916	-£24,697,067
50%	80%	-£28,612,145	-£22,198,412	-£26,359,690	-£28,399,209	-£21,975,477	-£26,136,754
10%	80%	-£15,015,489	-£14,955,929	-£14,680,068	-£14,934,807	-£13,978,191	-£14,592,329
15%	80%	-£16,635,507	-£15,198,250	-£16,128,704	-£16,501,746	-£15,056,641	-£15,968,944
20%	60%	-£18,267,385	-£16,343,266	-£17,591,649	-£18,089,037	-£16,164,918	-£17,413,301
25%	60%	-£19,899,265	-£17,494,115	-£19,054,594	-£19,676,329	-£17,271,179	-£18,831,658
30%	60%	-£21,531,143	-£18,644,963	-£20,517,538	-£21,263,621	-£18,377,441	-£20,250,017
35%	60%	-£23,163,022	-£19,795,811	-£21,980,483	-£22,850,912	-£19,483,702	-£21,668,374
40%	60%	-£24,794,900	-£20,946,660	-£23,443,428	-£24,438,204	-£20,593,965	-£23,086,731
50%	60%	-£26,426,778	-£22,097,507	-£24,898,373	-£26,020,696	-£21,705,227	-£24,505,089

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,195,408	-£5,195,408	-£5,195,408	-£5,195,408	-£5,195,408	-£5,195,408
0%	70%	-£9,461,103	-£7,366,762	-£8,073,267	-£8,385,299	-£7,290,968	-£8,207,463
15%	70%	-£10,112,676	-£8,437,438	-£9,521,407	-£10,012,356	-£8,338,732	-£9,421,086
20%	70%	-£11,172,230	-£9,527,423	-£10,983,871	-£11,638,468	-£9,393,662	-£10,850,110
25%	70%	-£12,431,782	-£10,625,774	-£12,446,333	-£13,264,581	-£10,458,573	-£12,279,132
30%	70%	-£13,691,335	-£11,724,125	-£13,908,797	-£14,890,694	-£11,523,484	-£13,709,155
35%	70%	-£14,950,888	-£12,822,477	-£15,371,260	-£16,516,807	-£12,588,395	-£15,137,178
40%	70%	-£16,410,441	-£13,920,829	-£16,833,723	-£18,142,919	-£13,653,307	-£16,568,201
45%	70%	-£20,069,994	-£15,019,179	-£18,296,186	-£19,769,031	-£14,718,217	-£17,995,224
50%	70%	-£21,729,547	-£16,117,531	-£19,758,650	-£21,395,145	-£15,793,128	-£19,424,247
100%	70%	-£38,325,077	-£27,101,044	-£34,383,282	-£37,656,272	-£26,432,239	-£33,714,476
10%	80%	-£8,515,961	-£7,460,066	-£8,072,319	-£8,471,691	-£7,209,597	-£8,028,450
15%	80%	-£9,195,699	-£8,282,480	-£8,519,963	-£9,128,819	-£8,216,676	-£8,463,083
20%	80%	-£11,882,927	-£9,317,434	-£10,981,945	-£11,793,752	-£9,228,260	-£10,892,771
40%	80%	-£18,631,836	-£13,500,849	-£16,829,873	-£18,453,488	-£13,322,502	-£16,651,525
45%	80%	-£20,319,063	-£14,546,704	-£18,291,855	-£20,118,422	-£14,346,063	-£18,091,213
50%	80%	-£22,006,291	-£15,592,558	-£19,753,836	-£21,793,355	-£15,369,623	-£19,530,901
10%	80%	-£8,406,645	-£7,460,066	-£8,072,319	-£8,471,691	-£7,209,597	-£8,028,450
15%	80%	-£10,029,653	-£8,592,396	-£9,522,851	-£9,835,893	-£8,460,787	-£9,389,090
20%	60%	-£11,661,532	-£9,737,413	-£10,985,795	-£11,483,183	-£9,559,064	-£10,807,447
25%	60%	-£13,293,411	-£10,888,261	-£12,448,740	-£13,070,475	-£10,665,326	-£12,225,805
30%	60%	-£14,925,289	-£12,039,109	-£13,911,685	-£14,657,767	-£11,771,587	-£13,644,163
35%	60%	-£16,557,168	-£13,189,958	-£15,374,629	-£16,245,058	-£12,877,949	-£15,062,520
40%	60%	-£18,189,047	-£14,340,806	-£16,837,574	-£17,832,350	-£13,984,111	-£16,480,878
50%	60%	-£21,452,894	-£16,492,504	-£19,763,462	-£21,006,933	-£16,196,634	-£19,317,592

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,279,478	-£2,279,478	-£2,279,478	-£2,279,478	-£2,279,478	-£2,279,478
10%	70%	-£5,545,172	-£4,440,831	-£5,157,336	-£5,478,368	-£4,375,027	-£5,091,532
15%	70%	-£7,196,746	-£5,521,507	-£6,805,476	-£7,098,425	-£5,422,901	-£6,305,156
20%	70%	-£8,856,299	-£6,611,492	-£8,067,940	-£8,722,537	-£6,477,732	-£7,934,179
25%	70%	-£10,515,852	-£7,709,844	-£9,530,403	-£10,348,651	-£7,542,642	-£9,363,202
30%	70%	-£12,175,404	-£8,808,195	-£10,992,866	-£11,974,763	-£8,607,553	-£10,792,224
35%	70%	-£13,834,958	-£9,906,547	-£12,455,329	-£13,600,876	-£9,672,464	-£12,221,248
40%	70%	-£15,494,510	-£11,004,898	-£13,917,793	-£15,226,989	-£10,737,376	-£13,650,270
45%	70%	-£17,154,062	-£12,103,249	-£15,380,256	-£16,853,101	-£11,802,287	-£15,079,294
50%	70%	-£18,813,614	-£13,201,600	-£16,842,719	-£18,479,214	-£12,867,198	-£16,508,316
100%	70%	-£35,409,147	-£24,185,114	-£31,467,351	-£34,740,341	-£23,516,308	-£30,798,546
10%	80%	-£5,599,630	-£4,337,526	-£5,156,389	-£5,555,761	-£4,293,657	-£5,112,519
15%	80%	-£7,279,769	-£5,368,550	-£6,604,032	-£7,212,888	-£5,300,746	-£6,537,152
20%	80%	-£8,966,908	-£6,401,614	-£8,066,014	-£8,871,622	-£6,349,832	-£7,976,841
40%	80%	-£15,715,906	-£10,584,919	-£13,913,942	-£15,537,558	-£10,406,572	-£13,735,594
45%	80%	-£17,403,133	-£11,630,773	-£15,375,924	-£17,202,491	-£11,430,132	-£15,175,283
50%	80%	-£19,090,360	-£12,676,628	-£16,837,906	-£18,667,425	-£12,453,692	-£16,614,970
10%	60%	-£5,490,714	-£4,544,136	-£5,158,284	-£5,402,976	-£4,456,396	-£5,070,544
15%	60%	-£7,113,723	-£5,676,466	-£6,606,520	-£6,979,962	-£5,544,857	-£6,473,159
20%	60%	-£8,745,801	-£6,821,482	-£8,069,865	-£8,567,253	-£6,643,134	-£7,891,517
25%	60%	-£10,377,480	-£7,972,331	-£9,532,809	-£10,154,545	-£7,749,395	-£9,309,874
30%	60%	-£12,009,358	-£9,123,178	-£10,995,754	-£11,741,837	-£8,855,657	-£10,728,232
35%	60%	-£13,641,238	-£10,274,027	-£12,458,699	-£13,329,128	-£9,961,918	-£12,146,590
40%	60%	-£15,273,116	-£11,424,876	-£13,921,643	-£14,916,420	-£11,068,180	-£13,564,947
50%	60%	-£16,905,873	-£12,575,724	-£15,384,587	-£16,503,712	-£12,174,442	-£15,000,304

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£12,218,155	-£12,218,155	-£12,218,155	-£12,218,155	-£12,218,155	-£12,218,155
10%	70%	-£15,483,849	-£14,379,508	-£15,086,013	-£15,418,045	-£14,313,704	-£15,030,209
15%	70%	-£17,135,423	-£15,460,184	-£16,544,153	-£17,035,102	-£15,361,478	-£16,443,833
20%	70%	-£18,794,976	-£16,550,169	-£18,008,617	-£18,661,214	-£16,416,409	-£17,872,856
25%	70%	-£20,454,529	-£17,648,521	-£19,469,080	-£20,287,328	-£17,481,319	-£19,301,879
30%	70%	-£22,114,081	-£18,746,872	-£20,931,543	-£21,913,440	-£18,546,230	-£20,730,901
35%	70%	-£23,773,633	-£19,845,224	-£22,394,006	-£23,539,553	-£19,611,141	-£22,159,923
40%	70%	-£25,433,185	-£20,943,575	-£23,856,470	-£25,165,666	-£20,676,053	-£23,589,947
45%	70%	-£27,092,741	-£22,041,926	-£25,318,933	-£26,791,778	-£21,740,964	-£25,019,971
50%	70%	-£28,752,293	-£23,140,277	-£26,781,386	-£28,417,891	-£22,805,875	-£26,446,993
100%	70%	-£45,347,824	-£34,123,791	-£41,406,028	-£44,679,018	-£33,454,985	-£40,737,223
10%	80%	-£15,538,307	-£14,276,203	-£15,095,066	-£15,494,438	-£14,232,334	-£15,051,196
15%	80%	-£17,218,446	-£15,305,227	-£16,542,709	-£17,151,565	-£15,239,423	-£16,475,829
20%	80%	-£18,905,673	-£16,340,180	-£18,004,691	-£18,816,499	-£16,251,006	-£17,915,518
40%	80%	-£26,656,583	-£20,523,596	-£23,852,619	-£26,026,226	-£20,345,249	-£23,674,271
45%	80%	-£27,341,810	-£21,569,450	-£25,314,601	-£27,141,168	-£21,368,509	-£25,113,960
50%	80%	-£29,029,037	-£22,615,305	-£26,776,583	-£28,806,102	-£22,392,369	-£26,553,647
10%	60%	-£15,429,391	-£14,482,813	-£15,096,961	-£15,341,653	-£14,395,073	-£15,009,221
15%	60%	-£17,052,400	-£15,515,143	-£16,545,597	-£16,916,639	-£15,483,534	-£16,411,836
20%	60%	-£18,684,278	-£16,760,159	-£18,098,542	-£18,595,930	-£16,581,811	-£17,830,194
25%	60%	-£20,316,157	-£17,911,008	-£19,471,486	-£20,093,222	-£17,688,072	-£19,248,551
30%	60%	-£21,948,035	-£19,061,855	-£20,934,431	-£21,680,514	-£18,794,334	-£20,666,909
35%	60%	-£23,579,915	-£20,212,704	-£22,397,376	-£23,267,805	-£19,900,595	-£22,085,267
40%	60%	-£25,211,793	-£21,363,553	-£23,860,320	-£24,855,097	-£21,006,857	-£23,503,624
50%	60%	-£26,843,671	-£22,514,402</				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£683,172	£683,172	£683,172	£683,172	£683,172	£683,172
10%	70%	-£2,362,523	-£1,478,162	-£2,194,687	-£2,516,719	-£1,412,378	-£2,128,863
15%	70%	-£4,234,097	-£2,558,858	-£3,642,827	-£4,133,776	-£2,460,152	-£3,542,506
20%	70%	-£5,893,650	-£3,648,843	-£5,105,291	-£5,759,888	-£3,515,082	-£4,971,530
25%	70%	-£7,563,203	-£4,747,194	-£6,567,753	-£7,386,001	-£4,579,993	-£6,400,552
30%	70%	-£9,212,755	-£5,845,545	-£8,030,217	-£9,012,114	-£5,644,904	-£7,829,575
35%	70%	-£10,872,309	-£6,943,897	-£9,492,680	-£10,638,227	-£6,709,815	-£9,258,598
40%	70%	-£12,531,861	-£8,042,249	-£10,955,144	-£12,264,339	-£7,774,727	-£10,687,621
45%	70%	-£14,191,415	-£9,140,600	-£12,417,606	-£13,890,452	-£8,839,638	-£12,116,644
50%	70%	-£15,850,967	-£10,238,951	-£13,880,070	-£15,516,565	-£9,904,549	-£13,545,667
100%	70%	-£32,446,497	-£21,222,464	-£28,504,702	-£31,777,692	-£20,553,659	-£27,835,897
10%	80%	-£2,636,981	-£1,374,877	-£2,193,740	-£2,593,111	-£1,331,008	-£2,149,870
15%	80%	-£4,317,119	-£2,403,901	-£3,641,383	-£4,250,239	-£2,338,097	-£3,574,503
20%	80%	-£5,004,347	-£3,438,854	-£5,103,365	-£5,915,173	-£3,349,680	-£5,014,191
40%	80%	-£12,753,257	-£7,622,270	-£10,951,293	-£12,574,908	-£7,443,922	-£10,772,945
45%	80%	-£14,440,483	-£8,668,124	-£12,413,275	-£14,239,842	-£8,467,483	-£12,212,633
50%	80%	-£16,127,711	-£9,713,979	-£13,875,256	-£16,004,776	-£9,491,043	-£13,652,321
10%	60%	-£2,528,065	-£1,581,486	-£2,195,634	-£2,440,327	-£1,493,747	-£2,107,895
15%	60%	-£4,151,074	-£2,713,816	-£3,644,271	-£4,017,313	-£2,582,208	-£3,510,510
20%	60%	-£5,782,952	-£3,858,833	-£5,107,216	-£5,604,604	-£3,680,485	-£4,928,867
25%	60%	-£7,414,831	-£5,009,681	-£6,570,160	-£7,191,896	-£4,786,746	-£6,347,225
30%	60%	-£9,046,709	-£6,160,529	-£8,033,105	-£8,779,187	-£5,893,007	-£7,765,583
35%	60%	-£10,678,588	-£7,311,378	-£9,496,050	-£10,366,478	-£6,999,269	-£9,183,941
40%	60%	-£12,310,467	-£8,462,227	-£10,958,994	-£11,953,770	-£8,105,531	-£10,602,298
50%	60%	-£15,574,224	-£10,763,924	-£13,884,883	-£16,128,353	-£10,318,054	-£13,439,013

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,570,615	£1,570,615	£1,570,615	£1,570,615	£1,570,615	£1,570,615
10%	70%	-£1,695,080	-£990,739	-£1,307,244	-£1,628,276	-£924,935	-£1,241,440
15%	70%	-£3,346,854	-£1,671,415	-£2,755,384	-£3,246,333	-£1,872,709	-£2,655,063
20%	70%	-£5,006,207	-£2,761,400	-£4,217,848	-£4,872,445	-£2,627,639	-£4,084,087
25%	70%	-£6,665,760	-£3,851,751	-£5,680,311	-£6,498,558	-£3,692,550	-£5,513,109
30%	70%	-£8,325,312	-£4,950,102	-£7,142,774	-£8,124,671	-£4,757,461	-£6,942,132
35%	70%	-£9,984,866	-£6,050,455	-£8,605,237	-£9,750,784	-£5,822,372	-£8,371,155
40%	70%	-£11,644,418	-£7,154,806	-£10,067,701	-£11,376,896	-£6,887,284	-£9,800,178
45%	70%	-£13,303,972	-£8,253,157	-£11,530,163	-£13,003,009	-£7,952,195	-£11,229,201
50%	70%	-£14,963,524	-£9,351,508	-£12,992,627	-£14,629,122	-£9,017,106	-£12,658,224
100%	70%	-£31,559,054	-£20,335,021	-£27,617,259	-£30,890,249	-£19,666,216	-£26,948,454
10%	80%	-£1,749,538	-£487,434	-£1,306,297	-£1,705,668	-£443,565	-£1,262,427
15%	80%	-£3,429,676	-£1,215,458	-£2,753,940	-£3,362,799	-£1,450,654	-£2,687,060
20%	80%	-£5,116,904	-£2,551,411	-£4,215,922	-£5,027,730	-£2,462,237	-£4,126,746
40%	80%	-£11,865,814	-£6,734,827	-£10,063,850	-£11,687,465	-£6,556,479	-£9,885,502
45%	80%	-£13,553,040	-£7,780,681	-£11,525,832	-£13,352,399	-£7,580,040	-£11,325,190
50%	80%	-£15,240,268	-£8,826,536	-£12,987,813	-£15,017,333	-£8,603,600	-£12,764,878
10%	60%	-£1,640,622	-£694,043	-£1,308,191	-£1,552,884	-£606,304	-£1,220,452
15%	60%	-£3,263,631	-£1,826,373	-£2,756,828	-£3,129,870	-£1,694,765	-£2,623,067
20%	60%	-£4,895,509	-£2,971,380	-£4,219,773	-£4,717,161	-£2,793,042	-£4,041,424
25%	60%	-£6,527,388	-£4,122,238	-£5,682,717	-£6,304,453	-£3,899,303	-£5,459,782
30%	60%	-£8,159,266	-£5,273,086	-£7,145,662	-£7,891,745	-£5,005,564	-£6,878,140
35%	60%	-£9,791,146	-£6,423,935	-£8,608,607	-£9,479,035	-£6,111,826	-£8,296,498
40%	60%	-£11,423,024	-£7,574,784	-£10,071,551	-£11,066,327	-£7,218,088	-£9,714,855
50%	60%	-£14,086,781	-£8,676,481	-£12,997,440	-£14,240,810	-£8,430,611	-£12,551,570

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	3
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£186,887	£186,887	£186,887	£186,887	£186,887	£186,887
10%	70%	-£2,808,798	-£1,744,462	-£2,405,302	-£2,810,502	-£1,753,167	-£2,414,005
15%	70%	-£4,309,669	-£2,711,667	-£3,702,924	-£4,322,724	-£2,724,722	-£3,715,980
20%	70%	-£5,809,540	-£3,678,870	-£5,000,547	-£5,826,947	-£3,696,277	-£5,017,954
25%	70%	-£7,309,410	-£4,646,073	-£6,298,170	-£7,331,170	-£4,667,832	-£6,319,929
30%	70%	-£8,809,282	-£5,613,276	-£7,595,793	-£8,833,393	-£5,639,388	-£7,621,903
35%	70%	-£10,309,153	-£6,580,479	-£8,893,415	-£10,333,615	-£6,610,943	-£8,923,878
40%	70%	-£11,809,023	-£7,547,684	-£10,191,037	-£11,843,838	-£7,582,498	-£10,225,853
45%	70%	-£13,308,894	-£8,514,887	-£11,488,660	-£13,348,061	-£8,554,053	-£11,527,827
50%	70%	-£14,808,766	-£9,482,090	-£12,786,283	-£14,852,283	-£9,525,609	-£12,829,802
100%	70%	-£29,807,474	-£19,154,124	-£25,762,510	-£29,894,511	-£19,241,160	-£25,849,546
10%	80%	-£2,865,838	-£1,648,112	-£2,403,357	-£2,871,440	-£1,653,915	-£2,409,159
15%	80%	-£4,383,429	-£2,567,140	-£3,700,006	-£4,402,133	-£2,575,843	-£3,708,711
20%	80%	-£5,921,220	-£3,486,169	-£4,996,656	-£5,932,824	-£3,497,773	-£4,998,262
25%	80%	-£7,449,011	-£4,405,196	-£6,293,307	-£7,463,517	-£4,419,702	-£6,307,813
30%	80%	-£8,976,801	-£5,324,225	-£7,589,957	-£8,994,208	-£5,341,632	-£7,607,364
35%	80%	-£10,504,592	-£6,243,252	-£8,886,607	-£10,524,901	-£6,253,561	-£8,906,915
40%	80%	-£12,032,384	-£7,162,280	-£10,183,257	-£12,055,594	-£7,175,490	-£10,206,466
45%	80%	-£13,560,175	-£8,081,309	-£11,479,907	-£13,586,285	-£8,107,419	-£11,506,018
50%	80%	-£15,087,966	-£9,000,336	-£12,776,557	-£15,116,978	-£9,029,349	-£12,805,570
10%	60%	-£2,753,958	-£1,840,814	-£2,407,247	-£2,765,563	-£1,852,419	-£2,418,852
15%	60%	-£4,225,909	-£2,856,192	-£3,705,842	-£4,243,316	-£2,873,599	-£3,723,249
20%	60%	-£5,697,860	-£3,871,571	-£5,004,437	-£5,721,069	-£3,889,762	-£5,027,847
25%	60%	-£7,169,811	-£4,886,950	-£6,303,032	-£7,198,822	-£4,915,962	-£6,332,045
30%	60%	-£8,641,762	-£5,902,329	-£7,601,628	-£8,676,576	-£5,937,143	-£7,636,443
35%	60%	-£10,113,712	-£6,917,707	-£8,900,223	-£10,154,330	-£6,958,324	-£8,940,840
40%	60%	-£11,585,664	-£7,933,086	-£10,198,818	-£11,632,083	-£7,979,506	-£10,245,238
45%	60%	-£13,057,614	-£8,948,465	-£11,497,414	-£13,109,837	-£8,990,687	-£11,549,636
50%	60%	-£14,529,565	-£9,963,844	-£12,796,009	-£14,587,590	-£10,021,868	-£12,854,034

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£124,484,847	-£124,484,847	-£124,484,847	-£124,484,847	-£124,484,847	-£124,484,847
10%	70%	-£127,481,533	-£126,416,197	-£127,077,036	-£127,480,236	-£126,424,901	-£127,085,739
15%	70%	-£128,981,493	-£127,393,401	-£128,374,659	-£128,984,499	-£127,396,456	-£128,387,714
20%	70%	-£129,481,274	-£128,359,604	-£129,572,281	-£130,488,681	-£128,368,011	-£129,689,689
25%	70%	-£131,981,145	-£129,317,807	-£130,969,904	-£132,002,904	-£129,339,566	-£130,991,563
30%	70%	-£133,481,016	-£130,285,010	-£132,267,527	-£133,507,127	-£130,311,122	-£132,293,638
35%	70%	-£134,980,887	-£131,252,214	-£133,565,149	-£135,011,349	-£131,282,677	-£133,595,612
40%	70%	-£136,480,758	-£132,219,418	-£134,862,772	-£136,515,573	-£132,254,232	-£134,897,587
45%	70%	-£137,980,629	-£133,186,622	-£136,160,394	-£138,019,795	-£133,225,787	-£136,199,561
50%	70%	-£139,480,500	-£134,153,826	-£137,458,017	-£139,524,018	-£134,197,343	-£137,501,536
100%	70%	-£154,479,209	-£143,825,858	-£150,434,244	-£154,566,245	-£143,912,895	-£150,521,280
10%	80%	-£127,537,372	-£126,319,847	-£127,075,091	-£127,543,174	-£126,325,649	-£127,089,893
15%	80%	-£129,035,163	-£127,238,774	-£128,371,740	-£129,073,967	-£127,247,576	-£128,380,445
20%	80%	-£130,532,954	-£128,157,903	-£129,668,391	-£130,604,569	-£128,169,507	-£129,679,996
25%	80%	-£131,032,745	-£131,034,091	-£131,534,659	-£132,537,328	-£131,057,224	-£131,534,820
30%	80%	-£131,532,536	-£132,953,043	-£133,464,241	-£134,470,087	-£132,945,943	-£133,477,563
35%	80%	-£132,032,327	-£134,872,017	-£135,393,823	-£136,402,846	-£134,854,666	-£135,410,306
40%	80%	-£132,532,118	-£136,791,000	-£137,323,405	-£138,335,605	-£136,743,389	-£137,353,049
45%	80%	-£133,031,909	-£138,710,000	-£139,253,000	-£140,268,364	-£138,632,112	-£139,295,792
50%	80%	-£133,531,700	-£140,629,000	-£141,182,500	-£142,201,123	-£140,520,835	-£141,238,535
100%	80%	-£148,529,709	-£138,317,174	-£144,475,244	-£148,622,245	-£138,408,895	-£144,570,280
10%	60%	-£128,897,643	-£127,527,927	-£128,377,576	-£128,915,050	-£127,545,334	-£128,394,983
15%	60%	-£130,395,434	-£128,436,301	-£129,676,171	-£130,932,803	-£128,446,615	-£129,689,381
20%	60%	-£131,893,225	-£129,345,676	-£130,976,767	-£131,950,556	-£129,357,896	-£130,998,779
25%	60%	-£133,391,016	-£130,255,051	-£132,276,362	-£133,968,309	-£130,269,077	-£132,308,177
30%	60%	-£134,888,807	-£131,164,426	-£133,585,957	-£134,986,062	-£131,180,258	-£133,617,574
35%	60%	-£136,386,598	-£132,073,801	-£134,895,552	-£136,003,815	-£132,091,439	-£134,926,971
40%	60%	-£137,884,389	-£132,983,176	-£136,205,147	-£137,021,568	-£133,002,620	-£136,236,368
45%	60%	-£139,382,180	-£133,892,551	-£137,514,742	-£138,039,321	-£133,913,801	-£137,545,765
50%	60%	-£140,880,000	-£134,801,926	-£138,824,337	-£139,057,074	-£134,824,982	-£138,555,162
100%	60%	-£155,878,009	-£132,490,174	-£141,115,244	-£155,972,245	-£132,570,244	-£141,206,480

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£96,830,160	-£96,830,160	-£96,830,160	-£96,830,160	-£96,830,160	-£96,830,160
10%	70%	-£99,826,845	-£98,761,509	-£99,422,349	-£99,835,549	-£98,770,214	-£99,431,052
15%	70%	-£101,326,716	-£99,728,714	-£101,923,218	-£101,339,771	-£99,741,769	-£101,233,027
20%	70%	-£102,826,587	-£100,695,917	-£102,017,594	-£102,843,984	-£100,713,324	-£102,035,001
25%	70%	-£104,326,457	-£101,663,120	-£103,315,217	-£104,348,217	-£101,684,879	-£103,336,976
30%	70%	-£105,826,328	-£102,630,323	-£104,612,840	-£105,852,440	-£102,656,435	-£104,638,950
35%	70%	-£107,326,200	-£103,597,526	-£105,910,463	-£107,356,662	-£103,627,990	-£105,940,925
40%	70%	-£108,826,071	-£104,564,731	-£107,208,086	-£108,860,885	-£104,599,545	-£107,242,900
45%	70%	-£110,325,942	-£105,531,934	-£108,505,707	-£110,365,108	-£105,611,100	-£108,544,875
50%	70%	-£111,825,813	-£106,499,137	-£109,800,330	-£111,869,330	-£106,542,656	-£109,846,849
100%	70%	-£126,824,521	-£116,171,171	-£122,779,557	-£126,911,558	-£116,258,207	-£122,866,593
10%	80%	-£99,882,685	-£98,665,159	-£99,420,404	-£99,888,487	-£98,670,962	-£99,426,205
15%	80%	-£101,410,476	-£99,584,187	-£100,717,053	-£101,419,180	-£99,592,890	-£100,725,758
20%	80%	-£102,908,267	-£100,503,216	-£102,013,703	-£102,949,871	-£100,514,820	-£102,030,001
25%	80%	-£104,392,058	-£101,472,247	-£103,309,326	-£104,407,662	-£101,486,761	-£103,312,223
30%	80%	-£105,885,849	-£102,441,278	-£104,604,951	-£105,915,453	-£102,497,700	-£104,614,445
35%	80%	-£107,379,640	-£103,410,309	-£105,901,580	-£107,424,244	-£103,508,639	-£105,926,668
40%	80%	-£108,873,431	-£104,379,340	-£107,207,209	-£108,933,035	-£104,389,578	-£107,238,891
45%	80%	-£110,367,222	-£105,348,371	-£108,502,838	-£110,441,826	-£105,400,517	-£108,551,114
50%	80%	-£111,861,013	-£106,317,402	-£109,807,467	-£111,950,617	-£106,411,456	-£109,863,337
100%	80%	-£126,859,021	-£115,845,174	-£122,752,244	-£126,946,245	-£115,926,244	-£122,838,000
10%	60%	-£99,771,005	-£98,857,861	-£99,424,294	-£99,782,610	-£98,869,486	-£99,435,899
15%	60%	-£101,242,996	-£99,873,239	-£100,722,889	-£101,260,363	-£99,890,846	-£100,740,296
20%	60%	-£102,714,987	-£100,888,618	-£102,017,484	-£102,732,116	-£100,911,828	-£102,044,691
25%	60%	-£104,186,978	-£101,903,997	-£103,302,079	-£104,215,869	-£101,933,009	-£103,348,092
30%	60%	-£105,658,969	-£102,919,376	-£104,616,675	-£105,693,623	-£102,954,190	-£104,653,490
35%	60%	-£107,130,960	-£103,934,754	-£105,917,270	-£107,171,377	-£103,975,371	-£105,957,887
40%	60%	-£108,602,951	-£104,950,133	-£107,215,865	-£108,649,130	-£104,996,553	-£107,262,285
45%	60%	-£110,074,942	-£105,965,512	-£108,514,460	-£110,166,883	-£106,007,734	-£108,564,682
50%	60%	-£111,546,933	-£106,980,891	-£109,813,056	-£111,684,637	-£107,019,915	-£109,871,081

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£44,171,032	-£44,171,032	-£44,171,032	-£44,171,032	-£44,171,032	-£44,171,032
10%	70%	-£47,167,718	-£46,102,382	-£46,763,221	-£47,176,421	-£46,111,087	-£46,771,925
15%	70%	-£48,667,589	-£47,089,586	-£48,060,844	-£48,676,944	-£47,092,642	-£48,073,399
20%	70%	-£50,167,460	-£48,076,789	-£49,358,467	-£50,184,866	-£48,054,196	-£49,375,874

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£15,367,966	-£15,367,966	-£15,367,966	-£15,367,966	-£15,367,966	-£15,367,966
10%	70%	-£18,364,652	-£17,229,316	-£17,960,156	-£18,373,955	-£17,308,020	-£17,968,859
15%	70%	-£19,864,523	-£18,266,520	-£18,257,778	-£19,877,578	-£18,279,575	-£19,270,833
20%	70%	-£21,364,383	-£19,233,723	-£20,555,401	-£21,381,800	-£19,251,130	-£20,572,808
25%	70%	-£22,864,264	-£20,200,927	-£21,853,024	-£22,886,024	-£20,222,685	-£21,874,782
30%	70%	-£24,364,136	-£21,168,130	-£23,150,646	-£24,390,246	-£21,194,241	-£23,176,757
35%	70%	-£25,864,006	-£22,135,333	-£24,448,268	-£25,894,469	-£22,165,796	-£24,478,731
40%	70%	-£27,363,877	-£23,102,537	-£25,745,891	-£27,398,692	-£23,137,351	-£25,780,706
45%	70%	-£28,863,748	-£24,069,740	-£27,043,514	-£28,902,914	-£24,108,906	-£27,082,681
50%	70%	-£30,363,619	-£25,036,944	-£28,341,136	-£30,407,137	-£25,080,462	-£28,384,655
100%	70%	-£45,362,328	-£34,709,978	-£41,317,363	-£45,449,364	-£34,796,014	-£41,404,400
10%	80%	-£18,420,491	-£17,202,966	-£17,958,210	-£18,426,294	-£17,208,769	-£17,964,012
15%	80%	-£19,949,283	-£18,121,993	-£18,254,859	-£19,956,986	-£18,130,697	-£19,263,564
20%	80%	-£21,476,073	-£19,041,022	-£20,551,510	-£21,487,676	-£19,052,626	-£20,563,115
40%	80%	-£27,587,237	-£22,717,134	-£25,738,110	-£27,610,447	-£22,740,343	-£25,761,320
45%	80%	-£29,115,028	-£23,636,162	-£27,034,760	-£29,141,139	-£23,662,273	-£27,060,872
50%	80%	-£30,642,819	-£24,555,190	-£28,331,411	-£30,671,831	-£24,584,202	-£28,360,423
10%	80%	-£18,308,152	-£17,395,667	-£17,962,100	-£18,320,416	-£17,407,272	-£17,973,705
15%	80%	-£19,780,762	-£18,411,046	-£18,260,695	-£19,798,169	-£18,428,458	-£19,278,102
20%	60%	-£21,252,713	-£19,426,425	-£20,559,291	-£21,275,823	-£19,449,634	-£20,562,500
25%	60%	-£22,724,665	-£20,441,803	-£21,857,886	-£22,753,676	-£20,470,816	-£21,866,898
30%	60%	-£24,196,615	-£21,457,182	-£23,156,481	-£24,231,429	-£21,491,996	-£23,191,296
35%	60%	-£25,668,566	-£22,472,561	-£24,455,077	-£25,709,183	-£22,513,178	-£24,495,693
40%	60%	-£27,140,517	-£23,487,940	-£25,753,672	-£27,188,937	-£23,534,369	-£25,800,091
50%	60%	-£28,612,468	-£24,503,319	-£27,048,267	-£28,668,690	-£24,555,560	-£27,104,489

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,762,113	-£8,762,113	-£8,762,113	-£8,762,113	-£8,762,113	-£8,762,113
10%	70%	-£11,758,788	-£10,893,463	-£11,354,301	-£11,767,592	-£10,702,167	-£11,363,006
15%	70%	-£13,258,669	-£11,860,666	-£12,651,824	-£13,271,724	-£11,673,722	-£12,664,979
20%	70%	-£14,758,539	-£12,827,870	-£13,949,547	-£14,775,947	-£12,645,277	-£13,966,954
25%	70%	-£16,258,410	-£13,795,073	-£15,247,170	-£16,280,170	-£13,616,832	-£15,268,929
30%	70%	-£17,758,282	-£14,762,276	-£16,544,793	-£17,784,392	-£14,588,388	-£16,570,903
35%	70%	-£19,258,152	-£15,729,479	-£17,842,414	-£19,288,615	-£15,559,943	-£17,872,878
40%	70%	-£20,758,023	-£16,696,683	-£19,140,037	-£20,792,838	-£16,531,498	-£19,174,852
45%	70%	-£22,257,894	-£17,663,887	-£20,437,660	-£22,297,061	-£17,503,052	-£20,476,827
50%	70%	-£23,757,765	-£18,631,090	-£21,735,283	-£23,801,283	-£18,474,608	-£21,778,801
100%	70%	-£38,756,474	-£28,103,124	-£34,711,510	-£38,843,510	-£28,190,180	-£34,798,546
10%	80%	-£11,814,637	-£10,997,112	-£11,352,356	-£11,820,440	-£10,602,915	-£11,359,158
15%	80%	-£13,342,429	-£12,516,140	-£12,649,006	-£13,351,133	-£11,524,943	-£12,657,710
20%	80%	-£14,870,220	-£14,035,168	-£13,945,656	-£14,881,824	-£12,446,773	-£13,957,261
40%	80%	-£20,981,384	-£16,111,280	-£19,132,256	-£21,004,593	-£16,134,490	-£19,155,466
45%	80%	-£22,509,174	-£17,030,308	-£20,428,907	-£22,535,285	-£17,056,419	-£20,455,018
50%	80%	-£24,036,965	-£17,949,336	-£21,725,557	-£24,065,978	-£17,978,349	-£21,754,569
10%	80%	-£11,702,958	-£10,789,813	-£11,256,246	-£11,714,562	-£10,801,419	-£11,267,852
15%	80%	-£13,174,909	-£11,805,192	-£12,654,842	-£13,182,316	-£11,822,599	-£12,672,249
20%	60%	-£14,646,859	-£12,820,571	-£13,953,437	-£14,670,069	-£12,843,781	-£13,976,647
25%	60%	-£16,118,811	-£13,835,950	-£15,252,032	-£16,147,822	-£13,864,962	-£15,281,045
30%	60%	-£17,590,761	-£14,851,328	-£16,550,628	-£17,625,576	-£14,886,143	-£16,585,443
35%	60%	-£19,062,712	-£15,866,707	-£17,849,223	-£19,103,330	-£15,907,324	-£17,889,840
40%	60%	-£20,534,664	-£16,882,086	-£19,147,818	-£20,581,083	-£16,928,505	-£19,194,238
50%	60%	-£22,006,615	-£17,897,465	-£20,446,413	-£22,068,836	-£17,949,686	-£20,500,633

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,846,182	-£5,846,182	-£5,846,182	-£5,846,182	-£5,846,182	-£5,846,182
10%	70%	-£8,842,868	-£7,777,532	-£8,438,371	-£8,851,571	-£7,786,236	-£8,447,074
15%	70%	-£10,342,738	-£8,744,736	-£9,735,994	-£10,355,793	-£8,757,791	-£9,749,049
20%	70%	-£11,842,609	-£9,711,939	-£11,033,616	-£11,856,016	-£9,729,346	-£11,051,023
25%	70%	-£13,342,480	-£10,679,142	-£12,331,239	-£13,364,239	-£10,700,901	-£12,352,998
30%	70%	-£14,842,351	-£11,646,345	-£13,628,862	-£14,868,462	-£11,672,457	-£13,654,973
35%	70%	-£16,342,222	-£12,613,549	-£14,926,484	-£16,372,684	-£12,644,012	-£14,956,947
40%	70%	-£17,842,093	-£13,580,753	-£16,224,107	-£17,876,908	-£13,615,567	-£16,258,922
45%	70%	-£19,341,964	-£14,547,956	-£17,521,729	-£19,381,130	-£14,587,122	-£17,560,896
50%	70%	-£20,841,835	-£15,515,159	-£18,819,352	-£20,885,352	-£15,558,678	-£18,862,871
100%	70%	-£35,840,544	-£25,187,193	-£31,795,579	-£35,927,580	-£25,274,229	-£31,882,615
10%	80%	-£8,898,707	-£7,681,181	-£8,436,426	-£8,904,509	-£7,686,984	-£8,442,227
15%	80%	-£10,426,498	-£8,600,209	-£9,733,075	-£10,435,202	-£8,608,913	-£9,741,780
20%	80%	-£11,954,289	-£9,519,238	-£11,029,725	-£11,963,994	-£9,524,311	-£11,041,331
40%	80%	-£18,065,453	-£13,135,249	-£16,216,326	-£18,088,663	-£13,218,559	-£16,239,535
45%	80%	-£19,593,244	-£14,114,378	-£17,512,976	-£19,619,354	-£14,140,488	-£17,539,088
50%	80%	-£21,121,035	-£15,033,406	-£18,809,626	-£21,150,047	-£15,062,418	-£18,838,639
10%	60%	-£8,787,027	-£7,873,883	-£8,440,316	-£8,798,632	-£7,885,488	-£8,451,921
15%	60%	-£10,426,978	-£8,889,261	-£9,738,911	-£10,476,385	-£8,906,669	-£9,756,318
20%	60%	-£12,066,929	-£9,904,640	-£11,037,506	-£12,114,139	-£9,927,850	-£11,060,716
25%	60%	-£13,706,880	-£10,920,019	-£12,336,102	-£13,753,892	-£10,949,031	-£12,355,114
30%	60%	-£15,346,831	-£11,935,398	-£13,634,697	-£15,391,645	-£11,970,212	-£13,669,512
35%	60%	-£16,986,782	-£12,950,777	-£14,933,292	-£17,029,395	-£12,991,393	-£14,973,909
40%	60%	-£18,626,733	-£13,966,155	-£16,231,887	-£18,677,148	-£14,012,575	-£16,278,307
50%	60%	-£20,266,684	-£14,981,534	-£17,529,482	-£20,324,901	-£15,023,757	-£17,582,705

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£15,784,859	-£15,784,859	-£15,784,859	-£15,784,859	-£15,784,859	-£15,784,859
10%	70%	-£18,781,545	-£17,716,209	-£18,377,048	-£18,790,248	-£17,724,913	-£18,385,751
15%	70%	-£20,281,415	-£18,683,413	-£19,674,671	-£20,294,470	-£18,696,468	-£19,687,726
20%	70%	-£21,781,286	-£19,650,616	-£20,972,294	-£21,792,692	-£19,708,023	-£20,989,701
25%	70%	-£23,281,157	-£20,617,819	-£22,269,917	-£23,302,916	-£20,639,578	-£22,291,676
30%	70%	-£24,781,028	-£21,585,022	-£23,567,540	-£24,807,139	-£21,611,134	-£23,593,650
35%	70%	-£26,280,899	-£22,552,226	-£24,865,163	-£26,311,361	-£22,582,689	-£24,895,624
40%	70%	-£27,780,770	-£23,519,430	-£26,162,786	-£27,815,585	-£23,554,244	-£26,197,598
45%	70%	-£29,280,641	-£24,486,633	-£27,460,409	-£29,319,807	-£24,525,799	-£27,499,573
50%	70%	-£30,780,512	-£25,453,836	-£28,758,032	-£30,824,029	-£25,497,355	-£28,801,548
100%	70%	-£45,779,221	-£35,125,870	-£41,734,256	-£45,866,257	-£35,212,906	-£41,821,292
10%	80%	-£18,837,384	-£17,619,858	-£18,375,103	-£18,843,186	-£17,625,661	-£18,380,904
15%	80%	-£20,365,175	-£18,538,886	-£19,671,752	-£20,373,979	-£18,547,590	-£19,680,457
20%	80%	-£21,892,966	-£19,457,915	-£20,968,402	-£21,984,970	-£19,469,519	-£20,990,006
40%	80%	-£28,004,130	-£23,134,026	-£25,155,033	-£28,027,940	-£23,157,236	-£25,174,212
45%	80%	-£29,531,921	-£24,053,055	-£26,451,653	-£29,558,031	-£24,079,165	-£26,477,765
50%	80%	-£31,059,712	-£24,972,082	-£27,748,283	-£31,088,724	-£25,001,095	-£27,777,316
10%	60%	-£18,725,704	-£17,812,560	-£18,378,939	-£18,737,309	-£17,824,165	-£18,390,598
15%	60%	-£20,197,655	-£18,827,838	-£19,677,588	-£20,215,062	-£18,845,346	-£19,694,995
20%	60%	-£21,669,606	-£19,843,117	-£20,976,185	-£21,692,815	-£19,866,527	-£20,999,393
25%	60%	-£23,141,557	-£20,858,396	-£22,274,779	-£23,170,569	-£20,887,708	-£22,303,791
30%	60%	-£24,613,508	-£21,873,675	-£23,573,374	-£24,648,322	-£21,908,889	-£23,608,189
35%	60%	-£26,085,459	-£22,888,954	-£24,871,969	-£26,126,076	-£22,930,070	-£24,912,586
40%	60%	-£27,557,410	-£23,904,832	-£26,170,564	-£27,603,829	-£23,9	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,883,533	-£2,883,533	-£2,883,533	-£2,883,533	-£2,883,533	-£2,883,533
10%	70%	-£5,880,218	-£4,814,862	-£5,475,722	-£5,888,922	-£4,823,587	-£5,484,425
15%	70%	-£7,380,089	-£5,782,087	-£6,773,344	-£7,393,144	-£5,795,142	-£6,786,400
20%	70%	-£8,879,960	-£6,749,290	-£8,070,967	-£8,897,367	-£6,766,697	-£8,088,374
25%	70%	-£10,379,830	-£7,716,493	-£9,368,590	-£10,401,590	-£7,738,252	-£9,390,349
30%	70%	-£11,879,702	-£8,683,696	-£10,666,213	-£11,905,813	-£8,709,808	-£10,692,323
35%	70%	-£13,379,573	-£9,650,899	-£11,963,835	-£13,410,035	-£9,681,363	-£11,994,298
40%	70%	-£14,879,443	-£10,618,104	-£13,261,457	-£14,914,258	-£10,652,918	-£13,296,272
45%	70%	-£16,379,314	-£11,585,307	-£14,569,080	-£16,418,481	-£11,624,473	-£14,598,247
50%	70%	-£17,879,186	-£12,552,510	-£15,866,703	-£17,922,703	-£12,596,029	-£15,900,222
100%	70%	-£32,877,894	-£22,224,544	-£28,832,930	-£32,984,931	-£22,311,580	-£28,919,968
10%	80%	-£5,936,057	-£4,718,532	-£5,473,777	-£5,941,860	-£4,724,335	-£5,479,578
15%	80%	-£7,463,849	-£5,637,960	-£6,770,426	-£7,472,553	-£5,646,263	-£6,779,130
20%	80%	-£9,991,640	-£6,556,989	-£8,067,076	-£9,993,244	-£6,568,193	-£8,078,682
40%	80%	-£15,102,804	-£10,232,700	-£13,253,676	-£15,126,014	-£10,256,910	-£13,276,886
45%	80%	-£16,630,595	-£11,151,729	-£14,550,327	-£16,656,705	-£11,177,839	-£14,576,438
50%	80%	-£18,158,385	-£12,070,756	-£15,846,977	-£18,187,398	-£12,099,769	-£15,875,990
10%	60%	-£5,824,378	-£4,911,234	-£5,477,667	-£5,835,983	-£4,922,839	-£5,489,272
15%	60%	-£7,296,329	-£5,926,612	-£6,776,262	-£7,313,736	-£5,944,019	-£6,793,669
20%	60%	-£8,768,279	-£6,941,991	-£8,074,857	-£8,791,489	-£6,965,201	-£8,088,067
25%	60%	-£10,240,231	-£7,957,370	-£9,373,452	-£10,269,242	-£7,986,382	-£9,402,465
30%	60%	-£11,712,182	-£8,972,749	-£10,672,048	-£11,746,996	-£8,997,563	-£10,706,863
35%	60%	-£13,184,132	-£9,988,127	-£11,970,643	-£13,224,750	-£10,028,744	-£12,011,260
40%	60%	-£14,656,084	-£11,003,506	-£13,269,238	-£14,702,503	-£11,049,926	-£13,315,658
50%	60%	-£17,599,985	-£13,034,264	-£15,866,429	-£17,698,010	-£13,092,288	-£15,924,454

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,996,090	-£1,996,090	-£1,996,090	-£1,996,090	-£1,996,090	-£1,996,090
10%	70%	-£4,992,775	-£3,927,439	-£4,589,279	-£5,001,479	-£3,936,144	-£4,596,862
15%	70%	-£6,489,460	-£4,894,644	-£5,885,901	-£6,505,701	-£4,907,699	-£5,898,957
20%	70%	-£7,986,145	-£5,861,847	-£7,183,524	-£8,009,924	-£5,879,254	-£7,200,931
25%	70%	-£9,482,830	-£6,829,050	-£8,481,147	-£9,514,147	-£6,850,809	-£8,502,906
30%	70%	-£10,979,515	-£7,796,253	-£9,778,770	-£11,018,370	-£7,822,365	-£9,804,880
35%	70%	-£12,476,200	-£8,763,456	-£11,076,392	-£12,522,592	-£8,793,920	-£11,106,855
40%	70%	-£13,972,885	-£9,730,659	-£12,374,014	-£14,026,815	-£9,765,475	-£12,408,829
45%	70%	-£15,469,570	-£10,697,862	-£13,671,637	-£15,531,038	-£10,737,030	-£13,710,804
50%	70%	-£16,966,255	-£11,665,065	-£14,969,260	-£17,035,260	-£11,708,586	-£15,012,779
100%	70%	-£31,960,451	-£21,337,101	-£27,945,487	-£32,077,488	-£21,424,137	-£28,032,523
10%	80%	-£5,048,614	-£3,831,089	-£4,586,334	-£5,054,417	-£3,836,892	-£4,592,135
15%	80%	-£6,576,406	-£4,750,117	-£5,882,963	-£6,585,110	-£4,759,820	-£5,891,687
20%	80%	-£8,104,197	-£5,669,146	-£7,179,633	-£8,115,801	-£5,680,750	-£7,191,239
40%	80%	-£14,215,361	-£9,345,257	-£12,366,234	-£14,238,571	-£9,368,467	-£12,389,443
45%	80%	-£15,743,152	-£10,264,286	-£13,662,884	-£15,769,262	-£10,290,396	-£13,688,995
50%	80%	-£17,270,943	-£11,183,313	-£14,959,534	-£17,299,955	-£11,212,326	-£14,988,547
10%	60%	-£4,936,935	-£4,023,791	-£4,590,224	-£4,948,540	-£4,035,396	-£4,601,829
15%	60%	-£6,464,726	-£5,039,169	-£5,889,819	-£6,476,293	-£5,056,578	-£5,906,226
20%	60%	-£7,992,517	-£6,054,548	-£7,187,414	-£7,904,046	-£6,077,758	-£7,210,624
25%	60%	-£9,520,308	-£7,069,927	-£8,486,009	-£9,381,799	-£7,098,939	-£8,515,022
30%	60%	-£11,048,099	-£8,085,306	-£9,784,605	-£10,859,553	-£8,120,120	-£9,819,420
35%	60%	-£12,575,890	-£9,100,684	-£11,083,200	-£12,337,307	-£9,141,301	-£11,123,817
40%	60%	-£14,103,681	-£10,116,063	-£12,381,795	-£13,815,060	-£10,162,483	-£12,428,215
50%	60%	-£16,631,472	-£12,146,821	-£14,879,896	-£16,770,867	-£12,204,945	-£15,037,011

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6	
No Units	300
Site Area	1.08 Ha

CIL Zone	1
Value Area	High
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£111,432,457	£111,432,457	£111,432,457	£111,432,457	£111,432,457	£111,432,457
10%	70%	£96,674,686	£97,968,431	£97,009,432	£96,834,563	£96,128,309	£97,169,308
15%	70%	£89,291,312	£91,236,418	£89,797,920	£89,534,301	£91,476,234	£90,037,735
20%	70%	£81,884,436	£84,504,406	£82,562,787	£82,208,422	£84,824,160	£82,886,773
25%	70%	£74,477,561	£77,754,721	£75,325,500	£74,882,543	£78,159,703	£75,730,482
30%	70%	£67,070,685	£71,003,278	£68,088,212	£67,556,664	£71,489,256	£68,574,190
35%	70%	£59,663,810	£64,251,834	£60,800,925	£60,230,785	£64,818,809	£61,417,899
40%	70%	£52,256,935	£57,500,391	£53,602,755	£52,883,525	£58,148,362	£54,260,325
45%	70%	£44,776,328	£50,748,947	£46,325,228	£45,516,094	£51,477,915	£47,064,994
50%	70%	£37,295,522	£43,978,115	£39,044,669	£38,130,927	£44,800,078	£39,869,663
100%	70%	£40,312,374	£25,885,525	£36,579,543	£36,529,546	£24,102,698	£34,796,716
10%	80%	£96,645,138	£98,123,704	£97,027,705	£96,751,723	£98,230,289	£97,134,299
15%	80%	£89,246,404	£91,469,328	£88,825,328	£88,408,396	£91,629,205	£89,985,206
20%	80%	£81,824,558	£84,814,950	£82,599,816	£82,040,548	£85,028,120	£82,815,807
25%	80%	£74,402,713	£78,148,039	£75,371,786	£74,672,701	£78,418,027	£75,641,774
30%	80%	£66,980,869	£71,475,259	£68,143,755	£67,304,853	£71,799,245	£68,467,741
35%	80%	£59,559,023	£64,802,479	£60,815,725	£59,837,006	£65,180,463	£61,293,708
40%	80%	£52,104,425	£58,129,699	£53,877,911	£52,942,904	£58,561,680	£54,116,290
45%	80%	£44,639,605	£51,456,920	£46,409,777	£45,132,783	£51,942,897	£46,902,954
50%	80%	£37,141,123	£44,776,404	£39,140,149	£37,688,061	£46,324,115	£38,689,619
10%	60%	£96,704,234	£97,813,159	£96,991,159	£96,917,403	£98,026,329	£97,204,329
15%	60%	£89,336,220	£91,003,510	£89,170,511	£89,659,877	£91,323,264	£90,090,255
20%	60%	£81,944,215	£84,191,510	£82,526,759	£82,376,296	£84,634,199	£83,357,740
25%	60%	£74,552,409	£77,361,403	£75,279,214	£75,092,384	£77,901,379	£75,819,189
30%	60%	£67,160,503	£70,531,297	£68,032,669	£67,806,474	£71,179,267	£68,680,640
35%	60%	£59,768,597	£63,701,189	£60,786,124	£60,524,564	£64,457,155	£61,542,090
40%	60%	£52,347,486	£56,871,082	£53,527,600	£53,224,246	£57,735,043	£54,403,540
45%	60%	£44,913,050	£50,040,976	£46,240,678	£45,889,405	£51,012,631	£47,227,033
50%	60%	£37,449,919	£43,179,826	£38,949,169	£38,563,794	£44,275,777	£40,049,707

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,836,425	£21,836,425	£21,836,425	£21,836,425	£21,836,425	£21,836,425
10%	70%	£7,078,654	£8,372,398	£7,413,400	£7,238,531	£8,532,277	£7,573,277
15%	70%	£3,904,721	£5,149,395	£4,211,897	£4,117,792	£5,190,201	£4,441,703
20%	70%	£-7,711,596	£5,091,627	£-7,033,245	£-7,807,161	£4,771,873	£-6,709,259
25%	70%	£-15,118,471	£-11,841,311	£-14,270,533	£-14,713,489	£-11,436,330	£-13,865,551
30%	70%	£-22,525,347	£-18,592,755	£-21,507,820	£-22,039,369	£-18,106,776	£-21,021,842
35%	70%	£-29,932,222	£-25,344,198	£-28,745,108	£-29,365,247	£-24,777,223	£-28,178,133
40%	70%	£-37,370,077	£-32,095,642	£-36,993,277	£-36,712,507	£-31,447,870	£-35,335,707
45%	70%	£-44,819,705	£-38,847,086	£-44,270,838	£-44,078,038	£-38,113,117	£-42,031,099
50%	70%	£-52,300,511	£-45,617,917	£-50,551,363	£-51,465,105	£-44,795,554	£-49,726,370
100%	70%	£-129,908,407	£-115,481,557	£-126,175,575	£-128,125,579	£-113,698,730	£-124,392,748
10%	80%	£7,049,105	£8,527,671	£7,431,672	£7,155,691	£8,634,257	£7,536,257
15%	80%	£-3,492,629	£1,873,295	£-2,299,296	£-1,877,637	£2,033,172	£-1,989,174
20%	80%	£-7,771,474	£-4,781,082	£-6,996,216	£-7,555,464	£-4,567,912	£-6,760,225
25%	80%	£-12,401,808	£-7,456,312	£-10,434,228	£-11,244,353	£-6,352,228	£-10,425,947
30%	80%	£-17,036,427	£-10,139,112	£-13,166,255	£-14,463,249	£-7,653,135	£-14,693,078
35%	80%	£-21,671,509	£-12,818,629	£-17,900,808	£-19,897,972	£-9,444,271	£-19,906,413
40%	80%	£-26,306,591	£-15,503,127	£-22,635,127	£-25,321,371	£-11,030,296	£-25,808,297
45%	80%	£-30,937,673	£-18,187,619	£-27,369,274	£-30,044,844	£-12,727,232	£-31,644,233
50%	80%	£-35,568,755	£-20,872,112	£-32,101,363	£-34,779,837	£-14,419,683	£-37,480,293
10%	60%	£-1,088,113	£-446,416,206	£-80,646,643	£-51,082,238	£-48,326,256	£-49,546,326

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£41,710,619	£41,710,619	£41,710,619	£41,710,619	£41,710,619	£41,710,619
10%	70%	£26,952,848	£28,246,593	£27,287,594	£27,112,725	£28,406,471	£27,447,471
15%	70%	£19,569,473	£24,814,580	£20,076,081	£19,812,463	£21,754,396	£20,315,897
20%	70%	£12,162,598	£14,782,567	£12,840,949	£12,486,584	£15,102,321	£13,164,935
25%	70%	£4,755,723	£8,032,883	£5,603,661	£5,160,795	£8,437,865	£6,008,643
30%	70%	£-2,651,153	£1,281,439	£-1,633,626	£-2,165,174	£1,767,418	£-1,147,648
35%	70%	£-10,058,028	£-5,470,004	£-8,870,914	£-9,491,053	£-4,903,029	£-8,303,939
40%	70%	£-17,495,883	£-12,221,447	£-16,119,088	£-16,938,913	£-11,573,476	£-15,481,513
45%	70%	£-24,932,738	£-18,972,891	£-23,398,614	£-24,398,614	£-16,329,744	£-22,856,645
50%	70%	£-32,369,591	£-25,723,723	£-30,677,169	£-31,890,911	£-24,921,760	£-29,852,176
100%	70%	£-110,034,213	£-95,607,363	£-106,301,381	£-108,251,384	£-93,824,536	£-104,518,554
10%	80%	£26,923,299	£28,401,865	£27,305,867	£27,029,885	£28,508,451	£27,412,451
15%	80%	£19,524,565	£21,747,489	£20,103,490	£19,686,557	£21,907,366	£20,263,368
20%	80%	£12,102,720	£16,093,112	£12,877,446	£12,519,716	£15,386,292	£13,503,869
25%	80%	£-5,317,414	£-11,592,139	£-6,043,024	£-6,173,034	£-11,160,159	£-10,606,548
30%	80%	£-12,754,283	£-18,264,918	£-13,412,061	£-14,589,055	£-10,779,941	£-12,818,884
35%	80%	£-20,191,151	£-24,945,434	£-21,581,689	£-22,823,778	£-18,497,723	£-21,032,219
40%	80%	£-27,628,025	£-31,626,911	£-28,166,321	£-29,155,565	£-25,304,490	£-27,482,491
45%	80%	£-35,064,899	£-38,308,384	£-35,649,154	£-36,644,409	£-32,634,266	£-35,036,266
50%	80%	£-42,501,773	£-45,000,857	£-42,232,024	£-43,227,269	£-39,964,041	£-42,582,041
10%	60%	£-1,088,113	£-446,416,206	£-80,646,643	£-51,082,238	£-48,326,256	£-49,546,326

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£79,554,392	£79,554,392	£79,554,392	£79,554,392	£79,554,392	£79,554,392
10%	70%	£64,796,622	£66,090,366	£65,131,367	£64,956,499	£66,250,244	£65,291,245
15%	70%	£57,413,247	£59,369,354	£57,319,855	£57,086,296	£59,269,169	£58,159,671
20%	70%	£50,006,372	£52,626,341	£50,684,723	£50,330,357	£52,346,095	£51,008,708
25%	70%	£42,599,497	£45,876,656	£43,447,435	£43,004,479	£44,281,638	£43,852,417
30%	70%	£35,192,621	£39,125,213	£36,210,148	£35,676,599	£37,011,191	£36,696,126
35%	70%	£27,785,746	£32,373,770	£28,972,860	£28,352,721	£30,940,744	£29,539,835
40%	70%	£20,347,891	£25,622,326	£21,724,691	£21,005,461	£23,270,297	£22,382,261
45%	70%	£12,889,263	£18,870,883	£14,480,672	£13,658,028	£16,590,850	£15,186,929
50%	70%	£5,417,457	£12,100,051	£7,186,604	£6,252,963	£12,922,017	£7,991,598
100%	70%	£-72,190,439	£-57,763,589	£-68,457,608	£-70,407,611	£-55,980,762	£-66,674,780
10%	80%	£64,767,073	£66,245,639	£65,149,640	£64,873,658	£66,352,224	£65,256,225
15%	80%	£57,388,239	£59,991,263	£57,947,264	£57,530,331	£59,751,140	£58,107,142
20%	80%	£50,046,494	£52,938,896	£50,721,752	£50,292,484	£52,162,622	£50,937,743
25%	80%	£42,726,360	£45,251,635	£43,789,846	£43,268,738	£45,683,615	£44,238,229
30%	80%	£35,417,541	£37,578,855	£36,531,713	£35,914,719	£38,064,833	£36,824,890
35%	80%	£28,108,716	£30,488,339	£29,262,084	£28,619,996	£30,446,051	£29,111,555
40%	80%	£20,826,169	£23,395,094	£22,113,095	£21,509,339	£23,148,264	£22,326,264
45%	80%	£13,534,196	£16,302,445	£14,892,446	£14,281,812	£16,445,199	£15,212,230
50%	80%	£6,242,146	£9,213,446	£7,547,694	£6,940,821	£9,274,135	£8,161,675
10%	60%	£-1,088,113	£-446,416,206	£-80,646,643	£-51,082,238	£-48,326,256	£-49,546,326

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£100,253,875	£100,253,875	£100,253,875	£100,253,875	£100,253,875	£100,253,875
10%	70%	£95,486,105	£96,789,849	£95,830,850	£95,655,982	£96,949,727	£95,890,728
15%	70%	£78,112,730	£80,057,837	£78,619,338	£78,355,719	£80,237,632	£78,859,154
20%	70%	£70,705,855	£73,325,824	£71,384,206	£71,029,840	£73,645,578	£71,708,191
25%	70%	£63,298,980	£66,576,139	£64,146,918	£63,703,962	£66,981,121	£64,551,900
30%	70%	£55,892,104	£59,824,696	£56,909,631	£56,378,082	£60,310,674	£57,395,609
35%	70%	£49,485,229	£53,073,253	£49,872,343	£49,652,204	£53,640,227	£50,239,318
40%	70%	£41,047,374	£46,321,899	£42,424,174	£41,704,844	£46,989,780	£43,081,744
45%	70%	£33,597,746	£39,570,366	£35,146,647	£34,337,512	£40,299,333	£35,886,412
50%	70%	£26,116,940	£32,799,534	£27,866,087	£26,952,346	£33,621,496	£28,691,081
100%	70%	£51,490,956	£37,064,106	£47,758,125	£49,708,128	£35,281,279	£45,975,297
10%	80%	£95,466,556	£96,945,122	£95,849,123	£95,573,141	£97,051,707	£95,955,708
15%	80%	£78,067,622	£80,290,746	£78,546,747	£78,229,814	£80,460,623	£78,806,625
20%	80%	£70,645,377	£73,636,369	£71,421,235	£70,981,967	£73,848,538	£71,637,226
25%	80%	£60,925,843	£64,951,118	£62,499,329	£61,364,222	£64,383,098	£62,937,709
30%	80%	£53,461,024	£60,278,339	£55,231,196	£53,954,202	£60,764,316	£55,724,373
35%	80%	£45,962,542	£53,597,822	£47,961,567	£46,519,479	£53,145,534	£48,511,038
40%	80%	£38,525,652	£46,834,577	£40,519,578	£39,789,822	£46,947,747	£40,025,747
45%	80%	£30,157,639	£39,824,928	£32,591,329	£31,481,285	£38,144,682	£32,911,683
50%	80%	£20,765,733	£31,012,929	£24,171,177	£23,197,714	£27,441,618	£24,778,158
25%	60%	£63,373,827	£66,182,821	£64,100,632	£63,913,803	£66,722,797	£64,640,608
30%	60%	£55,981,921	£59,352,715	£56,854,087	£56,629,893	£60,000,685	£57,502,058
35%	60%	£48,590,016	£52,522,608	£49,607,542	£49,345,982	£53,278,573	£50,363,508
40%	60%	£41,169,904	£45,692,500	£42,249,016	£42,045,864	£46,556,462	£43,224,959
50%	60%	£28,271,338	£32,001,245	£27,770,607	£27,585,212	£33,087,195	£28,871,126

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£105,001,209	£105,001,209	£105,001,209	£105,001,209	£105,001,209	£105,001,209
10%	70%	£99,243,436	£101,537,183	£99,578,184	£99,403,315	£101,697,621	£99,738,861
15%	70%	£82,860,063	£84,805,170	£83,366,671	£83,103,052	£85,044,985	£83,608,487
20%	70%	£75,453,188	£78,073,157	£76,131,539	£75,777,174	£78,392,911	£76,455,525
25%	70%	£68,046,313	£71,323,473	£68,894,251	£68,451,295	£71,728,455	£69,299,233
30%	70%	£60,639,437	£64,572,629	£61,656,964	£61,125,416	£65,008,008	£62,142,942
35%	70%	£53,232,562	£57,820,596	£54,419,676	£53,789,537	£56,397,561	£54,386,651
40%	70%	£45,825,687	£51,069,143	£47,171,501	£46,452,377	£51,717,114	£47,920,077
45%	70%	£38,418,812	£44,317,699	£39,893,980	£39,084,946	£45,046,667	£40,633,745
50%	70%	£30,964,274	£37,566,867	£32,613,421	£31,699,679	£38,368,830	£33,438,414
100%	70%	£46,743,623	£32,316,773	£43,010,791	£44,360,794	£30,533,946	£41,227,864
10%	80%	£90,213,889	£91,692,455	£90,596,457	£90,320,475	£91,799,041	£90,703,041
15%	80%	£73,815,155	£76,038,079	£73,394,080	£73,177,147	£75,197,956	£73,553,958
20%	80%	£67,393,310	£70,383,702	£67,168,566	£66,909,300	£70,596,872	£67,394,558
25%	80%	£60,973,176	£64,698,451	£61,246,662	£60,711,556	£63,130,431	£61,685,042
30%	80%	£54,553,042	£59,013,200	£55,231,196	£54,708,901	£57,248,538	£55,724,373
35%	80%	£48,132,907	£53,327,073	£49,171,501	£48,452,377	£51,717,114	£49,299,233
40%	80%	£41,712,771	£47,632,929	£43,010,791	£42,499,679	£46,046,667	£43,633,745
45%	80%	£35,292,637	£41,937,629	£37,171,501	£36,452,377	£41,717,114	£38,144,682
50%	80%	£28,871,126	£36,242,500	£30,533,946	£29,845,830	£35,046,667	£31,438,414
25%	60%	£68,121,161	£70,930,155	£68,847,965	£68,661,136	£71,470,130	£69,387,941
30%	60%	£60,729,255	£64,100,048	£61,601,421	£61,377,226	£64,748,019	£62,249,392
35%	60%	£53,337,349	£57,269,941	£54,354,876	£54,093,316	£58,025,307	£55,110,841
40%	60%	£45,945,443	£50,420,834	£47,098,352	£46,792,997	£51,303,795	£47,972,292
50%	60%	£31,018,671	£36,748,578	£32,517,941	£32,132,546	£37,944,529	£33,618,458

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£107,096,759	£107,096,759	£107,096,759	£107,096,759	£107,096,759	£107,096,759
10%	70%	£92,398,988	£93,632,732	£92,673,734	£92,498,865	£93,792,610	£92,833,611
15%	70%	£84,985,613	£86,220,720	£84,462,221	£84,198,802	£85,702,637	£84,743,638
20%	70%	£77,548,738	£80,168,707	£78,227,089	£77,872,724	£80,498,461	£79,551,074
25%	70%	£70,141,863	£73,419,022	£70,989,801	£70,546,845	£73,824,004	£71,394,783
30%	70%	£62,734,987	£66,667,579	£63,752,514	£63,220,965	£67,153,557	£64,238,492
35%	70%	£55,328,112	£59,916,136	£56,515,226	£55,995,087	£60,483,110	£57,082,201
40%	70%	£47,921,237	£53,164,692	£49,267,057	£48,347,927	£53,812,663	£49,924,627
45%	70%	£40,512,362	£46,413,249	£43,010,791	£42,191,305	£47,142,216	£44,729,295
50%	70%	£33,103,487	£39,661,805	£36,009,316	£35,190,350	£40,464,379	£35,533,964
100%	70%	£44,648,073	£30,221,223	£40,915,242	£42,865,245	£28,438,396	£39,132,414
10%	80%	£92,309,439	£93,788,005	£92,692,006	£92,416,025	£93,894,591	£92,798,591
15%	80%	£75,910,705	£77,133,629	£75,489,630	£75,072,697	£77,293,506	£76,149,508
20%	80%	£69,503,860	£71,479,252	£69,084,118	£68,667,224	£71,704,862	£70,460,152
25%	80%	£63,097,015	£65,824,876	£61,666,271	£61,249,326	£64,655,911	£63,416,606
30%	80%	£56,690,170	£60,170,499	£57,261,426	£56,844,381	£59,841,061	£58,597,761
35%	80%	£50,283,325	£54,516,122	£51,852,571	£51,435,626	£54,626,211	£53,388,911
40%	80%	£43,876,480	£48,861,745	£46,447,716	£46,030,771	£49,811,361	£48,579,592
45%	80%	£37,469,635	£43,207,368	£40,038,866	£39,621,821	£44,002,511	£42,270,742
50%	80%	£31,062,790	£37,552,991	£34,639,916	£34,222,871	£39,193,661	£37,881,892
25%	60%	£62,824,805	£66,195,598	£63,696,970	£63,472,776	£66,843,568	£64,344,941
30%	60%	£56,417,960	£59,286,171	£57,088,025	£56,863,781	£60,034,711	£58,536,091
35%	60%	£50,011,115	£52,376,794	£49,179,176	£48,958,921	£53,225,861	£51,927,242
40%	60%	£43,604,270	£46,467,417	£44,270,321	£44,049,076	£47,237,011	£45,718,392
50%	60%	£37,197,425	£40,560,040	£38,361,476	£38,140,621	£42,428,161	£40,509,492

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£99,954,273	£99,954,273	£99,954,273	£99,954,273	£99,954,273	£99,954,273
10%	70%	£95,196,502	£96,490,247	£95,531,248	£95,356,379	£96,650,125	£95,691,125
15%	70%	£77,813,128	£79,769,234	£78,319,736	£78,056,117	£79,988,050	£79,553,951
20%	70%	£70,406,253	£72,026,222	£71,084,603	£70,720,238	£73,345,976	£71,409,589
25%	70%	£62,999,378	£66,276,537	£63,847,316	£63,404,360	£66,681,510	£64,252,298
30%	70%	£55,592,502	£59,525,094	£56,610,028	£56,078,480	£60,011,072	£57,096,007
35%	70%	£48,185,627	£52,773,650	£49,372,741	£48,752,601	£53,340,625	£49,939,715
40%	70%	£40,747,771	£46,022,207	£42,124,571	£41,405,342	£46,670,178	£42,792,142
45%	70%	£33,298,144	£39,270,764	£34,847,044	£34,037,910	£39,999,731	£35,586,810
50%	70%	£25,817,338	£32,459,302	£27,566,485	£26,652,743	£33,321,894	£28,331,479
100%	70%	£51,790,558	£37,363,709	£48,057,727	£50,007,730	£35,580,881	£46,274,300
10%	80%	£96,166,954	£96,645,520	£95,549,521	£95,273,539	£96,752,105	£95,656,105
15%	80%	£77,768,220	£79,991,144	£78,347,144	£77,930,212	£80,151,021	£78,507,022
20%	80%	£70,346,375	£72,336,767	£71,121,632	£70,662,365	£73,949,536	£71,337,623
25%	80%	£62,924,530	£64,681,516	£62,199,727	£61,664,620	£64,083,496	£62,638,106
30%	80%	£55,502,685	£57,025,705	£54,943,515	£54,308,666	£57,565,680	£55,483,491
35%	80%	£48,084,840	£50,274,262	£47,098,352	£46,452,377	£51,717,114	£49,299,233
40%	80%	£40,669,995	£43,522,819	£41,438,461	£40,792,997	£45,046,667	£42,633,745
45%	80%	£33,254,150	£36,771,376	£34,010,791	£33,499,679	£38,368,830	£35,438,414
50%	80%	£25,839,205	£30,019,929	£27,585,212	£26,830,794	£31,699,679	£28,691,081
25%	60%	£67,856,037	£70,525,326	£68,292,327	£67,811,693	£70,945,080	£69,612,081
30%	60%	£60,447,162	£63,112,327	£61,047,575	£60,698,112	£63,142,016	£61,478,556
35%	60%	£53,038,287	£55,703,328	£52,652,686	£52,305,713	£55,427,316	£53,263,081
40%	60%	£					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£109,225,883	£109,225,883	£109,225,883	£109,225,883	£109,225,883	£109,225,883
10%	70%	£94,468,112	£95,761,857	£94,802,858	£94,627,985	£95,921,735	£94,962,735
15%	70%	£87,084,737	£89,029,844	£87,591,345	£87,327,726	£89,269,659	£87,831,161
20%	70%	£79,677,862	£82,297,831	£80,356,213	£80,001,848	£82,617,585	£80,680,199
25%	70%	£72,270,987	£75,548,147	£73,118,925	£72,675,969	£75,953,129	£73,523,907
30%	70%	£64,864,111	£68,796,703	£65,881,638	£65,350,089	£69,282,682	£66,367,616
35%	70%	£57,457,236	£62,045,260	£58,644,350	£58,024,211	£62,612,235	£59,211,325
40%	70%	£50,050,361	£55,293,816	£51,398,161	£50,676,951	£55,941,788	£53,053,751
45%	70%	£42,643,486	£48,542,373	£44,118,654	£43,309,520	£49,271,341	£44,856,419
50%	70%	£35,236,611	£41,791,930	£36,838,095	£35,924,353	£42,593,504	£37,663,088
100%	70%	£42,618,949	£28,092,099	£38,786,117	£40,736,120	£28,309,272	£37,093,290
10%	80%	£94,438,563	£95,817,129	£94,821,131	£94,545,149	£96,023,715	£94,927,715
15%	80%	£87,039,629	£89,262,753	£87,518,754	£87,201,821	£89,422,630	£87,778,632
20%	80%	£79,617,884	£82,608,376	£80,385,242	£79,833,974	£82,851,546	£80,609,233
40%	80%	£49,897,850	£55,923,125	£51,471,336	£50,336,230	£56,355,105	£51,909,716
45%	80%	£42,433,031	£49,250,346	£44,203,203	£42,926,209	£49,738,323	£44,696,380
50%	80%	£34,934,549	£42,569,829	£36,933,575	£35,491,486	£43,117,541	£37,483,045
10%	60%	£94,497,659	£95,606,585	£94,784,585	£94,710,629	£95,819,754	£94,997,755
15%	60%	£87,129,646	£88,796,936	£87,563,937	£87,453,302	£89,116,680	£87,863,691
20%	60%	£79,737,740	£81,984,936	£80,319,184	£80,169,721	£82,413,625	£80,751,165
25%	60%	£72,345,835	£75,154,829	£73,072,639	£72,885,810	£75,894,804	£73,612,615
30%	60%	£64,953,929	£68,324,722	£65,826,095	£65,601,900	£69,972,693	£66,474,066
35%	60%	£57,562,023	£61,494,615	£58,579,550	£58,317,990	£62,250,581	£59,335,515
40%	60%	£50,149,911	£54,664,508	£51,321,026	£51,017,871	£55,528,469	£52,196,966
50%	60%	£38,243,345	£40,973,252	£38,742,615	£38,307,220	£42,069,202	£37,843,132

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£109,863,649	£109,863,649	£109,863,649	£109,863,649	£109,863,649	£109,863,649
10%	70%	£95,105,878	£96,399,622	£95,440,624	£95,265,755	£96,559,500	£95,600,501
15%	70%	£87,722,503	£89,067,610	£88,228,111	£87,965,492	£89,907,425	£88,460,927
20%	70%	£80,315,628	£82,935,597	£80,993,979	£80,639,614	£83,255,351	£81,317,964
25%	70%	£72,908,753	£76,185,912	£73,756,691	£73,313,735	£76,590,894	£74,161,673
30%	70%	£65,501,877	£69,434,469	£66,519,404	£66,087,855	£69,920,447	£67,005,382
35%	70%	£58,095,002	£62,683,026	£59,282,116	£58,861,977	£63,250,000	£59,849,091
40%	70%	£50,687,147	£55,931,582	£52,033,947	£51,314,717	£56,579,583	£53,691,517
45%	70%	£43,207,519	£49,180,139	£44,756,420	£43,947,285	£49,909,106	£45,496,185
50%	70%	£35,726,713	£42,409,307	£37,475,860	£36,562,119	£43,231,269	£38,300,854
100%	70%	£41,881,183	£27,454,333	£38,148,351	£40,098,358	£25,671,506	£38,365,524
10%	80%	£95,076,329	£96,554,895	£95,458,896	£95,182,915	£96,661,481	£95,565,481
15%	80%	£87,677,595	£89,900,519	£88,295,520	£87,839,587	£89,060,396	£88,416,398
20%	80%	£80,255,750	£83,246,142	£81,031,005	£80,471,740	£83,459,312	£81,246,999
40%	80%	£50,535,616	£56,560,891	£52,109,102	£50,973,996	£56,992,871	£52,547,482
45%	80%	£43,070,797	£49,888,112	£44,840,969	£43,563,975	£50,374,089	£45,334,146
50%	80%	£35,572,315	£43,207,595	£37,571,341	£36,129,252	£43,785,307	£38,120,811
10%	60%	£95,135,425	£96,244,350	£95,422,351	£95,348,595	£96,457,520	£95,635,521
15%	60%	£87,767,412	£89,434,701	£88,201,702	£88,091,068	£89,754,456	£88,521,457
20%	60%	£80,375,506	£82,622,702	£80,956,950	£80,507,487	£83,051,391	£81,388,951
25%	60%	£72,983,600	£75,792,595	£73,710,405	£73,523,576	£76,332,570	£74,250,381
30%	60%	£65,591,695	£68,962,488	£66,463,860	£66,239,666	£69,610,458	£67,111,831
35%	60%	£58,199,789	£62,132,381	£59,217,316	£58,955,755	£62,888,347	£59,973,281
40%	60%	£50,778,677	£55,302,274	£51,958,791	£51,655,437	£56,166,235	£52,834,732
50%	60%	£38,881,111	£41,611,018	£37,380,380	£36,994,985	£42,706,969	£38,490,886

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6	
No Units	300
Site Area	1.08 Ha

CIL Zone	1
Value Area	Med
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£76,746,918	£76,746,918	£76,746,918	£76,746,918	£76,746,918	£76,746,918
10%	70%	£65,338,633	£66,720,533	£65,747,021	£65,520,240	£66,879,780	£65,306,272
15%	70%	£59,637,047	£61,701,524	£60,219,629	£59,879,456	£61,943,932	£60,462,038
20%	70%	£53,915,461	£56,668,096	£54,692,236	£54,238,673	£56,911,308	£55,015,449
25%	70%	£48,193,875	£51,634,668	£49,164,844	£48,597,890	£52,038,684	£49,568,860
30%	70%	£42,443,897	£46,601,241	£43,628,117	£42,936,644	£47,086,059	£44,120,885
35%	70%	£36,693,919	£41,567,813	£38,061,909	£37,265,192	£42,133,438	£38,636,782
40%	70%	£30,916,742	£36,512,051	£32,495,702	£31,573,739	£37,169,048	£33,152,699
45%	70%	£25,138,343	£31,447,887	£26,929,495	£25,889,553	£32,187,009	£27,668,616
50%	70%	£19,319,192	£26,383,723	£21,325,171	£20,153,860	£27,204,970	£22,159,849
100%	70%	£40,811,615	£25,885,525	£36,599,570	£39,059,005	£24,132,915	£34,846,959
10%	80%	£65,321,676	£66,877,860	£65,765,280	£65,429,412	£66,984,025	£65,871,444
15%	80%	£59,581,608	£61,941,010	£60,247,417	£59,743,215	£62,102,578	£60,409,023
20%	80%	£53,841,543	£56,987,411	£54,729,286	£54,057,018	£57,202,886	£54,944,761
25%	80%	£48,101,477	£52,033,813	£49,211,157	£48,370,821	£52,303,157	£49,480,500
30%	80%	£42,331,206	£47,080,214	£43,684,601	£42,659,705	£47,403,427	£44,013,099
35%	80%	£36,548,947	£42,126,615	£38,127,807	£36,932,096	£42,503,697	£38,511,055
40%	80%	£30,766,488	£37,161,128	£32,571,013	£31,204,486	£37,599,126	£33,009,011
45%	80%	£24,986,543	£32,178,098	£27,014,220	£25,467,350	£32,670,845	£27,506,968
50%	80%	£19,128,302	£27,195,069	£21,420,850	£19,684,754	£27,742,566	£21,977,302
10%	60%	£66,395,593	£66,563,206	£65,728,497	£65,611,068	£66,775,535	£65,941,099
15%	60%	£59,692,485	£61,462,037	£60,191,842	£60,015,698	£61,785,249	£60,515,054
20%	60%	£53,989,379	£56,346,790	£53,465,167	£53,420,329	£54,528,329	£53,386,190
25%	60%	£48,286,272	£51,235,524	£49,118,532	£48,824,959	£51,774,212	£49,657,219
30%	60%	£42,566,587	£46,122,267	£43,571,633	£43,213,584	£46,768,892	£44,228,302
35%	60%	£36,811,792	£41,008,273	£37,996,012	£37,578,289	£41,763,173	£38,762,508
40%	60%	£31,066,996	£35,892,975	£32,420,390	£31,942,992	£36,738,971	£33,296,386
45%	60%	£25,310,144	£30,777,677	£26,844,768	£26,307,696	£31,703,173	£27,830,264
50%	60%	£19,510,080	£25,572,379	£21,229,492	£20,822,985	£26,687,374	£22,347,396

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£12,849,115	-£12,849,115	-£12,849,115	-£12,849,115	-£12,849,115	-£12,849,115
10%	70%	-£24,237,399	-£22,875,489	-£23,849,011	-£24,075,793	-£22,716,252	-£23,680,760
15%	70%	-£29,959,995	-£27,894,509	-£29,376,493	-£29,716,576	-£27,652,109	-£29,133,994
20%	70%	-£35,680,572	-£32,913,528	-£32,447,508	-£32,993,794	-£30,527,454	-£31,580,883
25%	70%	-£41,402,158	-£37,931,364	-£40,431,188	-£40,998,142	-£37,597,248	-£40,027,172
30%	70%	-£47,123,743	-£42,949,792	-£45,967,915	-£46,659,388	-£42,509,973	-£45,475,168
35%	70%	-£52,845,328	-£47,968,220	-£50,996,648	-£51,779,661	-£47,021,706	-£50,923,164
40%	70%	-£58,566,913	-£52,986,648	-£56,025,377	-£57,198,934	-£52,533,431	-£56,371,160
45%	70%	-£64,288,498	-£57,995,076	-£61,054,106	-£62,618,207	-£57,045,156	-£61,819,156
50%	70%	-£70,010,083	-£62,993,504	-£66,082,835	-£67,637,480	-£61,952,881	-£67,267,152
100%	70%	-£130,407,648	-£115,481,557	-£126,196,602	-£128,656,037	-£113,728,947	-£124,442,992
10%	80%	-£24,274,358	-£22,718,172	-£23,830,753	-£24,166,621	-£22,812,008	-£23,724,588
15%	80%	-£30,014,424	-£27,655,023	-£29,348,616	-£29,852,817	-£27,493,454	-£29,187,009
20%	80%	-£35,754,489	-£32,593,871	-£34,896,746	-£35,539,014	-£32,393,145	-£34,651,271
25%	80%	-£41,494,554	-£37,532,717	-£40,050,844	-£40,891,546	-£37,497,021	-£40,117,321
30%	80%	-£47,234,619	-£42,471,562	-£45,202,939	-£46,242,448	-£42,597,891	-£45,583,524
35%	80%	-£52,974,684	-£47,410,407	-£50,354,034	-£51,193,351	-£47,698,761	-£51,039,574
40%	80%	-£58,714,749	-£52,349,252	-£55,505,129	-£56,644,258	-£52,799,631	-£56,491,624
45%	80%	-£64,454,814	-£57,288,097	-£60,656,224	-£62,095,165	-£57,899,501	-£61,943,674
50%	80%	-£70,194,879	-£62,226,942	-£65,807,319	-£67,546,072	-£62,999,371	-£67,395,670
100%	80%	-£130,804,213	-£115,786,616	-£126,991,661	-£129,451,096	-£113,931,947	-£125,717,002
10%	60%	-£29,903,547	-£28,133,998	-£29,404,190	-£29,580,334	-£27,810,783	-£29,089,979
15%	60%	-£35,643,612	-£33,073,059	-£34,544,191	-£34,840,945	-£33,075,704	-£34,350,885
20%	60%	-£41,383,677	-£38,012,120	-£40,477,500	-£40,771,073	-£37,821,821	-£39,938,813
25%	60%	-£47,123,743	-£42,951,051	-£45,416,615	-£45,918,142	-£42,827,340	-£45,367,730
30%	60%	-£52,863,808	-£47,899,982	-£50,361,730	-£50,970,267	-£47,737,859	-£50,815,654
35%	60%	-£58,603,873	-£52,848,913	-£55,302,845	-£56,021,394	-£52,648,378	-£55,263,686
40%	60%	-£64,343,938	-£57,797,844	-£60,243,960	-£60,872,521	-£57,558,897	-£60,715,736
45%	60%	-£70,084,003	-£62,746,775	-£65,185,075	-£66,123,648	-£62,469,416	-£66,167,782
50%	60%	-£75,824,068	-£67,695,706	-£70,126,190	-£70,874,771	-£67,379,935	-£71,619,828
100%	60%	-£131,608,552	-£116,501,109	-£127,711,244	-£130,170,679	-£114,190,886	-£129,938,002

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,025,080	£7,025,080	£7,025,080	£7,025,080	£7,025,080	£7,025,080
10%	70%	£4,363,205	£5,001,305	£3,874,817	£4,201,599	£2,842,058	£3,815,566
15%	70%	£1,804,791	£8,020,314	£8,502,209	£9,342,302	£1,717,906	£8,259,600
20%	70%	£15,968,378	£13,053,742	£15,029,592	£15,483,165	£12,730,530	£14,706,389
25%	70%	£21,527,963	£18,087,170	£20,556,994	£21,123,948	£17,683,154	£20,152,978
30%	70%	£27,087,548	£23,120,598	£26,093,721	£26,765,194	£22,635,779	£25,600,973
35%	70%	£32,647,133	£28,154,026	£31,630,444	£32,436,668	£27,588,403	£31,085,056
40%	70%	£38,206,718	£33,187,454	£37,167,167	£38,118,140	£32,532,790	£36,569,140
45%	70%	£43,766,303	£38,220,882	£42,703,890	£43,394,614	£37,578,912	£42,050,224
50%	70%	£49,325,888	£43,254,310	£48,240,613	£48,976,088	£42,624,536	£47,531,308
100%	70%	£110,533,453	£95,607,363	£106,321,406	£108,790,843	£93,854,753	£104,568,798
10%	80%	£4,400,164	£2,843,978	£3,956,559	£4,292,427	£2,737,814	£3,850,394
15%	80%	£10,140,230	£7,780,828	£9,474,422	£9,978,623	£7,619,260	£9,312,815
20%	80%	£15,880,296	£12,814,627	£14,992,369	£15,664,808	£12,116,952	£14,777,077
25%	80%	£21,620,362	£17,848,426	£19,510,265	£20,287,352	£17,162,715	£19,632,827
30%	80%	£27,360,428	£22,882,225	£24,028,164	£24,962,439	£22,208,477	£24,488,882
35%	80%	£33,100,494	£27,916,024	£28,546,063	£29,592,514	£27,254,239	£29,044,937
40%	80%	£38,840,560	£32,949,823	£33,063,962	£34,222,601	£32,300,001	£33,591,092
45%	80%	£44,580,626	£37,983,622	£37,581,861	£38,852,688	£37,345,761	£38,137,147
50%	80%	£50,320,692	£42,997,421	£42,100,760	£43,482,775	£42,391,521	£42,683,202
100%	80%	£111,330,518	£95,607,363	£106,321,406	£108,790,843	£93,854,753	£104,568,798
10%	60%	£29,903,547	£28,133,998	£29,404,190	£29,580,334	£27,810,783	£29,089,979
15%	60%	£35,643,612	£33,073,059	£34,544,191	£34,840,945	£33,075,704	£34,350,885
20%	60%	£41,383,677	£38,012,120	£40,477,500	£40,771,073	£37,821,821	£39,938,813
25%	60%	£47,123,743	£42,951,051	£45,202,939	£45,918,142	£42,827,340	£45,367,730
30%	60%	£52,863,808	£47,899,982	£50,354,034	£50,970,267	£47,737,859	£50,815,654
35%	60%	£58,603,873	£52,848,913	£55,505,129	£56,021,394	£52,799,631	£56,491,624
40%	60%	£64,343,938	£57,797,844	£60,656,224	£60,872,521	£57,558,897	£60,715,736
45%	60%	£70,084,003	£62,746,775	£65,807,319	£66,123,648	£62,469,416	£66,167,782
50%	60%	£75,824,068	£67,695,706	£70,958,413	£71,274,771	£67,379,935	£71,619,828
100%	60%	£131,608,552	£116,501,109	£127,711,244	£130,170,679	£114,190,886	£129,938,002

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£44,868,853	£44,868,853	£44,868,853	£44,868,853	£44,868,853	£44,868,853
10%	70%	£33,460,369	£34,842,469	£33,868,957	£33,642,175	£35,001,716	£34,028,208
15%	70%	£27,758,983	£29,823,459	£28,241,966	£28,001,391	£29,088,868	£28,063,973
20%	70%	£22,057,396	£24,790,032	£22,614,172	£22,360,609	£23,113,244	£22,137,384
25%	70%	£16,315,810	£19,756,603	£17,286,779	£16,719,825	£18,160,619	£17,690,795
30%	70%	£10,					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£65,588,336	£65,588,336	£65,588,336	£65,588,336	£65,588,336	£65,588,336
10%	70%	£54,180,952	£55,541,952	£54,588,440	£54,241,658	£55,701,198	£54,727,691
15%	70%	£48,458,486	£50,522,342	£49,041,048	£48,700,874	£50,785,351	£49,283,456
20%	70%	£42,736,879	£45,489,515	£43,513,655	£43,060,092	£45,812,727	£43,836,867
25%	70%	£37,015,293	£40,456,086	£37,986,262	£37,419,308	£40,860,102	£38,300,276
30%	70%	£31,293,316	£35,422,659	£32,449,535	£31,758,063	£35,907,477	£32,942,283
35%	70%	£25,571,737	£30,389,232	£26,883,327	£26,076,619	£30,954,853	£27,459,200
40%	70%	£19,758,160	£25,355,470	£21,317,120	£20,995,157	£25,990,467	£21,974,117
45%	70%	£13,959,762	£20,289,306	£15,750,913	£14,710,972	£21,008,428	£16,490,034
50%	70%	£8,140,610	£15,205,142	£10,146,589	£9,575,288	£16,026,388	£10,981,267
100%	70%	£51,990,197	£57,084,106	£47,778,151	£50,237,586	£55,311,496	£46,025,541
10%	80%	£54,143,093	£55,699,279	£54,588,698	£54,250,830	£55,805,443	£54,692,862
15%	80%	£48,403,027	£50,762,426	£49,069,835	£48,564,633	£50,523,996	£49,230,441
20%	80%	£42,662,962	£45,808,830	£43,550,705	£42,878,437	£46,024,305	£43,766,180
25%	80%	£37,019,907	£40,982,546	£37,392,432	£37,025,905	£40,420,544	£37,830,430
30%	80%	£31,287,961	£36,099,516	£31,835,638	£31,288,768	£36,492,264	£33,328,386
35%	80%	£25,574,720	£31,216,487	£26,016,487	£25,506,173	£31,563,985	£27,798,721
40%	80%	£19,761,011	£26,384,625	£19,549,915	£19,432,488	£26,296,954	£23,752,518
45%	80%	£13,951,934	£21,583,455	£13,913,280	£13,837,117	£21,008,668	£17,438,472
50%	80%	£8,140,797	£16,170,199	£8,476,605	£8,241,747	£16,001,148	£11,507,555
25%	60%	£37,107,691	£40,056,942	£37,939,951	£37,646,378	£40,595,630	£38,478,637
30%	60%	£31,378,006	£34,943,686	£32,393,052	£32,035,003	£35,590,111	£33,049,720
35%	60%	£25,633,211	£29,829,692	£26,817,430	£26,399,707	£30,584,591	£27,583,527
40%	60%	£19,888,114	£24,684,394	£21,241,908	£20,784,410	£25,580,399	£22,117,804
50%	60%	£14,031,499	£19,533,797	£14,050,910	£13,444,403	£19,488,792	£14,163,814

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£70,315,670	£70,315,670	£70,315,670	£70,315,670	£70,315,670	£70,315,670
10%	70%	£59,827,985	£60,282,285	£59,315,773	£59,088,991	£60,448,532	£59,475,024
15%	70%	£53,205,799	£55,270,275	£53,798,381	£53,448,208	£55,512,684	£54,030,790
20%	70%	£47,484,212	£50,236,848	£48,260,988	£47,807,425	£50,560,060	£48,584,201
25%	70%	£41,762,627	£45,203,420	£42,733,596	£42,166,642	£45,607,436	£43,137,612
30%	70%	£36,041,049	£40,169,992	£37,196,869	£36,505,396	£40,654,811	£37,689,617
35%	70%	£30,319,071	£35,136,565	£31,630,661	£30,923,944	£35,702,187	£32,235,533
40%	70%	£24,597,093	£30,080,138	£26,064,253	£25,442,490	£30,737,617	£27,214,450
45%	70%	£18,707,095	£25,016,638	£20,498,246	£19,458,305	£25,755,761	£21,237,367
50%	70%	£12,887,943	£19,952,475	£14,893,923	£13,722,621	£20,773,721	£15,738,600
100%	70%	£47,242,863	£52,316,773	£43,030,618	£45,480,253	£50,564,163	£41,278,208
10%	80%	£58,890,426	£60,446,612	£59,334,031	£58,998,163	£60,552,776	£59,440,196
15%	80%	£53,160,360	£55,520,762	£53,816,168	£53,311,967	£55,677,330	£54,377,776
20%	80%	£47,410,295	£50,556,163	£48,298,038	£47,625,770	£50,771,638	£48,513,513
25%	80%	£41,663,240	£45,529,879	£42,773,765	£42,173,238	£47,877,763	£45,577,763
30%	80%	£35,915,295	£40,502,972	£37,392,432	£36,806,102	£43,029,518	£41,075,719
35%	80%	£30,169,054	£35,476,820	£31,899,602	£31,253,506	£37,311,318	£35,546,054
40%	80%	£24,419,345	£30,449,958	£26,297,249	£25,719,820	£32,544,287	£29,509,851
45%	80%	£18,668,114	£25,420,762	£19,760,594	£19,584,450	£25,354,021	£23,083,806
50%	80%	£12,918,131	£20,393,532	£14,223,939	£14,089,080	£20,348,482	£18,654,889
25%	60%	£41,855,024	£44,804,276	£42,687,284	£42,393,711	£45,342,963	£43,225,971
30%	60%	£36,125,339	£39,691,019	£37,140,385	£36,782,336	£40,337,444	£37,797,054
35%	60%	£30,390,544	£34,577,025	£31,564,763	£31,147,040	£35,331,924	£32,331,260
40%	60%	£24,658,748	£29,437,727	£25,989,142	£25,311,744	£30,307,723	£28,865,138
50%	60%	£18,928,632	£24,311,131	£18,798,243	£18,191,736	£25,236,126	£23,911,148

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£72,411,219	£72,411,219	£72,411,219	£72,411,219	£72,411,219	£72,411,219
10%	70%	£61,022,935	£62,384,835	£61,411,323	£61,184,541	£62,544,082	£61,570,574
15%	70%	£55,201,549	£57,368,825	£55,798,925	£55,543,758	£57,608,234	£56,138,339
20%	70%	£49,379,762	£52,332,398	£50,356,538	£49,902,975	£52,655,610	£50,679,790
25%	70%	£43,558,176	£47,298,969	£44,829,145	£44,262,191	£47,702,986	£45,233,162
30%	70%	£37,736,590	£42,265,542	£39,292,418	£38,600,946	£42,750,360	£39,785,166
35%	70%	£31,915,004	£37,232,115	£33,726,210	£33,191,493	£37,797,736	£34,301,083
40%	70%	£26,093,043	£32,197,688	£28,160,003	£27,738,040	£32,833,350	£29,817,000
45%	70%	£20,271,085	£27,163,261	£22,593,796	£22,153,855	£27,851,311	£25,332,917
50%	70%	£14,449,127	£22,128,834	£16,989,472	£16,518,171	£22,869,271	£19,824,150
100%	70%	£45,147,314	£50,221,223	£40,932,268	£43,394,703	£48,468,613	£38,182,658
10%	80%	£60,985,976	£62,542,162	£61,429,581	£61,093,713	£62,648,326	£61,535,745
15%	80%	£55,245,910	£57,605,311	£55,911,718	£55,407,516	£57,766,879	£56,073,325
20%	80%	£49,405,945	£52,671,884	£50,389,588	£49,721,370	£52,867,168	£50,609,693
25%	80%	£43,574,990	£47,638,457	£44,829,145	£44,262,191	£47,702,986	£45,233,162
30%	80%	£37,744,035	£42,605,030	£39,292,418	£38,600,946	£42,750,360	£39,785,166
35%	80%	£31,913,070	£37,571,603	£33,726,210	£33,191,493	£37,797,736	£34,301,083
40%	80%	£26,083,115	£32,538,176	£28,160,003	£27,738,040	£32,833,350	£29,817,000
45%	80%	£20,253,157	£27,503,749	£22,593,796	£22,153,855	£27,851,311	£25,332,917
50%	80%	£14,423,200	£22,469,322	£16,989,472	£16,518,171	£22,869,271	£19,824,150
100%	80%	£45,147,314	£50,221,223	£40,932,268	£43,394,703	£48,468,613	£38,182,658
10%	80%	£60,985,976	£62,542,162	£61,429,581	£61,093,713	£62,648,326	£61,535,745
15%	80%	£55,245,910	£57,605,311	£55,911,718	£55,407,516	£57,766,879	£56,073,325
20%	80%	£49,405,945	£52,671,884	£50,389,588	£49,721,370	£52,867,168	£50,609,693
25%	80%	£43,574,990	£47,638,457	£44,829,145	£44,262,191	£47,702,986	£45,233,162
30%	80%	£37,744,035	£42,605,030	£39,292,418	£38,600,946	£42,750,360	£39,785,166
35%	80%	£31,913,070	£37,571,603	£33,726,210	£33,191,493	£37,797,736	£34,301,083
40%	80%	£26,083,115	£32,538,176	£28,160,003	£27,738,040	£32,833,350	£29,817,000
45%	80%	£20,253,157	£27,503,749	£22,593,796	£22,153,855	£27,851,311	£25,332,917
50%	80%	£14,423,200	£22,469,322	£16,989,472	£16,518,171	£22,869,271	£19,824,150
25%	60%	£43,950,574	£46,899,825	£44,782,834	£44,489,261	£47,438,513	£45,321,520
30%	60%	£38,220,889	£41,786,569	£39,235,935	£38,877,886	£42,432,994	£39,892,603
35%	60%	£32,476,084	£36,672,575	£33,660,313	£33,242,590	£37,427,474	£34,426,810
40%	60%	£26,731,297	£31,527,277	£28,084,691	£27,607,293	£32,403,273	£28,960,687
50%	60%	£20,986,512	£26,393,680	£21,893,793	£21,487,286	£27,331,675	£23,006,697

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£65,268,734	£65,268,734	£65,268,734	£65,268,734	£65,268,734	£65,268,734
10%	70%	£53,880,449	£55,242,349	£54,268,838	£54,042,056	£55,401,597	£54,428,088
15%	70%	£48,158,964	£50,223,340	£48,741,446	£48,401,272	£50,485,748	£49,083,854
20%	70%	£42,437,277	£45,199,913	£43,214,052	£42,760,490	£45,513,124	£43,537,265
25%	70%	£36,715,691	£40,156,484	£37,686,660	£37,119,706	£40,560,500	£38,090,676
30%	70%	£30,995,714	£35,123,057	£32,149,933	£31,458,460	£35,607,875	£32,642,681
35%	70%	£25,274,027	£30,089,629	£26,583,725	£25,777,008	£30,655,251	£27,158,598
40%	70%	£19,552,538	£25,056,202	£21,017,518	£20,095,555	£25,690,965	£21,674,515
45%	70%	£13,831,049	£19,989,704	£15,451,311	£14,411,369	£20,708,826	£16,190,432
50%	70%	£8,109,560	£14,905,538	£9,846,967	£8,675,686	£15,726,786	£10,681,685
100%	70%	£52,289,799	£57,363,709	£48,077,763	£50,537,189	£55,611,098	£46,325,143
10%	80%	£53,843,491	£55,399,676	£54,267,096	£53,951,228	£55,505,841	£54,393,260
15%	80%	£48,103,425	£50,462,826	£48,769,233	£48,265,031	£50,624,394	£49,030,839
20%	80%	£42,383,360	£45,509,228</				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£74,540,344	£74,540,344	£74,540,344	£74,540,344	£74,540,344	£74,540,344
10%	70%	£63,152,059	£64,513,959	£63,540,447	£63,313,665	£64,673,206	£63,699,698
15%	70%	£57,430,473	£59,494,948	£58,013,055	£57,672,882	£59,737,358	£58,255,464
20%	70%	£51,708,886	£54,461,522	£52,485,662	£52,032,099	£54,784,734	£52,808,875
25%	70%	£45,987,301	£48,428,094	£46,958,270	£46,391,316	£49,832,110	£47,362,286
30%	70%	£40,237,323	£44,394,666	£41,421,543	£40,730,070	£44,879,485	£41,914,290
35%	70%	£34,479,745	£39,361,239	£35,855,335	£35,049,618	£39,926,860	£36,430,207
40%	70%	£28,710,167	£34,328,477	£30,289,127	£29,367,164	£34,982,474	£30,946,124
45%	70%	£22,931,769	£29,241,313	£24,722,920	£23,682,979	£29,980,435	£25,462,041
50%	70%	£17,112,617	£24,177,149	£19,118,597	£17,947,295	£24,988,395	£19,953,274
100%	70%	£43,018,189	£28,092,099	£38,806,144	£41,265,579	£26,339,489	£37,053,534
10%	80%	£63,115,100	£64,671,286	£63,558,705	£63,222,837	£64,777,450	£63,664,870
15%	80%	£57,375,034	£59,734,436	£58,040,942	£57,536,641	£59,896,004	£59,232,449
20%	80%	£51,634,969	£54,790,837	£52,522,712	£51,850,444	£54,966,312	£52,738,187
40%	80%	£28,559,914	£34,954,553	£30,364,439	£28,997,912	£35,392,551	£30,802,437
45%	80%	£22,789,969	£28,971,523	£24,807,646	£23,260,776	£30,464,271	£25,300,393
50%	80%	£16,921,728	£24,988,494	£19,214,276	£17,478,180	£25,535,992	£19,770,728
10%	60%	£63,189,019	£64,356,632	£63,521,923	£63,404,493	£64,568,961	£63,734,525
15%	60%	£57,485,911	£59,255,462	£57,385,268	£57,809,124	£59,578,875	£58,308,480
20%	60%	£51,782,905	£54,142,206	£52,448,613	£52,213,754	£54,573,156	£52,879,563
25%	60%	£46,079,698	£49,028,950	£46,911,958	£46,618,385	£49,567,637	£47,450,645
30%	60%	£40,360,013	£43,915,693	£41,365,059	£41,007,010	£44,562,118	£42,021,728
35%	60%	£34,605,218	£38,801,699	£35,789,437	£35,371,714	£39,556,598	£36,555,934
40%	60%	£28,860,422	£33,656,401	£30,213,816	£29,736,418	£34,532,397	£31,089,812
50%	60%	£17,303,696	£23,363,905	£19,022,917	£18,416,410	£24,460,890	£20,135,622

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£75,178,109	£75,178,109	£75,178,109	£75,178,109	£75,178,109	£75,178,109
10%	70%	£63,789,925	£65,151,725	£64,178,213	£63,951,431	£65,310,972	£64,337,464
15%	70%	£59,088,239	£60,132,715	£58,650,821	£58,310,646	£60,375,124	£59,893,229
20%	70%	£52,346,652	£55,099,288	£53,123,428	£52,669,855	£55,422,500	£53,446,641
25%	70%	£46,625,066	£50,065,860	£47,598,036	£47,029,081	£50,469,876	£48,000,052
30%	70%	£40,875,089	£45,032,432	£42,059,308	£41,367,836	£45,517,250	£42,552,056
35%	70%	£35,111,911	£39,999,005	£36,493,100	£35,686,383	£40,564,626	£37,067,973
40%	70%	£29,347,933	£34,943,243	£30,928,393	£30,004,939	£35,600,240	£31,583,890
45%	70%	£23,589,535	£29,879,079	£25,360,686	£24,320,745	£30,618,201	£26,099,607
50%	70%	£17,750,383	£24,814,915	£19,756,362	£18,885,061	£25,636,161	£20,591,040
100%	70%	£42,380,424	£27,454,333	£38,168,378	£40,627,813	£25,701,723	£36,415,768
10%	80%	£63,752,866	£65,309,052	£64,196,471	£63,860,603	£65,415,216	£64,302,635
15%	80%	£58,012,900	£60,372,201	£58,678,608	£58,174,406	£60,533,770	£59,840,215
20%	80%	£52,272,735	£55,418,603	£53,160,478	£52,488,210	£55,634,078	£53,375,853
40%	80%	£29,197,680	£35,592,319	£31,002,205	£29,635,678	£36,030,317	£31,440,203
45%	80%	£23,397,735	£30,609,289	£25,445,411	£23,898,541	£31,102,037	£25,938,159
50%	80%	£17,559,494	£25,626,260	£19,852,042	£18,115,946	£26,173,758	£20,408,494
10%	60%	£63,826,784	£64,994,398	£64,159,688	£64,042,259	£65,206,727	£64,372,291
15%	60%	£58,123,677	£59,893,228	£58,623,034	£58,446,896	£60,216,441	£59,946,245
20%	60%	£52,420,570	£54,779,972	£53,086,379	£52,851,526	£55,210,922	£53,517,328
25%	60%	£46,717,464	£49,666,715	£47,549,724	£47,256,151	£50,205,403	£48,088,410
30%	60%	£40,987,779	£44,553,459	£42,002,825	£41,644,776	£45,199,884	£42,659,493
35%	60%	£35,242,984	£39,439,465	£36,427,203	£36,009,480	£40,194,364	£37,193,700
40%	60%	£29,498,187	£34,294,167	£30,851,581	£30,374,183	£35,170,163	£31,727,578
50%	60%	£17,941,272	£24,003,571	£19,660,683	£19,054,176	£25,099,566	£20,773,699

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6	
No Units	300
Site Area	1.06 Ha

CIL Zone	1
Value Area	Low
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£41,681,366	£41,681,366	£41,681,366	£41,681,366	£41,681,366	£41,681,366
10%	70%	£33,599,319	£35,081,066	£34,076,979	£33,762,851	£35,244,608	£34,240,520
15%	70%	£29,542,726	£31,780,916	£30,270,935	£28,792,050	£32,026,228	£30,520,907
20%	70%	£25,464,928	£28,476,891	£26,435,872	£25,797,360	£28,807,849	£26,768,303
25%	70%	£21,387,129	£25,152,083	£22,600,809	£21,802,669	£25,567,623	£23,016,349
30%	70%	£17,309,331	£21,827,275	£18,765,747	£17,807,979	£22,325,923	£19,264,395
35%	70%	£13,193,447	£18,502,467	£14,920,389	£13,784,717	£19,084,223	£15,511,660
40%	70%	£9,068,500	£15,177,659	£11,042,148	£9,744,238	£15,842,523	£11,717,886
45%	70%	£4,916,705	£11,831,306	£7,163,906	£5,688,344	£12,591,511	£7,924,112
50%	70%	£734,067	£8,471,665	£3,241,475	£1,592,554	£9,316,338	£4,099,062
100%	70%	£-41,764,394	£-25,953,514	£-36,667,559	£-40,019,338	£-24,208,458	£-34,322,503
10%	80%	£33,552,034	£35,245,459	£34,097,931	£33,661,062	£35,354,466	£34,236,958
15%	80%	£29,470,639	£32,027,505	£30,302,876	£29,636,855	£32,191,047	£30,469,092
20%	80%	£25,368,811	£28,809,552	£26,478,460	£25,590,432	£29,027,608	£26,700,082
25%	80%	£21,266,983	£25,589,786	£22,654,045	£21,544,009	£25,846,814	£22,931,072
30%	80%	£17,165,155	£22,328,520	£18,829,630	£17,497,587	£22,660,952	£19,162,062
35%	80%	£13,022,491	£19,087,252	£14,996,138	£13,416,671	£19,475,090	£15,390,319
40%	80%	£8,873,121	£15,845,986	£11,128,718	£9,323,614	£16,289,228	£11,679,211
45%	80%	£4,693,310	£12,595,470	£7,261,299	£5,208,402	£13,102,273	£7,768,102
50%	80%	£485,849	£9,320,736	£3,351,459	£1,058,174	£9,883,851	£3,323,783
10%	60%	£33,646,605	£34,916,673	£34,056,027	£33,864,660	£35,134,728	£34,274,082
15%	60%	£29,614,815	£31,534,327	£30,238,992	£29,947,246	£31,861,409	£30,570,440
20%	60%	£25,519,045	£28,142,728	£26,382,428	£25,894,288	£28,585,971	£26,836,525
25%	60%	£21,507,276	£24,734,378	£22,547,573	£22,061,329	£25,288,432	£23,011,626
30%	60%	£17,453,507	£21,326,030	£18,701,863	£18,118,371	£21,990,894	£19,366,727
35%	60%	£13,364,404	£17,917,881	£14,844,639	£14,152,764	£18,693,356	£15,631,828
40%	60%	£9,263,879	£14,509,333	£10,955,577	£10,164,862	£15,395,818	£11,856,560
45%	60%	£5,140,101	£11,087,143	£7,066,514	£6,170,286	£12,080,750	£8,080,121
50%	60%	£982,294	£7,622,594	£3,131,491	£2,126,933	£8,748,824	£4,276,141

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-47,914,667	£-47,914,667	£-47,914,667	£-47,914,667	£-47,914,667	£-47,914,667
10%	70%	£-55,996,713	£-54,514,966	£-55,510,054	£-55,833,172	£-54,351,425	£-55,355,512
15%	70%	£-60,953,306	£-57,815,116	£-59,325,999	£-59,803,992	£-57,589,604	£-59,075,935
20%	70%	£-64,131,104	£-61,119,142	£-63,160,180	£-63,738,672	£-60,785,184	£-62,827,729
25%	70%	£-68,208,903	£-64,443,950	£-66,595,223	£-67,193,365	£-64,028,409	£-66,579,684
30%	70%	£-72,286,702	£-67,768,758	£-70,630,286	£-71,188,053	£-67,270,109	£-70,331,637
35%	70%	£-76,402,585	£-71,093,566	£-74,675,844	£-75,811,315	£-70,511,809	£-74,084,373
40%	70%	£-80,527,533	£-74,418,374	£-78,553,884	£-79,851,795	£-73,753,509	£-77,818,146
45%	70%	£-84,676,327	£-77,764,726	£-82,432,126	£-83,938,698	£-77,004,521	£-81,671,920
50%	70%	£-88,861,966	£-81,124,367	£-86,354,557	£-88,003,479	£-80,279,694	£-85,496,070
100%	70%	£-131,360,426	£-115,549,547	£-126,263,591	£-129,615,371	£-113,804,491	£-124,518,536
10%	80%	£-56,043,998	£-54,350,574	£-55,498,102	£-55,934,971	£-54,241,546	£-55,389,074
15%	80%	£-60,125,394	£-57,568,527	£-59,293,156	£-59,959,178	£-57,404,985	£-59,128,940
20%	80%	£-64,227,222	£-60,798,481	£-63,117,572	£-64,006,601	£-60,598,425	£-62,896,859
25%	80%	£-68,122,911	£-63,750,487	£-66,467,914	£-67,272,419	£-63,308,904	£-66,819,822
30%	80%	£-72,002,723	£-67,000,562	£-70,334,733	£-71,387,630	£-67,493,759	£-71,827,930
35%	80%	£-75,810,183	£-70,275,298	£-74,244,574	£-75,537,959	£-70,712,181	£-75,672,249
40%	80%	£-79,449,428	£-73,679,359	£-78,040,005	£-79,371,373	£-74,461,304	£-79,321,951
45%	80%	£-83,081,218	£-77,081,705	£-81,357,040	£-82,648,787	£-77,734,623	£-83,025,592
50%	80%	£-86,643,987	£-80,483,935	£-84,392,920	£-85,991,744	£-81,010,682	£-86,259,507
10%	60%	£-68,088,756	£-64,861,654	£-67,146,459	£-67,534,703	£-64,307,600	£-66,849,406
15%	60%	£-72,142,526	£-68,270,003	£-70,894,169	£-71,477,661	£-67,605,138	£-70,229,305
20%	60%	£-76,231,629	£-71,678,351	£-74,751,393	£-75,443,269	£-70,802,678	£-73,964,204
25%	60%	£-80,332,153	£-75,086,699	£-78,640,456	£-79,431,170	£-74,200,214	£-77,739,472
30%	60%	£-84,413,748	£-78,573,439	£-82,464,541	£-83,469,099	£-78,847,208	£-81,519,892

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-28,040,473	£-28,040,473	£-28,040,473	£-28,040,473	£-28,040,473	£-28,040,473
10%	70%	£-36,122,519	£-34,640,772	£-36,644,899	£-36,958,978	£-34,477,231	£-35,481,318
15%	70%	£-40,178,112	£-37,940,824	£-40,660,924	£-40,997,798	£-37,899,610	£-39,201,741
20%	70%	£-44,256,910	£-41,244,945	£-43,295,996	£-43,654,478	£-40,813,990	£-42,953,535
25%	70%	£-48,334,709	£-44,549,756	£-47,121,029	£-47,419,169	£-44,154,215	£-46,705,490
30%	70%	£-52,412,507	£-47,854,564	£-50,956,091	£-51,193,899	£-47,395,915	£-50,457,443
35%	70%	£-56,528,391	£-51,219,371	£-54,801,440	£-55,037,121	£-50,637,615	£-54,210,179
40%	70%	£-60,653,339	£-54,544,179	£-58,679,890	£-59,077,601	£-53,879,315	£-58,003,952
45%	70%	£-64,809,134	£-57,899,532	£-62,567,822	£-63,032,494	£-57,139,827	£-61,897,728
50%	70%	£-68,987,772	£-61,250,173	£-66,480,363	£-66,129,284	£-60,405,500	£-65,821,876
100%	70%	£-111,486,232	£-95,675,352	£-106,389,397	£-109,741,176	£-93,930,297	£-104,644,341
10%	80%	£-36,169,804	£-34,476,380	£-36,623,308	£-36,960,776	£-34,367,352	£-35,514,880
15%	80%	£-40,251,200	£-37,894,333	£-40,418,962	£-40,884,983	£-37,530,791	£-39,252,746
20%	80%	£-44,353,029	£-40,802,286	£-44,131,467	£-44,631,467	£-40,840,230	£-43,001,626
25%	80%	£-48,448,717	£-43,875,853	£-48,593,120	£-49,138,224	£-43,632,610	£-46,142,658
30%	80%	£-52,542,507	£-47,126,366	£-52,460,539	£-53,043,436	£-47,616,565	£-50,293,736
35%	80%	£-56,635,989	£-50,401,102	£-56,370,380	£-56,663,665	£-50,837,887	£-54,598,055
40%	80%	£-60,732,234	£-53,805,165	£-60,685,811	£-61,057,179	£-54,507,110	£-58,447,756
45%	80%	£-64,837,024	£-57,187,511	£-64,982,846	£-65,374,592	£-58,699,429	£-62,391,398
50%	80%	£-68,942,793	£-60,579,111	£-69,268,655	£-69,717,650	£-61,135,968	£-66,389,311
10%	60%	£-48,214,562	£-44,987,460	£-47,174,265	£-47,660,509	£-44,433,406	£-46,620,212
15%	60%	£-52,268,331	£-48,395,808	£-51,019,975	£-51,603,467	£-47,730,944	£-50,355,111
20%	60%	£-56,357,435	£-51,804,157	£-54,877,199	£-55,569,074	£-51,028,482	£-54,090,010
25%	60%	£-60,457,959	£-55,212,505	£-58,766,262	£-59,556,976	£-54,326,020	£-57,865,278
30%	60%	£-64,539,554	£-58,609,244	£-62,590,347	£-63,594,905	£-58,979,014	£-61,645,698

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,803,301	£9,803,301	£9,803,301	£9,803,301	£9,803,301	£9,803,301
10%	70%	£1,721,254	£3,203,301	£2,186,914	£1,884,796	£3,366,543	£2,362,456
15%	70%	£2,335,339	£4,097,149	£3,607,130	£2,986,014	£4,489,164	£3,187,968
20%	70%	£3,413,137	£5,401,174	£4,442,193	£3,980,704	£5,970,216	£4,109,761
25%	70%	£4,490,936	£6,725,982	£5,277,255	£4,670,395	£7,810,442	£4,861,716
30%	70%	£5,568,734	£8,050,790	£6,112,318	£5,460,085	£9,552,142	£5,613,669
35%	70%	£6,646,533	£9,375,598	£6,957,381	£6,252,775	£11,202,841	£6,365,623
40%	70%	£7,724,332	£10,700,406	£7,802,444	£7,047,465	£12,763,540	£7,117,576
45%	70%	£8,802,131	£12,025,214	£8,647,507	£7,842,155	£14,224,239	£7,869,529
50%	70%	£9,880,930	£13,350,022	£9,492,570	£8,636,845	£15,574,938	£8,621,482
100%	70%	£-73,642,459	£-57,831,579	£-68,545,624	£-71,897,403	£-56,088,523	£-66,800,568
10%	80%	£1,673,970	£3,367,394	£2,219,866	£1,782,907	£3,476,422	£2,328,894
15%	80%	£2,407,426	£4,441,441	£3,175,189	£2,241,210	£4,612,962	£3,140,872
20%	80%	£3,209,254	£5,869,513	£4,199,604	£3,262,633	£6,050,457	£4,177,921
25%	80%	£4,004,943	£7,603,079	£5,249,346	£4,254,461	£7,888,636	£5,228,854
30%	80%	£4,802,131	£9,346,645	£6,294			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,502,784	£30,502,784	£30,502,784	£30,502,784	£30,502,784	£30,502,784
0%	70%	£22,424,737	£23,802,484	£22,898,297	£22,584,279	£24,066,026	£23,981,936
15%	70%	£18,364,144	£20,602,335	£19,092,353	£18,613,469	£20,847,647	£19,341,515
20%	70%	£14,286,346	£17,288,309	£15,257,290	£14,616,779	£17,629,267	£15,989,722
25%	70%	£10,208,547	£13,973,501	£11,422,228	£10,624,088	£14,389,041	£11,837,767
30%	70%	£6,130,749	£10,648,693	£7,587,165	£6,629,398	£11,147,341	£8,085,814
35%	70%	£2,052,951	£7,323,885	£3,741,607	£2,806,136	£7,906,642	£4,333,078
40%	70%	£-2,110,082	£3,999,077	£-138,434	£-1,434,344	£4,663,942	£3,391,304
45%	70%	£-6,261,676	£652,724	£-4,014,675	£-5,489,238	£1,412,929	£-3,254,469
50%	70%	£-10,444,515	£-2,706,917	£-7,937,107	£-9,568,028	£-1,862,244	£-7,078,619
100%	70%	£-52,942,976	£-37,132,096	£-47,846,141	£-51,197,920	£-35,367,040	£-46,101,085
10%	80%	£22,373,453	£24,066,677	£22,919,349	£22,482,490	£24,175,905	£23,028,377
15%	80%	£18,292,057	£20,848,924	£19,124,294	£18,458,273	£21,012,465	£19,290,511
20%	80%	£14,190,229	£17,630,970	£15,299,679	£14,411,850	£17,849,026	£15,521,500
40%	80%	£-2,305,460	£4,667,404	£-49,863	£-1,854,968	£5,110,647	£400,629
45%	80%	£-6,485,272	£1,416,889	£-3,917,282	£-5,970,180	£1,923,692	£-3,410,479
50%	80%	£-10,692,733	£-1,857,845	£-7,827,123	£-10,120,408	£-1,294,731	£-7,254,798
10%	60%	£22,468,023	£23,736,092	£22,877,445	£22,689,078	£23,855,147	£23,085,500
15%	60%	£18,436,233	£20,355,745	£18,060,411	£18,768,664	£20,862,826	£19,391,855
20%	60%	£14,382,454	£16,964,146	£15,214,701	£14,825,706	£17,407,389	£15,657,944
25%	60%	£10,328,694	£13,555,797	£11,368,992	£10,882,748	£14,109,851	£11,923,045
30%	60%	£6,274,925	£10,147,448	£7,523,281	£6,939,790	£10,812,313	£8,188,146
35%	60%	£2,185,222	£6,739,100	£3,665,057	£2,974,192	£7,514,775	£4,453,247
40%	60%	£-1,914,703	£3,330,251	£-223,095	£-1,019,719	£4,217,297	£3,077,679
50%	60%	£-10,196,298	£-3,555,988	£-8,047,090	£-9,051,649	£-2,429,758	£-6,902,441

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£35,250,117	£35,250,117	£35,250,117	£35,250,117	£35,250,117	£35,250,117
0%	70%	£27,168,071	£28,649,818	£27,645,731	£27,331,612	£28,815,359	£27,899,272
15%	70%	£23,111,478	£25,349,668	£23,899,686	£23,360,902	£25,594,980	£24,088,849
20%	70%	£19,033,680	£22,045,642	£20,004,624	£19,366,112	£22,376,600	£20,337,055
25%	70%	£14,955,881	£18,720,834	£16,189,561	£15,371,421	£19,136,375	£16,585,100
30%	70%	£10,878,083	£15,396,026	£12,334,499	£11,376,731	£15,894,675	£12,833,147
35%	70%	£6,792,199	£12,071,219	£8,489,141	£7,353,469	£12,852,975	£9,980,411
40%	70%	£2,637,251	£8,746,411	£4,610,900	£3,312,864	£11,411,275	£7,286,638
45%	70%	£-1,514,543	£5,400,058	£732,658	£-741,904	£8,160,263	£1,492,864
50%	70%	£-5,897,182	£2,040,417	£-3,189,773	£-4,838,694	£2,885,090	£-2,331,286
100%	70%	£-48,195,642	£-32,384,762	£-43,098,807	£-46,450,598	£-30,639,707	£-41,383,751
10%	80%	£27,120,786	£28,814,210	£27,996,682	£27,229,814	£28,923,238	£27,775,710
15%	80%	£23,039,390	£24,696,257	£22,871,628	£22,205,696	£25,795,799	£24,037,844
20%	80%	£18,937,952	£22,378,304	£20,047,212	£19,159,183	£22,596,359	£20,288,834
40%	80%	£2,441,673	£9,414,737	£4,697,470	£2,892,366	£9,857,980	£5,147,962
45%	80%	£-1,737,338	£6,164,222	£830,051	£-1,222,846	£6,671,025	£1,336,854
50%	80%	£-5,945,399	£2,899,488	£-3,079,790	£-5,373,075	£3,452,603	£-2,507,465
10%	60%	£27,215,356	£28,485,425	£27,824,779	£27,433,411	£28,703,480	£27,842,834
15%	60%	£23,183,565	£25,103,079	£22,807,744	£22,516,998	£25,439,161	£24,139,192
20%	60%	£19,129,797	£21,711,479	£19,962,094	£19,573,040	£22,154,722	£20,405,277
25%	60%	£15,076,028	£18,303,130	£16,116,325	£15,630,081	£18,857,184	£16,670,378
30%	60%	£11,022,259	£14,894,782	£12,270,615	£11,687,123	£15,559,646	£12,935,479
35%	60%	£6,933,155	£11,486,433	£8,413,391	£7,721,516	£12,262,108	£9,290,380
40%	60%	£2,832,631	£8,078,085	£4,524,326	£3,793,614	£9,964,570	£6,425,312
50%	60%	£-5,448,954	£1,191,346	£-3,299,757	£-4,304,315	£2,317,576	£-2,165,106

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£37,345,667	£37,345,667	£37,345,667	£37,345,667	£37,345,667	£37,345,667
10%	70%	£29,263,620	£30,745,367	£29,741,280	£29,427,162	£30,908,909	£29,904,822
15%	70%	£25,207,028	£27,445,218	£25,685,236	£25,456,352	£27,690,530	£26,184,386
20%	70%	£21,129,229	£24,141,192	£22,100,173	£21,461,862	£24,472,150	£22,432,605
25%	70%	£17,051,430	£20,816,384	£18,265,111	£17,466,971	£21,231,924	£18,680,650
30%	70%	£12,973,632	£17,491,576	£14,430,048	£13,472,281	£17,990,225	£14,928,697
35%	70%	£8,857,749	£14,166,768	£10,584,690	£9,449,019	£14,748,525	£11,175,961
40%	70%	£4,732,861	£10,841,960	£6,706,449	£5,408,539	£11,506,825	£7,392,187
45%	70%	£591,007	£7,495,607	£2,826,268	£1,363,645	£9,355,812	£4,588,414
50%	70%	£-3,601,632	£4,135,966	£-1,094,223	£-2,743,145	£4,980,639	£-2,326,736
100%	70%	£-46,100,093	£-30,289,213	£-41,003,258	£-44,355,037	£-28,544,157	£-39,258,202
10%	80%	£29,216,336	£30,909,760	£29,762,232	£29,325,363	£31,018,788	£29,871,260
15%	80%	£25,134,940	£27,691,607	£25,967,777	£25,301,156	£27,695,348	£26,133,384
20%	80%	£21,033,113	£24,473,852	£22,142,762	£21,242,783	£24,891,612	£22,374,384
40%	80%	£4,537,423	£11,510,287	£6,793,020	£4,987,915	£11,953,530	£7,243,512
45%	80%	£367,611	£8,259,772	£2,925,601	£872,703	£8,766,575	£3,432,404
50%	80%	£-3,849,850	£4,985,038	£-684,240	£-2,277,525	£5,548,152	£-411,915
10%	60%	£29,310,906	£30,580,975	£29,720,328	£29,528,961	£30,799,030	£29,938,383
15%	60%	£25,279,116	£27,199,628	£25,903,294	£25,611,547	£27,525,711	£26,294,742
20%	60%	£21,226,347	£23,807,029	£22,067,584	£21,688,589	£24,259,272	£22,600,827
25%	60%	£17,171,578	£20,398,680	£18,211,875	£17,725,631	£20,952,734	£18,795,928
30%	60%	£13,117,808	£16,990,331	£14,366,164	£13,782,673	£17,655,196	£15,031,029
35%	60%	£9,026,705	£13,581,983	£10,508,940	£9,817,065	£14,357,658	£11,286,130
40%	60%	£4,928,180	£10,173,634	£6,618,878	£5,829,164	£11,060,120	£7,520,862
50%	60%	£-3,353,415	£3,286,899	£-1,204,207	£-2,208,766	£4,413,125	£-59,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,203,182	£30,203,182	£30,203,182	£30,203,182	£30,203,182	£30,203,182
10%	70%	£22,121,135	£23,602,882	£22,598,795	£22,284,677	£23,766,424	£22,762,337
15%	70%	£18,064,542	£20,302,732	£18,792,751	£18,313,966	£20,548,044	£19,041,913
20%	70%	£13,998,744	£16,998,707	£14,957,688	£14,319,176	£17,329,665	£15,290,119
25%	70%	£9,908,945	£13,673,899	£11,122,626	£10,324,485	£14,089,439	£11,538,165
30%	70%	£5,831,147	£10,349,091	£7,287,563	£6,329,795	£10,847,739	£7,786,211
35%	70%	£1,715,264	£7,024,283	£3,442,205	£2,306,534	£7,606,039	£4,033,476
40%	70%	£-2,409,694	£3,699,475	£-436,036	£-1,733,946	£4,364,339	£2,761,702
45%	70%	£-6,661,470	£393,122	£-4,314,276	£-5,789,840	£1,113,327	£-3,654,072
50%	70%	£-10,744,117	£-3,006,519	£-8,236,709	£-9,885,630	£-2,161,846	£-7,378,222
100%	70%	£-53,242,578	£-37,431,698	£-48,145,743	£-51,497,522	£-35,686,642	£-46,400,687
10%	80%	£22,073,850	£23,767,275	£22,619,747	£22,182,878	£23,876,302	£22,728,774
15%	80%	£17,992,455	£20,549,321	£18,824,692	£18,159,671	£20,712,863	£18,990,908
20%	80%	£13,909,627	£17,331,368	£15,000,676	£14,112,246	£17,546,424	£15,221,896
40%	80%	£-2,805,052	£4,367,802	£-249,465	£-2,154,570	£4,811,044	£1,017,027
45%	80%	£-6,784,674	£1,117,287	£-4,216,885	£-6,269,782	£1,624,089	£-3,710,082
50%	80%	£-10,992,335	£-2,157,448	£-8,126,725	£-10,420,010	£-1,594,333	£-7,554,401
10%	60%	£22,168,421	£23,438,489	£22,577,843	£22,386,476	£23,656,544	£22,795,898
15%	60%	£18,136,631	£20,056,143	£18,700,808	£18,469,062	£20,383,226	£19,082,257
20%	60%	£14,082,862	£16,664,544	£14,915,989	£14,526,194	£17,107,786	£15,358,342
25%	60%	£10,029,092	£13,256,194	£11,069,390	£10,583,145	£13,810,248	£11,623,443
30%	60%	£5,975,323	£9,847,846	£7,223,679	£6,640,187	£10,512,710	£7,888,544
35%	60%	£1,886,220	£6,439,498	£3,366,455	£2,674,580	£7,215,172	£4,163,645
40%	60%	£-2,214,305	£3,031,149	£-522,607	£-1,313,321	£3,917,634	£3,078,376
50%	60%	£-10,495,900	£-3,855,590	£-8,346,692	£-9,351		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

E2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	E39,474,791	E39,474,791	E39,474,791	E39,474,791	E39,474,791	E39,474,791
10%	70%	E31,392,745	E32,874,492	E31,870,404	E31,555,286	E33,038,033	E32,033,946
15%	70%	E27,336,152	E29,574,342	E28,064,360	E27,585,476	E29,819,654	E28,313,523
20%	70%	E23,258,354	E26,270,316	E24,229,298	E23,590,786	E26,601,274	E24,561,729
25%	70%	E19,180,555	E22,945,508	E20,394,235	E19,596,095	E23,361,049	E20,809,774
30%	70%	E15,102,757	E19,620,700	E16,559,173	E15,601,405	E20,119,349	E17,057,821
35%	70%	E10,986,873	E16,295,892	E12,713,814	E11,576,143	E16,877,649	E13,265,085
40%	70%	E8,861,925	E12,971,085	E9,835,674	E7,537,663	E13,635,949	E9,511,312
45%	70%	E2,710,131	E9,624,732	E4,957,332	E3,482,770	E10,384,337	E5,717,538
50%	70%	-E1,472,508	E6,265,091	E1,034,901	-E614,021	E7,109,764	E1,893,988
100%	70%	-E43,970,968	-E28,160,089	-E38,874,133	-E42,225,913	-E26,415,033	-E37,129,077
10%	80%	E31,345,460	E33,038,884	E31,891,956	E31,454,487	E33,147,912	E32,000,384
15%	80%	E27,284,064	E29,820,931	E28,096,302	E27,430,290	E29,894,473	E28,262,516
20%	80%	E23,162,236	E26,602,978	E24,271,896	E23,363,857	E26,821,033	E24,493,506
40%	80%	E6,666,547	E13,639,411	E6,922,144	E7,117,039	E14,082,654	E9,372,636
45%	80%	E2,486,736	E10,388,896	E5,054,725	E3,001,828	E10,895,699	E5,561,528
50%	80%	-E1,720,725	E7,114,162	E1,144,884	-E1,148,401	E7,677,277	E1,717,209
10%	60%	E31,440,030	E32,710,999	E31,849,453	E31,656,085	E32,628,154	E32,067,508
15%	60%	E27,408,240	E29,327,753	E28,032,419	E27,740,672	E29,654,835	E28,363,865
20%	60%	E23,354,471	E25,336,153	E24,186,708	E23,797,714	E26,375,336	E24,629,951
25%	60%	E19,300,702	E22,527,804	E20,340,999	E19,854,795	E23,081,858	E20,895,052
30%	60%	E15,246,833	E19,119,456	E16,495,289	E15,911,797	E19,784,320	E17,160,153
35%	60%	E11,157,829	E15,711,107	E12,638,065	E11,946,190	E16,486,782	E13,425,254
40%	60%	E7,057,305	E12,302,759	E8,749,062	E7,955,298	E13,789,244	E9,649,986
50%	60%	-E1,224,290	E8,416,619	E924,917	-E79,641	E8,542,250	E7,089,666

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

E1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	E40,112,557	E40,112,557	E40,112,557	E40,112,557	E40,112,557	E40,112,557
10%	70%	E32,030,511	E33,512,297	E32,508,170	E32,194,052	E33,675,799	E32,671,712
15%	70%	E27,973,916	E30,212,108	E28,702,126	E28,223,242	E30,457,420	E28,951,286
20%	70%	E23,896,120	E26,908,082	E24,867,064	E24,228,552	E27,239,040	E25,199,495
25%	70%	E19,818,320	E23,583,274	E21,032,001	E20,233,861	E23,998,814	E21,447,540
30%	70%	E15,740,522	E20,258,466	E17,196,938	E16,239,171	E20,757,115	E17,685,587
35%	70%	E11,624,639	E16,933,658	E13,351,580	E12,215,909	E17,515,415	E13,942,851
40%	70%	E7,499,891	E13,608,850	E9,473,339	E8,175,429	E14,273,715	E10,149,077
45%	70%	E3,347,897	E10,262,498	E5,595,098	E4,120,536	E11,022,702	E6,355,304
50%	70%	-E934,742	E6,902,857	E1,672,667	E23,745	E7,747,529	E2,531,154
100%	70%	-E43,333,203	-E27,522,323	-E38,236,367	-E41,568,147	-E29,777,267	-E36,491,312
10%	80%	E31,983,226	E33,676,650	E32,529,122	E32,092,253	E33,785,678	E32,638,150
15%	80%	E27,901,830	E29,458,697	E28,734,068	E28,068,046	E30,622,238	E28,900,284
20%	80%	E23,800,022	E27,240,743	E24,909,652	E24,021,633	E27,455,799	E25,131,274
40%	80%	E7,304,313	E14,277,177	E9,559,910	E7,754,805	E14,720,420	E10,010,402
45%	80%	E3,124,501	E11,026,662	E5,692,491	E3,639,594	E11,533,465	E6,199,294
50%	80%	-E1,082,959	E7,781,928	E1,782,660	-E510,635	E8,315,042	E2,354,975
10%	60%	E32,077,796	E33,347,865	E32,487,218	E32,295,851	E33,565,920	E32,705,273
15%	60%	E28,046,006	E29,865,519	E28,670,184	E28,378,437	E30,292,601	E29,001,632
20%	60%	E23,992,237	E26,573,919	E24,824,474	E24,435,479	E27,017,162	E25,267,717
25%	60%	E19,938,468	E23,165,570	E20,978,765	E20,492,521	E23,719,624	E21,532,818
30%	60%	E15,884,698	E19,757,221	E17,133,054	E16,549,563	E20,422,086	E17,797,919
35%	60%	E11,795,595	E16,348,873	E13,275,831	E12,583,955	E17,124,548	E14,063,020
40%	60%	E7,695,070	E12,940,524	E9,386,768	E8,596,054	E13,827,010	E10,287,752
50%	60%	-E586,624	E8,053,795	E1,562,683	E359,125	E7,180,015	E2,767,332

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology	6	CIL Zone	2
No Units	300	Value Area	High
Site Area	1.09 Ha	Sales value inflation	25.80%
		Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£85,209,926	£85,209,926	£85,209,926	£85,209,926	£85,209,926	£85,209,926
10%	70%	£72,990,166	£74,339,986	£73,366,478	£73,136,371	£74,486,191	£73,512,683
15%	70%	£66,880,287	£68,905,017	£67,444,754	£67,099,594	£69,124,325	£67,664,062
20%	70%	£60,770,407	£63,470,047	£61,523,030	£61,062,817	£63,762,457	£61,815,441
25%	70%	£54,635,463	£58,035,076	£55,590,179	£55,006,391	£58,400,590	£55,961,107
30%	70%	£48,490,629	£52,600,077	£49,636,288	£49,935,742	£53,038,722	£50,081,402
35%	70%	£42,344,251	£47,140,152	£43,682,398	£42,865,095	£47,659,451	£44,201,697
40%	70%	£36,152,247	£41,680,226	£37,704,777	£36,755,438	£42,273,711	£38,307,967
45%	70%	£29,960,244	£36,220,300	£31,706,839	£30,638,834	£36,887,970	£32,385,429
50%	70%	£23,756,379	£30,729,339	£25,708,902	£24,522,230	£31,483,328	£26,462,891
100%	70%	£40,710,891	£25,855,308	£36,569,353	£39,101,813	£24,246,230	£34,960,276
10%	80%	£72,983,747	£74,496,398	£73,303,918	£73,051,217	£74,593,869	£73,481,267
15%	80%	£66,825,657	£69,139,634	£67,470,763	£66,971,862	£69,285,840	£67,616,968
20%	80%	£60,697,567	£63,782,870	£61,557,709	£60,892,508	£63,977,810	£61,752,649
25%	80%	£54,543,065	£58,426,106	£55,634,170	£54,790,350	£58,669,782	£55,881,454
30%	80%	£48,379,752	£53,069,342	£49,689,077	£48,676,494	£53,361,753	£49,985,819
35%	80%	£42,212,779	£47,695,703	£43,743,965	£42,562,638	£48,041,902	£44,090,164
40%	80%	£36,001,994	£42,315,142	£37,776,312	£36,404,121	£42,710,798	£38,178,440
45%	80%	£29,791,209	£36,934,580	£31,787,317	£30,243,601	£37,379,694	£32,239,711
50%	80%	£23,565,490	£31,535,964	£25,798,321	£24,076,371	£32,038,623	£26,300,981
10%	60%	£73,026,586	£74,183,575	£73,349,139	£73,221,526	£74,378,515	£73,544,079
15%	60%	£66,934,916	£68,670,398	£67,418,745	£67,227,326	£68,962,809	£67,711,156
20%	60%	£60,843,242	£63,157,233	£61,488,351	£61,233,127	£63,847,103	£61,878,233
25%	60%	£54,727,860	£57,644,046	£55,546,189	£55,222,431	£58,131,397	£56,040,758
30%	60%	£48,601,507	£52,123,890	£49,583,500	£49,194,991	£52,715,692	£50,176,985
35%	60%	£42,475,152	£46,584,600	£43,620,812	£43,167,550	£47,276,999	£44,313,210
40%	60%	£36,302,501	£41,045,310	£37,633,240	£37,106,756	£41,836,623	£38,437,495
45%	60%	£30,128,280	£35,499,270	£31,626,361	£31,034,067	£36,398,247	£32,531,148
50%	60%	£23,947,269	£29,922,714	£25,619,483	£24,961,377	£30,928,032	£26,824,801

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,386,106	£4,386,106	£4,386,106	£4,386,106	£4,386,106	£4,386,106
10%	70%	£16,605,866	£15,256,046	£16,229,555	£16,459,661	£15,109,841	£16,083,349
15%	70%	£22,715,745	£20,891,016	£22,151,278	£22,496,438	£20,471,708	£21,931,970
20%	70%	£28,825,624	£26,125,396	£28,073,002	£28,333,215	£25,833,575	£27,789,592
25%	70%	£34,960,570	£31,560,956	£34,005,654	£34,589,641	£31,195,443	£33,634,925
30%	70%	£41,105,404	£36,995,955	£39,959,744	£40,680,290	£36,557,310	£39,514,630
35%	70%	£47,251,782	£42,455,881	£45,913,634	£46,730,938	£41,936,582	£44,349,335
40%	70%	£53,443,785	£47,915,806	£51,891,256	£52,840,594	£47,322,322	£51,288,065
45%	70%	£59,635,788	£53,375,732	£57,689,194	£58,957,199	£53,708,062	£57,177,000
50%	70%	£65,839,653	£58,866,893	£63,587,130	£65,073,802	£58,112,705	£63,133,141
100%	70%	£130,306,923	£115,451,340	£126,165,385	£128,697,845	£113,842,262	£124,556,308
10%	80%	£16,642,285	£15,099,634	£16,212,215	£16,544,816	£15,002,164	£16,114,745
15%	80%	£22,770,375	£20,458,398	£22,125,270	£22,624,170	£20,130,193	£21,879,084
20%	80%	£28,899,465	£25,813,162	£28,038,923	£28,703,524	£25,618,222	£27,843,383
25%	80%	£35,034,039	£31,290,891	£34,819,120	£35,692,912	£32,485,234	£34,417,598
30%	80%	£41,168,624	£36,766,452	£39,808,716	£40,852,412	£37,216,338	£39,096,322
35%	80%	£47,303,209	£42,242,013	£46,097,300	£47,303,209	£42,708,062	£44,349,335
40%	80%	£53,437,794	£47,716,574	£51,891,256	£52,840,594	£47,322,322	£51,288,065
45%	80%	£59,572,379	£53,191,135	£57,689,194	£58,957,199	£53,708,062	£57,177,000
50%	80%	£65,706,964	£58,666,695	£63,587,130	£65,073,802	£58,112,705	£63,133,141
100%	80%	£130,306,923	£115,451,340	£126,165,385	£128,697,845	£113,842,262	£124,556,308
10%	60%	£22,661,117	£20,925,654	£22,177,287	£22,398,708	£20,633,224	£21,884,877
15%	60%	£28,773,787	£26,438,810	£28,107,661	£28,368,906	£26,048,938	£27,300,600
20%	60%	£34,885,172	£31,951,986	£34,049,844	£34,373,601	£31,454,535	£33,555,274
25%	60%	£40,994,526	£37,472,143	£40,012,533	£40,401,042	£37,880,340	£39,419,048
30%	60%	£47,120,881	£43,011,432	£45,975,221	£46,428,482	£42,319,033	£45,282,822
35%	60%	£53,253,531	£48,560,722	£51,962,792	£52,489,276	£47,799,410	£51,159,537
40%	60%	£59,387,186	£54,110,011	£57,949,363	£58,546,567	£53,270,602	£57,036,252
50%	60%	£65,520,841	£59,659,300	£63,936,934	£64,634,655	£58,741,891	£62,917,232

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£15,488,088	£15,488,088	£15,488,088	£15,488,088	£15,488,088	£15,488,088
10%	70%	£3,368,328	£4,618,148	£3,644,640	£3,414,533	£4,764,353	£3,790,645
15%	70%	£2,841,551	£3,616,621	£2,277,084	£2,622,244	£3,697,513	£2,957,776
20%	70%	£5,951,431	£6,251,792	£8,198,808	£8,659,021	£5,859,381	£7,906,597
25%	70%	£15,086,376	£11,686,762	£14,131,660	£14,715,447	£11,321,249	£13,760,731
30%	70%	£21,231,210	£17,121,761	£20,085,550	£20,786,096	£16,683,116	£19,640,436
35%	70%	£27,377,587	£22,581,688	£26,039,440	£26,856,744	£22,062,388	£25,520,141
40%	70%	£33,523,964	£28,041,612	£32,017,062	£32,996,400	£27,446,128	£31,413,971
45%	70%	£39,670,341	£33,501,536	£38,014,098	£39,033,004	£32,893,068	£37,336,539
50%	70%	£45,816,718	£38,961,460	£44,012,936	£45,109,008	£38,238,510	£43,258,947
100%	70%	£110,432,729	£95,577,146	£106,291,191	£108,823,651	£93,968,068	£104,682,114
10%	80%	£3,231,909	£4,774,560	£3,661,979	£3,329,379	£4,872,031	£3,759,449
15%	80%	£2,896,181	£3,922,204	£2,251,075	£2,749,976	£4,335,999	£2,104,870
20%	80%	£3,024,271	£5,036,336	£3,164,128	£3,821,330	£5,744,028	£2,969,169
25%	80%	£3,152,361	£6,150,468	£3,303,280	£3,972,482	£7,153,058	£3,824,260
30%	80%	£3,280,451	£7,264,600	£3,444,432	£4,123,634	£8,562,088	£4,679,291
35%	80%	£3,408,541	£8,378,732	£3,585,584	£4,274,786	£9,971,118	£5,534,322
40%	80%	£3,536,631	£9,492,864	£3,726,736	£4,425,938	£11,380,148	£6,389,353
45%	80%	£3,664,721	£10,606,996	£3,867,888	£4,577,090	£12,789,178	£7,244,384
50%	80%	£3,792,811	£11,721,128	£4,009,040	£4,728,242	£14,198,208	£8,099,415
100%	80%	£110,432,729	£95,577,146	£106,291,191	£108,823,651	£93,968,068	£104,682,114
10%	60%	£3,304,748	£4,461,736	£3,627,301	£3,499,688	£4,656,676	£3,822,241
15%	60%	£2,796,922	£3,051,440	£2,333,093	£2,494,512	£3,759,029	£2,910,682
20%	60%	£3,078,596	£4,654,616	£2,833,487	£3,489,711	£4,874,735	£3,843,606
25%	60%	£3,360,270	£6,256,800	£3,333,881	£3,984,905	£6,000,949	£4,758,730
30%	60%	£3,641,944	£7,859,984	£3,834,275	£4,480,099	£7,126,143	£5,673,854
35%	60%	£3,923,618	£9,463,168	£4,334,669	£4,975,293	£8,251,337	£6,588,978
40%	60%	£4,205,292	£11,066,352	£4,835,063	£5,470,487	£9,376,531	£7,504,102
45%	60%	£4,486,966	£12,669,536	£5,335,457	£5,965,681	£10,501,725	£8,419,226
50%	60%	£4,768,640	£14,272,720	£5,835,851	£6,460,875	£11,626,919	£9,334,350
100%	60%	£110,432,729	£95,577,146	£106,291,191	£108,823,651	£93,968,068	£104,682,114
10%	60%	£41,148,521	£42,305,510	£41,471,074	£41,343,461	£42,500,450	£41,666,014
15%	60%	£35,956,951	£36,792,336	£35,540,881	£35,349,262	£37,064,744	£36,533,081
20%	60%	£30,765,181	£31,279,155	£29,610,387	£29,355,062	£31,869,038	£30,200,169
25%	60%	£25,573,411	£25,765,982	£24,668,124	£24,344,366	£26,253,333	£24,162,694
30%	60%	£20,381,641	£20,245,825	£19,705,435	£19,316,926	£20,837,628	£18,298,920
35%	60%	£15,189,871	£14,706,536	£14,742,747	£14,289,486	£15,398,934	£12,435,146
40%	60%	£10,000,101	£9,167,245	£9,755,176	£9,228,691	£9,968,558	£8,509,431
50%	60%	£4,810,331	£4,331,551	£4,442,356	£4,196,687	£4,390,032	£4,253,264

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£53,331,862	£53,331,862	£53,331,862	£53,3		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£74,031,345	£74,031,345	£74,031,345	£74,031,345	£74,031,345	£74,031,345
10%	70%	£81,811,584	£83,151,404	£82,187,896	£81,957,790	£83,307,610	£82,334,101
15%	70%	£85,701,705	£57,726,435	£56,266,173	£55,921,012	£57,845,743	£56,485,481
20%	70%	£49,591,825	£52,291,465	£50,344,449	£49,884,236	£52,583,876	£50,636,858
25%	70%	£43,456,881	£46,856,495	£44,411,597	£43,827,809	£47,222,008	£44,782,526
30%	70%	£37,312,047	£41,421,496	£38,457,707	£37,757,161	£41,860,141	£38,902,820
35%	70%	£31,195,069	£35,961,570	£32,593,817	£31,686,513	£36,480,869	£33,023,115
40%	70%	£24,973,665	£30,501,845	£26,526,195	£25,578,857	£31,095,129	£27,129,385
45%	70%	£18,761,863	£25,041,718	£20,528,257	£19,460,252	£25,709,389	£21,206,848
50%	70%	£12,577,798	£19,580,757	£14,530,320	£13,343,649	£20,304,746	£15,284,309
100%	70%	£51,889,472	£37,033,890	£47,747,934	£50,280,394	£35,421,611	£46,138,857
10%	80%	£61,775,166	£63,317,817	£62,205,236	£61,872,635	£63,415,287	£62,302,706
15%	80%	£55,847,075	£57,961,053	£56,292,181	£55,793,281	£58,107,258	£56,438,387
20%	80%	£49,518,985	£52,604,289	£50,379,127	£49,713,326	£52,793,229	£50,574,067
40%	80%	£24,823,412	£31,136,560	£26,597,730	£25,225,539	£31,532,217	£26,999,858
45%	80%	£18,612,627	£25,755,999	£20,608,735	£19,065,020	£26,201,112	£21,061,129
50%	80%	£12,386,908	£20,357,382	£14,619,740	£12,897,789	£20,860,042	£15,122,399
10%	80%	£61,848,004	£63,004,903	£62,170,357	£62,042,844	£63,199,393	£62,365,497
15%	80%	£55,756,334	£57,491,817	£56,240,164	£56,048,745	£57,784,227	£56,376,574
20%	60%	£49,664,664	£51,976,641	£50,309,770	£50,054,545	£52,368,521	£50,699,651
25%	60%	£43,548,279	£46,465,465	£44,367,807	£44,043,849	£46,952,816	£44,862,177
30%	60%	£37,422,925	£40,945,308	£38,404,918	£38,016,409	£41,537,111	£38,998,403
35%	60%	£31,296,570	£35,406,019	£32,442,230	£31,988,969	£36,098,417	£33,134,629
40%	60%	£25,123,920	£29,866,728	£26,454,659	£25,928,174	£30,658,041	£27,258,914
50%	60%	£12,768,687	£18,744,132	£14,440,901	£13,782,796	£19,749,451	£15,446,219

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£78,778,678	£78,778,678	£78,778,678	£78,778,678	£78,778,678	£78,778,678
10%	70%	£86,588,918	£87,808,735	£86,935,230	£86,705,123	£88,064,943	£87,081,435
15%	70%	£90,449,039	£62,473,769	£61,013,506	£60,668,346	£62,853,076	£61,232,814
20%	70%	£54,339,159	£57,038,798	£55,091,782	£54,631,569	£57,331,209	£55,384,193
25%	70%	£48,204,214	£51,603,828	£49,168,930	£48,575,143	£51,869,341	£49,629,859
30%	70%	£42,059,380	£46,168,829	£43,205,040	£42,504,494	£46,607,474	£43,850,154
35%	70%	£35,913,003	£40,738,904	£37,251,150	£36,433,846	£41,228,202	£37,770,449
40%	70%	£29,720,999	£35,249,978	£31,273,528	£30,549,184	£35,842,462	£32,376,570
45%	70%	£23,528,996	£29,789,052	£25,275,591	£24,207,596	£30,456,722	£25,954,181
50%	70%	£17,325,131	£24,298,091	£19,277,654	£18,090,982	£25,052,080	£20,031,643
100%	70%	£87,142,139	£32,286,556	£43,000,601	£45,533,061	£30,677,478	£41,381,524
10%	80%	£66,522,499	£68,065,150	£66,952,269	£66,619,968	£68,162,621	£67,050,039
15%	80%	£60,394,409	£62,708,385	£61,039,515	£60,549,814	£62,841,854	£61,185,720
20%	80%	£54,266,319	£57,351,622	£52,126,461	£51,461,260	£57,546,562	£55,321,401
40%	80%	£29,570,745	£35,883,893	£31,345,064	£29,972,872	£36,279,550	£31,747,192
45%	80%	£23,359,960	£30,503,332	£22,356,069	£23,812,353	£30,948,446	£25,808,462
50%	80%	£17,134,242	£25,104,716	£19,367,073	£17,645,122	£25,607,375	£19,869,733
10%	80%	£66,595,338	£67,752,326	£66,917,891	£66,790,278	£67,947,266	£67,112,831
15%	80%	£60,503,666	£62,239,151	£60,987,497	£60,798,078	£62,531,561	£61,279,908
20%	60%	£54,411,997	£56,725,975	£52,057,103	£51,801,979	£57,115,855	£55,446,984
25%	60%	£48,296,612	£51,212,798	£49,114,940	£48,791,183	£51,700,149	£49,609,510
30%	60%	£42,170,258	£45,692,642	£43,152,251	£42,763,742	£46,284,444	£43,745,737
35%	60%	£36,043,904	£40,153,352	£37,189,563	£36,736,302	£40,845,751	£37,881,962
40%	60%	£29,817,253	£34,614,062	£31,201,992	£30,675,598	£35,405,375	£32,006,247
50%	60%	£17,516,021	£23,491,466	£19,188,234	£18,530,129	£24,496,794	£20,193,553

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£80,874,228	£80,874,228	£80,874,228	£80,874,228	£80,874,228	£80,874,228
10%	70%	£88,684,468	£70,004,287	£69,030,779	£68,800,673	£70,150,493	£69,176,985
15%	70%	£92,544,588	£64,569,316	£63,109,056	£62,763,885	£64,788,626	£63,328,354
20%	70%	£56,434,708	£58,134,348	£57,187,332	£56,727,119	£59,426,759	£57,479,742
25%	70%	£50,299,764	£53,699,378	£51,254,480	£50,670,692	£54,064,891	£51,625,408
30%	70%	£44,154,930	£48,264,379	£45,300,590	£44,600,044	£48,703,024	£45,745,703
35%	70%	£38,008,552	£42,804,453	£39,346,730	£38,529,396	£43,323,752	£39,865,998
40%	70%	£31,816,548	£37,344,528	£33,399,078	£32,419,740	£37,938,012	£33,972,269
45%	70%	£25,624,546	£31,884,601	£27,371,140	£26,303,135	£32,552,272	£28,049,731
50%	70%	£19,420,681	£26,393,640	£21,373,203	£20,186,532	£27,147,629	£22,127,192
100%	70%	£45,046,589	£30,191,006	£40,905,051	£43,437,511	£28,581,928	£39,295,974
10%	80%	£68,618,049	£70,160,700	£69,048,119	£68,715,518	£70,258,170	£69,145,589
15%	80%	£62,489,959	£64,803,936	£63,135,064	£62,636,164	£64,950,141	£63,281,270
20%	80%	£56,361,868	£59,447,172	£55,047,172	£54,722,010	£56,844,112	£55,416,915
40%	80%	£31,666,295	£37,579,443	£33,440,614	£32,068,422	£38,375,100	£33,842,741
45%	80%	£25,455,510	£32,598,882	£27,451,618	£26,907,903	£33,043,995	£27,904,012
50%	80%	£19,229,791	£27,200,265	£21,462,623	£21,740,672	£27,702,925	£21,965,283
10%	60%	£68,690,887	£69,847,876	£69,013,440	£68,885,828	£70,042,816	£69,208,380
15%	60%	£62,599,217	£64,334,700	£63,093,047	£62,891,628	£64,627,110	£63,375,457
20%	60%	£56,507,547	£58,821,524	£57,162,653	£56,897,408	£59,211,404	£57,642,534
25%	60%	£50,392,162	£53,308,948	£51,210,490	£50,886,732	£53,795,699	£51,705,060
30%	60%	£44,265,808	£47,788,191	£45,247,801	£44,859,292	£48,379,994	£45,841,286
35%	60%	£38,139,453	£42,248,902	£39,285,113	£38,831,852	£42,941,300	£39,977,512
40%	60%	£32,016,803	£36,709,611	£33,297,542	£32,771,057	£37,500,924	£34,101,797
50%	60%	£19,811,570	£25,587,015	£21,283,784	£20,629,679	£26,592,334	£22,289,102

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£73,731,743	£73,731,743	£73,731,743	£73,731,743	£73,731,743	£73,731,743
10%	70%	£61,511,982	£62,861,802	£61,888,294	£61,658,188	£63,008,007	£62,034,499
15%	70%	£55,402,103	£57,426,833	£55,969,371	£55,621,410	£57,646,141	£56,185,879
20%	70%	£49,292,223	£51,991,863	£50,044,846	£49,584,634	£52,284,273	£50,337,257
25%	70%	£43,157,279	£46,556,893	£44,111,995	£43,528,207	£46,922,406	£44,482,923
30%	70%	£37,012,445	£41,121,893	£38,158,105	£37,457,558	£41,560,538	£38,603,218
35%	70%	£30,866,067	£35,681,968	£32,204,214	£31,386,911	£36,181,267	£32,723,513
40%	70%	£24,674,063	£30,202,042	£26,236,593	£25,272,254	£30,795,527	£26,829,783
45%	70%	£18,482,060	£24,742,116	£20,228,855	£19,160,650	£25,409,787	£20,907,246
50%	70%	£12,278,196	£19,251,155	£14,230,718	£13,044,046	£20,005,144	£14,984,707
100%	70%	£52,189,075	£37,333,492	£48,047,537	£50,579,896	£35,724,414	£46,438,459
10%	80%	£61,475,563	£63,018,214	£61,905,634	£61,573,033	£63,115,685	£62,003,103
15%	80%	£55,347,473	£57,661,450	£55,992,579	£55,493,679	£57,807,656	£56,138,784
20%	80%	£49,219,383	£52,304,686	£50,079,525	£49,414,324	£52,499,627	£50,274,465
40%	80%	£24,529,810	£30,836,958	£26,298,128	£24,925,937	£31,233,614	£26,700,256
45%	80%	£18,313,025	£25,456,397	£20,309,133	£18,765,418	£25,901,510	£20,761,527
50%	80%	£12,087,306	£20,057,780	£14,320,138	£12,598,187	£20,560,440	£14,822,797
10%	60%	£61,548,402	£62,705,391	£61,870,955	£61,743,342	£62,900,331	£62,065,896
15%	60%	£55,456,732	£57,192,214	£55,940,361	£55,749,143	£57,484,625	£56,232,872
20%	60%	£49,365,062	£51,679,038	£50,010,168	£49,754,943	£52,068,919	£50,400,046
25%	60%	£43,249,676	£46,165,863	£44,068,005	£43,744,247	£46,653,213	£44,562,576
30%	60%	£37,123,323	£40,645,706	£38,105,316	£37,716,807	£41,237,508	£38,698,801
35%	60%	£30,996,968	£35,106,417	£32,142,628	£31,689,367	£35,798,815	£32,835,026
40%	60%	£24,824,317	£29,5				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£83,003,352	£83,003,352	£83,003,352	£83,003,352	£83,003,352	£83,003,352
10%	70%	£70,783,592	£72,333,412	£71,159,903	£70,929,797	£72,279,617	£71,306,109
15%	70%	£84,673,713	£86,698,442	£85,238,180	£84,893,020	£86,917,750	£85,457,488
20%	70%	£58,563,833	£61,283,472	£59,316,456	£58,856,243	£61,555,883	£59,608,867
25%	70%	£52,428,888	£55,828,502	£53,383,604	£52,799,817	£56,194,015	£53,754,533
30%	70%	£46,284,054	£50,393,503	£47,429,714	£46,729,168	£50,832,148	£47,874,828
35%	70%	£40,137,676	£44,933,577	£41,475,824	£40,658,520	£45,462,976	£41,995,123
40%	70%	£33,945,673	£39,473,652	£35,498,202	£34,548,864	£40,067,136	£36,101,393
45%	70%	£27,753,670	£34,013,726	£29,500,265	£28,432,259	£34,681,396	£30,179,855
50%	70%	£21,549,805	£28,522,765	£23,502,328	£22,315,656	£29,276,754	£24,256,317
100%	70%	£42,917,465	£28,061,882	£38,775,927	£41,308,387	£26,452,604	£37,166,850
10%	80%	£70,747,173	£72,289,824	£71,177,243	£70,844,642	£72,387,295	£71,274,713
15%	80%	£84,618,083	£86,333,060	£85,294,189	£84,765,288	£87,079,265	£85,410,394
20%	80%	£58,498,993	£61,576,296	£59,351,135	£58,689,934	£61,771,236	£59,546,075
40%	80%	£33,795,419	£40,108,567	£35,589,738	£34,197,546	£40,504,224	£35,971,866
45%	80%	£27,584,634	£34,728,006	£29,580,742	£28,037,027	£35,173,120	£30,033,136
50%	80%	£21,358,916	£29,329,389	£23,591,747	£21,869,796	£29,832,049	£24,094,407
10%	60%	£70,820,012	£71,977,000	£71,142,965	£71,014,952	£72,171,940	£71,397,505
15%	60%	£84,728,342	£86,463,824	£85,212,171	£85,020,762	£86,755,235	£85,504,581
20%	60%	£58,636,671	£60,950,645	£59,281,777	£59,026,552	£61,340,529	£59,671,858
25%	60%	£52,521,286	£55,437,472	£53,339,614	£53,015,857	£55,924,823	£53,834,184
30%	60%	£46,394,932	£49,917,316	£47,376,925	£46,988,416	£50,509,118	£47,970,410
35%	60%	£40,268,578	£44,378,026	£41,414,237	£40,960,976	£45,070,425	£42,106,636
40%	60%	£34,095,927	£38,838,736	£35,426,666	£34,900,182	£39,630,049	£36,230,921
50%	60%	£27,946,695	£32,716,140	£29,412,908	£28,754,803	£36,721,458	£24,418,226

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£83,641,118	£83,641,118	£83,641,118	£83,641,118	£83,641,118	£83,641,118
10%	70%	£71,421,358	£72,771,177	£71,797,669	£71,567,563	£72,917,393	£71,943,875
15%	70%	£85,211,476	£87,336,208	£85,875,946	£85,530,795	£87,555,516	£86,026,254
20%	70%	£59,201,598	£61,901,238	£59,954,222	£59,494,009	£62,193,649	£60,246,832
25%	70%	£53,066,654	£56,466,268	£54,021,370	£53,437,583	£56,831,781	£54,932,298
30%	70%	£46,921,820	£51,031,269	£48,067,480	£47,366,934	£51,469,914	£48,512,594
35%	70%	£40,775,442	£45,571,343	£42,113,590	£41,296,286	£46,090,642	£42,632,889
40%	70%	£34,583,438	£40,111,418	£36,135,868	£35,186,630	£40,704,902	£36,739,159
45%	70%	£28,391,436	£34,651,491	£30,138,030	£29,070,025	£35,319,162	£30,816,621
50%	70%	£22,187,571	£29,180,530	£24,140,094	£22,953,422	£29,914,519	£24,894,082
100%	70%	£42,278,699	£27,424,118	£38,138,161	£40,670,621	£25,815,038	£36,529,084
10%	80%	£71,384,939	£72,927,590	£71,815,009	£71,482,408	£73,025,060	£71,912,479
15%	80%	£85,256,849	£87,370,626	£85,901,354	£85,403,054	£87,217,031	£86,048,160
20%	80%	£59,128,759	£62,214,062	£59,989,901	£59,323,700	£62,409,002	£60,183,841
40%	80%	£34,433,185	£40,746,333	£36,207,504	£34,835,312	£41,141,990	£36,609,632
45%	80%	£28,222,400	£35,365,772	£30,218,508	£28,674,793	£35,810,886	£30,670,902
50%	80%	£21,996,681	£29,967,155	£24,229,513	£22,507,562	£30,469,815	£24,732,173
10%	60%	£71,457,778	£72,614,766	£71,780,330	£71,652,718	£72,809,706	£71,975,270
15%	60%	£85,396,107	£87,101,590	£85,949,937	£85,658,519	£87,394,000	£86,142,347
20%	60%	£59,274,437	£61,588,414	£59,919,643	£59,664,319	£61,978,295	£60,309,424
25%	60%	£53,159,052	£56,075,238	£53,977,380	£53,653,623	£56,562,589	£54,471,950
30%	60%	£47,032,698	£50,555,081	£48,014,691	£47,626,182	£51,146,884	£48,608,176
35%	60%	£40,906,343	£45,015,792	£42,052,003	£41,598,742	£45,708,190	£42,744,402
40%	60%	£34,733,693	£39,476,501	£36,064,432	£35,537,348	£40,267,814	£36,868,687
50%	60%	£28,578,460	£33,353,906	£24,050,674	£23,392,569	£29,359,224	£25,055,992

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£45,849,743	£45,849,743	£45,849,743	£45,849,743	£45,849,743	£45,849,743
10%	70%	£37,357,230	£38,838,977	£37,834,890	£37,515,108	£38,996,855	£37,992,768
15%	70%	£33,110,974	£35,333,595	£33,827,463	£33,347,790	£35,570,411	£34,064,280
20%	70%	£28,864,718	£31,828,211	£29,820,037	£29,180,472	£32,143,967	£30,135,792
25%	70%	£24,578,993	£28,322,829	£25,792,673	£24,980,143	£28,717,523	£26,193,822
30%	70%	£20,292,721	£24,810,965	£21,749,137	£20,774,100	£25,291,079	£22,230,516
35%	70%	£16,006,449	£21,277,384	£17,705,801	£16,588,058	£21,838,993	£18,267,209
40%	70%	£11,675,989	£17,744,103	£13,649,637	£12,328,325	£18,985,941	£14,301,973
45%	70%	£7,339,237	£14,210,821	£9,559,590	£8,073,114	£14,932,889	£10,293,468
50%	70%	£2,953,275	£10,655,543	£5,460,684	£3,782,031	£11,470,963	£6,284,963
100%	70%	£-41,696,405	£-25,865,525	£-36,599,570	£-40,011,784	£-24,200,904	£-34,914,949
10%	80%	£37,307,821	£39,001,246	£37,853,719	£37,413,073	£39,106,498	£37,968,970
15%	80%	£33,036,860	£35,576,958	£33,855,705	£33,194,738	£35,734,876	£34,013,582
20%	80%	£28,764,831	£32,152,750	£29,857,692	£28,976,402	£32,363,253	£30,068,196
25%	80%	£24,453,450	£28,728,501	£25,840,513	£24,720,882	£28,991,631	£26,107,945
30%	80%	£20,142,069	£25,304,253	£21,806,545	£20,462,989	£25,620,008	£22,127,463
35%	80%	£15,830,689	£21,854,514	£17,772,976	£16,205,094	£22,229,019	£18,146,982
40%	80%	£11,471,835	£18,403,794	£13,327,433	£11,806,725	£18,831,686	£14,162,323
45%	80%	£7,109,563	£14,952,974	£9,647,110	£7,598,814	£15,434,353	£10,136,362
50%	80%	£2,693,908	£11,493,644	£5,559,518	£3,246,413	£12,037,019	£6,110,401
10%	60%	£37,406,639	£38,676,709	£37,816,063	£37,617,143	£38,887,212	£38,026,566
15%	60%	£33,185,088	£35,090,191	£33,799,222	£33,500,842	£35,405,946	£34,114,977
20%	60%	£29,033,536	£31,503,673	£29,782,543	£29,381,543	£31,924,681	£30,203,387
25%	60%	£24,704,536	£27,917,156	£25,744,834	£25,239,402	£28,443,415	£26,279,698
30%	60%	£20,443,373	£24,315,896	£21,691,729	£21,085,212	£24,957,735	£22,333,568
35%	60%	£16,182,209	£20,700,153	£17,638,625	£16,931,021	£21,448,965	£18,387,437
40%	60%	£11,880,144	£17,084,411	£13,571,841	£12,749,925	£17,940,195	£14,441,306
45%	60%	£7,568,911	£13,468,868	£9,472,070	£8,547,414	£14,431,425	£10,450,574
50%	60%	£3,212,642	£9,817,442	£5,361,848	£4,317,649	£10,904,668	£6,459,826

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-43,746,289	£-43,746,289	£-43,746,289	£-43,746,289	£-43,746,289	£-43,746,289
10%	70%	£-52,238,802	£-50,757,055	£-51,761,143	£-52,080,924	£-50,599,177	£-51,603,264
15%	70%	£-56,495,059	£-54,262,438	£-55,768,569	£-56,248,242	£-54,025,621	£-55,531,753
20%	70%	£-60,721,315	£-57,757,821	£-59,775,995	£-60,415,560	£-57,452,066	£-59,469,241
25%	70%	£-65,017,039	£-61,273,203	£-63,803,360	£-64,615,890	£-60,878,510	£-63,402,210
30%	70%	£-69,303,312	£-64,785,368	£-67,846,896	£-68,821,933	£-64,304,954	£-67,365,517
35%	70%	£-73,589,583	£-68,318,648	£-71,890,432	£-73,027,975	£-67,797,400	£-71,328,823
40%	70%	£-77,920,043	£-71,851,930	£-75,948,396	£-77,267,707	£-71,210,092	£-75,294,060
45%	70%	£-82,256,786	£-75,385,211	£-80,398,443	£-81,532,918	£-74,663,144	£-79,592,646
50%	70%	£-86,642,757	£-78,940,450	£-84,135,348	£-85,814,001	£-78,125,070	£-83,311,069
100%	70%	£-131,292,437	£-115,481,557	£-126,195,602	£-129,607,816	£-113,796,936	£-124,510,981
10%	80%	£-52,288,212	£-50,594,788	£-51,742,314	£-52,182,960	£-50,480,534	£-51,637,062
15%	80%	£-56,559,173	£-54,019,035	£-55,740,327	£-56,401,284	£-53,861,156	£-55,582,450
20%	80%	£-60,831,202	£-57,443,293	£-59,728,940	£-60,610,630	£-57,232,790	£-59,527,837
25%	80%	£-65,124,197	£-61,192,238	£-63,869,599	£-65,093,907	£-60,764,346	£-63,462,709
30%	80%	£-69,486,470	£-64,643,058	£-67,948,922	£-69,197,218	£-64,161,679	£-67,459,671
35%	80%	£-73,802,124	£-68,102,389	£-72,036,514	£-73,349,620	£-67,559,013	£-71,485,832
40%	80%	£-78,169,393	£-71,561,324	£-75,179,970	£-75,798,890	£-70,708,820	£-74,569,467
45%	80%	£-82,639,496	£-75,029,359	£-79,313,652	£-80,211,480	£-74,190,086	£-78,651,055
50%	80%	£-87,191,496	£-78,508,136	£-83,451,199	£-84,356,630	£-77,671,351	£-82,823,334
10%	60%	£-69,152,659	£-65,280,136	£-67,904,303	£-68,510,821	£-64,638,298	£-67,262,466
15%	60%	£-73,413,823	£-68,898,879	£-71,957,407	£-72,665,011	£-68,147,068	£-71,208,595
20%	60%	£-77,719,889	£-72,511,621	£-76,024,191	£-76,846,107	£-71,655,637	£-75,154,726
50%	60%	£-86,383,391	£-79,778,991	£-84,234,183	£-85,278,383	£-78,691,365	£-83,136,507

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-23,872,095	£-23,872,095	£-23,872,095	£-23,872,095	£-23,872,095	£-23,872,095
10%	70%	£-32,364,608	£-30,882,887	£-31,888,948	£-32,206,730	£-30,724,983	£-31,729,070
15%	70%	£-36,610,964	£-34,938,244	£-35,894,375	£-36,370,049	£-34,151,497	£-35,667,258
20%	70%	£-40,857,121	£-37,893,627	£-39,901,801	£-40,541,366	£-37,577,971	£-39,586,047
25%	70%	£-45,142,845	£-41,399,009	£-43,929,165	£-44,741,696	£-41,004,315	£-43,528,016
30%	70%	£-49,429,118	£-44,911,174	£-47,972,702	£-48,947,739	£-44,430,760	£-47,491,323
35%	70%	£-53,715,389	£-48,444,454	£-52,016,238	£-53,153,781	£-47,882,646	£-51,454,629
40%	70%	£-58,045,849	£-51,977,736	£-56,072,202	£-57,393,513	£-51,335,898	£-55,419,886
45%	70%	£-62,395,786	£-55,511,017	£-60,162,248	£-61,648,724	£-54,788,949	£-59,428,371
50%	70%	£-66,768,563	£-59,056,296	£-64,261,154	£-65,539,807	£-58,250,876	£-63,436,876
100%	70%	£-111,418,243	£-95,607,363	£-106,321,408	£-109,733,622	£-93,922,742	£-104,636,787
10%	80%	£-32,414,018	£-30,720,592	£-31,868,120	£-32,308,765	£-30,615,340	£-31,762,868
15%	80%	£-36,684,979	£-34,744,840	£-35,866,133	£-36,527,100	£-33,986,962	£-35,708,256
20%	80%	£-40,967,008	£-37,869,089	£-39,884,146	£-40,745,798	£-37,355,395	£-39,663,642
25%	80%	£-45,250,003	£-41,318,044	£-43,994,405	£-45,115,113	£-40,890,152	£-43,559,514
30%	80%	£-49,512,276	£-44,768,664	£-48,074,728	£-49,223,024	£-45,287,485	£-47,585,476
35%	80%	£-53,797,930	£-48,228,195	£-52,162,320	£-53,475,426	£-49,684,819	£-51,611,438
40%	80%	£-58,119,199	£-51,645,129	£-56,249,696	£-57,504,696	£-53,834,626	£-55,695,272
45%	80%	£-62,436,750	£-55,061,648	£-60,322,817	£-61,590,996	£-57,315,892	£-59,606,861
50%	80%	£-66,789,202	£-58,478,165	£-64,399,457	£-65,537,295	£-60,797,167	£-63,518,451
10%	60%	£-45,017,302	£-41,804,682	£-43,977,005	£-44,482,436	£-41,278,423	£-43,442,140
15%	60%	£-49,278,465	£-45,405,942	£-48,030,109	£-48,638,627	£-44,764,104	£-47,388,271
20%	60%	£-53,539,629	£-49,021,685	£-52,083,213	£-52,790,817	£-48,272,673	£-51,344,401
25%	60%	£-57,841,694	£-52,637,427	£-56,149,997	£-56,971,913	£-51,781,643	£-55,280,532
50%	60%	£-66,508,197	£-59,994,397	£-64,359,989	£-65,404,189	£-59,817,171	£-63,262,313

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,971,679	£13,971,679	£13,971,679	£13,971,679	£13,971,679	£13,971,679
10%	70%	£5,479,165	£6,960,912	£5,966,625	£5,637,044	£7,116,791	£6,114,702
15%	70%	£1,232,992	£2,455,330	£1,949,389	£1,463,725	£3,392,345	£2,236,912
20%	70%	£-13,013,347	£-49,883	£-2,058,027	£-2,697,593	£265,902	£-1,742,273
25%	70%	£-17,299,071	£-3,555,235	£-6,085,392	£-6,897,922	£-3,160,542	£-5,684,243
30%	70%	£-21,585,344	£-7,067,400	£-10,128,028	£-11,103,965	£-6,586,986	£-9,647,549
35%	70%	£-25,871,616	£-10,600,681	£-14,172,464	£-15,310,007	£-10,039,072	£-13,610,856
40%	70%	£-30,202,075	£-14,133,962	£-18,226,428	£-19,589,739	£-13,492,124	£-17,576,092
45%	70%	£-34,538,928	£-17,667,244	£-22,318,477	£-23,904,961	£-16,945,167	£-21,584,586
50%	70%	£-38,924,789	£-21,222,522	£-26,417,381	£-28,096,034	£-20,407,102	£-25,593,102
100%	70%	£-73,574,469	£-57,783,589	£-68,477,634	£-71,889,848	£-56,078,988	£-66,793,013
10%	80%	£5,429,756	£7,123,181	£5,975,653	£5,535,008	£7,228,434	£6,080,905
15%	80%	£1,158,795	£3,698,933	£1,977,641	£1,316,673	£3,856,811	£2,135,518
20%	80%	£-1,113,294	£-271,685	£-2,020,372	£-2,901,683	£-1,868,188	£-1,809,859
25%	80%	£-20,408,230	£-13,474,270	£-18,150,832	£-19,971,338	£-13,046,378	£-17,715,741
30%	80%	£-					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£34,671,162	£34,671,162	£34,671,162	£34,671,162	£34,671,162	£34,671,162
10%	70%	£26,178,649	£27,680,395	£26,656,398	£26,335,527	£27,819,274	£26,814,186
15%	70%	£21,932,352	£24,155,013	£22,648,882	£22,169,208	£24,391,829	£22,885,898
20%	70%	£17,686,136	£20,649,630	£18,641,456	£18,001,890	£20,965,385	£18,957,210
25%	70%	£13,400,412	£17,144,248	£14,614,091	£13,801,561	£17,538,941	£15,015,240
30%	70%	£9,114,139	£13,632,083	£10,570,555	£9,595,518	£14,112,497	£11,051,934
35%	70%	£4,827,867	£10,098,802	£6,527,019	£5,389,476	£10,660,411	£7,088,827
40%	70%	£497,498	£6,565,521	£3,471,055	£1,149,744	£7,207,359	£3,123,991
45%	70%	£-3,839,345	£3,032,239	£-1,618,992	£-3,105,468	£3,754,307	£-885,313
50%	70%	£-8,225,306	£-1523,039	£-5,717,898	£-7,396,551	£2,92,381	£-4,893,619
100%	70%	£-52,874,888	£-37,084,108	£-47,778,151	£-51,190,365	£-35,379,485	£-46,093,530
10%	80%	£26,129,239	£27,822,664	£26,675,136	£26,234,491	£27,927,917	£26,780,388
15%	80%	£21,858,276	£24,398,416	£22,677,124	£22,016,156	£24,556,294	£22,835,001
20%	80%	£17,586,249	£20,974,168	£18,679,111	£17,797,520	£21,184,671	£18,889,614
40%	80%	£293,253	£7,225,213	£2,548,851	£728,144	£7,653,105	£2,983,742
45%	80%	£-4,069,019	£3,774,393	£-1,531,471	£-3,579,767	£4,255,772	£-1,042,220
50%	80%	£-8,484,673	£-315,062	£-5,619,064	£-7,932,169	£858,438	£-5,068,181
10%	80%	£26,238,058	£27,498,127	£26,637,481	£26,438,581	£27,708,631	£26,847,984
15%	80%	£22,036,506	£23,911,808	£22,620,640	£22,352,281	£24,227,364	£22,936,395
20%	60%	£17,784,955	£20,325,092	£18,603,799	£18,205,961	£20,746,099	£19,024,806
25%	60%	£13,525,955	£16,738,574	£14,566,252	£14,060,820	£17,264,833	£15,101,117
30%	60%	£9,264,792	£13,137,315	£10,513,148	£9,906,630	£13,779,153	£11,154,986
35%	60%	£5,003,628	£9,521,572	£6,460,044	£5,752,439	£10,270,383	£7,208,565
40%	60%	£701,464	£5,905,929	£2,393,280	£1,571,344	£6,761,614	£3,282,725
50%	60%	£-7,965,940	£-1,361,140	£-5,816,732	£-6,860,932	£-273,914	£-4,719,056

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£39,418,495	£39,418,495	£39,418,495	£39,418,495	£39,418,495	£39,418,495
10%	70%	£30,928,982	£32,407,726	£31,403,842	£31,083,880	£32,565,697	£31,561,520
15%	70%	£26,679,726	£28,902,346	£27,396,215	£26,916,542	£29,139,163	£27,633,031
20%	70%	£22,433,469	£25,396,963	£23,388,789	£22,749,224	£25,712,719	£23,704,543
25%	70%	£18,147,745	£21,891,581	£19,361,425	£18,548,894	£22,286,274	£19,762,574
30%	70%	£13,861,472	£18,379,416	£15,317,888	£14,342,851	£18,859,830	£15,799,267
35%	70%	£9,575,201	£14,846,136	£11,274,352	£10,136,869	£15,407,744	£11,835,961
40%	70%	£5,244,741	£11,312,854	£7,218,388	£5,857,077	£12,954,692	£7,870,724
45%	70%	£907,988	£7,779,573	£3,128,342	£1,641,866	£8,501,641	£3,862,220
50%	70%	£-3,477,973	£4,224,294	£-970,564	£-2,649,217	£5,039,714	£-1,446,285
100%	70%	£-40,127,653	£-32,316,773	£-43,030,819	£-46,443,032	£-30,632,152	£-41,346,197
10%	80%	£30,876,572	£32,569,998	£31,422,470	£30,981,824	£32,675,250	£31,527,722
15%	80%	£26,608,611	£28,745,757	£27,424,457	£26,763,480	£29,303,628	£27,882,334
20%	80%	£22,333,582	£25,721,501	£23,426,444	£22,545,154	£25,932,005	£23,636,947
40%	80%	£5,040,587	£11,972,546	£7,296,185	£5,475,477	£12,400,438	£7,731,075
45%	80%	£678,314	£8,521,726	£3,215,862	£1,167,566	£9,003,105	£3,705,114
50%	80%	£-3,737,340	£5,062,395	£-871,730	£-3,184,836	£5,605,771	£-320,848
10%	60%	£30,975,391	£32,245,461	£31,394,814	£31,185,894	£32,455,954	£31,595,818
15%	60%	£26,753,840	£28,658,942	£27,367,973	£27,069,594	£28,974,698	£27,853,729
20%	60%	£22,532,288	£25,072,425	£23,351,133	£22,953,295	£25,493,433	£23,772,139
25%	60%	£18,273,288	£21,485,908	£19,313,585	£18,808,154	£22,012,167	£19,848,450
30%	60%	£14,012,125	£17,884,648	£15,260,481	£14,653,963	£18,526,486	£15,902,319
35%	60%	£9,750,961	£14,268,905	£11,207,277	£10,498,773	£15,017,717	£11,956,189
40%	60%	£5,448,965	£10,653,163	£7,140,693	£6,318,877	£11,508,947	£8,010,058
50%	60%	£-3,218,607	£3,396,193	£-1,069,399	£-2,113,599	£4,473,419	£28,277

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£41,514,045	£41,514,045	£41,514,045	£41,514,045	£41,514,045	£41,514,045
10%	70%	£33,021,531	£34,503,278	£33,499,191	£33,179,410	£34,661,157	£33,657,069
15%	70%	£28,778,275	£30,257,896	£29,481,765	£29,012,082	£31,234,712	£29,728,581
20%	70%	£24,529,019	£27,492,513	£25,484,339	£24,844,773	£27,808,268	£25,800,053
25%	70%	£20,243,295	£23,987,131	£21,456,974	£20,644,444	£24,381,824	£21,858,124
30%	70%	£15,957,022	£20,474,966	£17,413,438	£16,438,401	£20,955,380	£17,884,817
35%	70%	£11,670,751	£16,941,685	£13,369,902	£12,232,359	£17,503,294	£13,931,510
40%	70%	£7,340,291	£13,408,404	£9,313,938	£7,992,627	£14,050,242	£9,966,274
45%	70%	£3,093,536	£9,875,122	£5,223,891	£3,731,416	£10,937,190	£5,957,170
50%	70%	£-1,382,423	£6,319,844	£1,124,985	£-553,668	£7,135,264	£1,949,265
100%	70%	£-46,032,103	£-30,221,223	£-40,935,268	£-44,347,482	£-28,536,602	£-39,250,647
10%	80%	£32,972,122	£34,665,547	£33,518,019	£33,077,374	£34,770,800	£33,623,272
15%	80%	£28,701,161	£31,241,299	£29,520,007	£28,859,039	£31,399,177	£29,677,884
20%	80%	£24,428,133	£27,817,051	£25,521,994	£24,840,794	£28,027,517	£25,817,427
40%	80%	£7,136,136	£14,068,996	£9,391,734	£7,571,027	£14,495,988	£9,826,625
45%	80%	£2,773,864	£10,617,276	£5,311,412	£3,263,116	£11,098,655	£5,800,663
50%	80%	£-1,641,790	£7,157,945	£-1,223,819	£-1,089,286	£7,701,321	£1,774,702
10%	60%	£33,070,941	£34,341,010	£33,480,364	£33,281,444	£34,551,514	£33,690,867
15%	60%	£28,848,389	£30,754,492	£29,463,523	£28,165,144	£31,070,247	£29,779,279
20%	60%	£24,627,839	£27,167,976	£25,446,682	£25,048,844	£27,588,982	£25,867,689
25%	60%	£20,368,838	£23,581,458	£21,409,135	£20,903,703	£24,107,716	£21,944,000
30%	60%	£16,107,675	£19,980,198	£17,356,031	£16,749,513	£20,622,036	£17,997,869
35%	60%	£11,846,511	£16,364,455	£13,302,927	£12,595,322	£17,113,266	£14,051,738
40%	60%	£7,544,445	£12,748,712	£9,236,143	£8,414,227	£13,604,497	£10,105,608
50%	60%	£-1,123,057	£9,481,743	£1,028,151	£-18,049	£9,888,969	£2,123,827

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£34,371,560	£34,371,560	£34,371,560	£34,371,560	£34,371,560	£34,371,560
10%	70%	£25,879,046	£27,360,793	£26,356,706	£26,036,924	£27,518,671	£26,514,584
15%	70%	£21,632,790	£23,855,411	£22,349,280	£21,969,696	£24,062,227	£22,596,096
20%	70%	£17,386,534	£20,350,028	£18,341,853	£17,702,288	£20,665,783	£18,857,606
25%	70%	£13,100,810	£16,844,645	£14,314,489	£13,501,959	£17,239,339	£14,715,638
30%	70%	£8,814,537	£13,332,481	£10,270,953	£9,295,916	£13,812,895	£10,752,332
35%	70%	£4,528,265	£9,799,200	£6,227,417	£5,089,874	£10,360,809	£8,789,025
40%	70%	£197,908	£6,265,919	£2,171,453	£960,141	£6,907,757	£2,923,789
45%	70%	£-4,138,947	£2,732,837	£-1,918,694	£-3,405,070	£3,544,705	£-1,984,716
50%	70%	£-8,524,908	£-822,641	£-6,017,500	£-7,696,153	£7,221	£-5,193,221
100%	70%	£-53,174,589	£-37,363,709	£-48,077,753	£-51,489,868	£-35,679,088	£-46,383,132
10%	80%	£25,829,637	£27,523,062	£26,375,534	£26,934,889	£27,628,314	£26,480,786
15%	80%	£21,558,676	£24,098,814	£22,377,521	£21,716,554	£24,256,692	£22,535,399
20%	80%	£17,296,547	£20,674,566	£18,379,569	£17,498,218	£20,885,069	£18,590,012
40%	80%	£6,349	£8,925,610	£3,249,249	£428,541	£7,553,502	£2,884,139
45%	80%	£-4,368,621	£3,474,790	£-1,831,074	£-3,879,369	£3,956,169	£-1,341,622
50%	80%	£-8,784,275	£15,460	£-5,918,666	£-8,231,771	£568,835	£-5,367,783
10%	60%	£25,928,456	£27,186,525	£26,337,879	£26,138,959	£27,409,028	£26,548,382
15%	60%	£21,706,904	£23,612,007	£22,321,038	£22,022,658	£23,927,762	£22,636,793
20%	60%	£17,485,352	£20,026,498	£18,384,197	£17,906,389	£20,446,467	£18,725,203
25%	60%	£13,226,353	£16,438,972	£14,266,650	£13,761,218	£16,965,231	£14,801,514
30%	60%	£9,065,190	£12,837,713	£10,213,546	£9,607,028	£13,479,551	£10,855,384
35%	60%	£4,704,025	£9,221,969	£6,160,441	£5,452,837	£9,970,781	£6,909,253
40%	60%	£401,960	£5,606,227	£2,093,658	£1,271,741	£6,462,011	£2,963,122
50%	60%	£-8,265,542	£-1,680,742	£-6,116,335	£-7,460,534	£-573,516	£-5,

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£43,643,169	£43,643,169	£43,643,169	£43,643,169	£43,643,169	£43,643,169
10%	70%	£35,150,656	£36,632,403	£35,628,315	£35,308,534	£36,799,281	£35,786,194
15%	70%	£30,904,359	£33,127,020	£31,620,889	£31,141,216	£33,963,837	£31,857,705
20%	70%	£26,658,143	£29,621,637	£27,613,483	£26,973,898	£29,937,393	£27,929,217
25%	70%	£22,372,419	£26,116,255	£23,586,099	£22,773,568	£26,510,948	£23,987,248
30%	70%	£18,086,146	£22,604,090	£19,542,562	£18,567,525	£23,084,504	£20,023,941
35%	70%	£13,799,875	£19,070,810	£15,499,026	£14,361,483	£19,632,418	£16,060,635
40%	70%	£9,469,415	£15,537,528	£11,443,062	£10,121,751	£16,173,366	£12,095,398
45%	70%	£5,132,662	£12,004,247	£7,353,016	£5,865,540	£12,726,315	£8,086,894
50%	70%	£746,701	£8,448,968	£3,254,110	£1,575,457	£9,264,388	£4,078,989
100%	70%	£-43,902,979	£-28,092,099	£-38,806,144	£-42,218,358	£-26,407,478	£-37,121,523
10%	80%	£35,101,246	£36,794,672	£35,647,144	£35,206,498	£36,899,924	£35,752,396
15%	80%	£30,830,285	£33,370,423	£31,649,131	£30,988,164	£33,528,302	£31,807,008
20%	80%	£26,558,256	£29,946,175	£27,651,119	£26,769,828	£30,158,679	£27,861,621
40%	80%	£9,265,261	£16,197,220	£11,520,859	£9,700,151	£16,625,112	£11,955,749
45%	80%	£4,902,988	£12,746,400	£7,440,536	£5,382,240	£13,227,779	£7,929,788
50%	80%	£487,334	£9,287,069	£3,352,944	£1,039,838	£9,830,445	£3,903,826
10%	60%	£35,200,065	£36,470,135	£35,609,488	£35,410,568	£36,680,638	£35,819,992
15%	60%	£30,978,513	£32,883,616	£31,592,647	£31,294,268	£33,199,372	£31,908,403
20%	60%	£26,756,962	£29,297,099	£27,575,806	£27,177,968	£29,718,107	£27,996,813
25%	60%	£22,497,962	£25,710,582	£23,538,259	£23,032,828	£26,236,840	£24,073,124
30%	60%	£18,236,799	£22,129,322	£19,485,155	£18,878,637	£22,751,160	£20,126,993
35%	60%	£13,975,635	£18,493,579	£15,432,051	£14,724,447	£19,242,391	£16,180,863
40%	60%	£9,673,595	£14,877,837	£11,365,267	£10,543,351	£15,733,621	£12,234,732
50%	60%	£1,006,067	£7,610,867	£3,155,275	£2,111,075	£8,698,093	£4,252,851

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£44,280,935	£44,280,935	£44,280,935	£44,280,935	£44,280,935	£44,280,935
10%	70%	£35,789,421	£37,270,168	£36,266,081	£35,946,300	£37,428,047	£36,423,959
15%	70%	£31,542,165	£33,764,786	£32,258,655	£31,778,882	£34,001,693	£32,485,471
20%	70%	£27,295,909	£30,259,403	£28,251,229	£27,611,663	£30,575,158	£28,566,953
25%	70%	£23,010,185	£26,754,021	£24,223,864	£23,411,334	£27,148,714	£24,625,014
30%	70%	£18,723,912	£23,241,856	£20,180,328	£19,205,291	£23,722,270	£20,661,707
35%	70%	£14,437,641	£19,708,576	£16,136,792	£14,999,249	£20,270,184	£16,698,401
40%	70%	£10,107,181	£16,175,294	£12,080,828	£10,759,517	£16,817,132	£12,733,164
45%	70%	£5,770,428	£12,642,013	£7,990,781	£6,504,306	£13,364,080	£8,724,660
50%	70%	£1,384,467	£9,086,734	£3,891,876	£2,213,223	£9,802,154	£4,716,155
100%	70%	£-43,265,213	£-27,454,333	£-38,168,378	£-41,580,692	£-25,769,712	£-36,483,757
10%	80%	£35,739,012	£37,432,438	£36,284,909	£35,844,264	£37,537,690	£36,390,162
15%	80%	£31,468,051	£34,008,189	£32,286,897	£31,625,929	£34,106,068	£32,444,774
20%	80%	£27,196,022	£30,593,941	£28,288,894	£27,407,594	£30,794,444	£28,499,357
40%	80%	£9,903,027	£16,834,986	£12,158,624	£10,337,917	£17,262,878	£12,593,515
45%	80%	£5,540,754	£13,384,166	£8,078,302	£6,030,006	£13,865,545	£8,567,553
50%	80%	£1,125,100	£9,924,835	£3,990,709	£1,677,604	£10,468,211	£4,541,592
10%	60%	£35,837,831	£37,107,900	£36,247,254	£36,048,334	£37,318,404	£36,457,757
15%	60%	£31,616,279	£33,521,362	£32,230,413	£31,332,034	£33,837,138	£32,346,169
20%	60%	£27,394,728	£29,934,865	£28,213,572	£27,815,734	£30,355,872	£28,634,578
25%	60%	£23,135,728	£26,348,348	£24,176,025	£23,670,594	£26,874,606	£24,710,890
30%	60%	£18,874,565	£22,747,088	£20,122,921	£19,516,403	£23,388,926	£20,764,759
35%	60%	£14,613,401	£19,131,345	£16,069,817	£15,362,213	£19,880,156	£16,818,628
40%	60%	£10,311,335	£15,515,602	£12,003,033	£11,181,117	£16,371,387	£12,872,498
50%	60%	£1,644,832	£8,248,633	£3,793,041	£2,748,841	£9,335,859	£4,890,717

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	2
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,538,485	£5,538,485	£5,538,485	£5,538,485	£5,538,485	£5,538,485
0%	70%	£607,539	£2,435,510	£1,247,125	£771,803	£2,599,774	£1,411,389
15%	70%	-£1,888,322	£884,022	-£913,251	-£1,637,895	£1,130,419	-£662,824
20%	70%	-£4,384,118	-£678,383	-£3,094,024	-£4,060,216	-£344,481	-£2,760,122
25%	70%	-£6,899,914	-£2,255,246	-£5,274,798	-£6,482,537	-£1,837,867	-£4,857,240
30%	70%	-£9,406,711	-£3,832,109	-£7,455,571	-£9,904,858	-£3,331,255	-£6,854,717
35%	70%	-£11,911,508	-£5,408,972	-£9,636,944	-£11,327,179	-£4,824,642	-£9,052,015
40%	70%	-£14,417,304	-£6,985,834	-£11,817,118	-£13,749,500	-£6,318,030	-£11,149,312
45%	70%	-£16,923,101	-£8,562,697	-£13,997,891	-£16,171,821	-£7,811,416	-£13,246,610
50%	70%	-£19,428,898	-£10,139,560	-£16,178,664	-£18,594,142	-£9,304,804	-£15,343,907
100%	70%	-£44,486,863	-£25,908,188	-£37,986,396	-£42,817,351	-£24,238,675	-£36,316,894
10%	80%	£517,505	£2,606,815	£1,248,481	£327,015	£2,716,124	£1,357,970
15%	80%	-£2,025,581	£1,140,679	-£911,215	-£1,858,630	£1,304,943	-£744,264
20%	80%	-£4,577,131	-£330,576	-£3,091,310	-£4,354,529	-£1,077,975	-£2,868,707
25%	80%	-£7,128,680	-£1,820,488	-£5,271,404	-£6,850,428	-£1,542,235	-£4,993,152
30%	80%	-£9,680,230	-£3,310,398	-£7,451,498	-£9,346,327	-£2,976,496	-£7,117,596
35%	80%	-£12,231,780	-£4,800,310	-£9,631,593	-£11,842,227	-£4,410,757	-£9,242,040
40%	80%	-£14,783,329	-£6,290,221	-£11,811,887	-£14,338,126	-£5,845,018	-£11,386,484
45%	80%	-£17,334,879	-£7,780,132	-£13,991,781	-£16,834,025	-£7,279,278	-£13,490,927
50%	80%	-£19,886,428	-£9,270,043	-£16,171,876	-£19,329,925	-£8,713,539	-£15,615,372
10%	60%	£697,573	£2,264,404	£1,245,789	£916,592	£2,483,424	£1,464,809
15%	60%	-£1,751,062	£627,363	-£915,299	-£1,417,160	£955,894	-£581,385
20%	60%	-£4,211,102	-£1,026,190	-£3,036,740	-£4,036,740	-£3,785,902	-£3,242,537
25%	60%	-£6,671,149	-£2,690,004	-£5,278,129	-£6,114,645	-£2,133,500	-£4,721,687
30%	60%	-£9,131,192	-£4,353,818	-£7,459,644	-£8,463,388	-£3,686,014	-£6,791,839
35%	60%	-£11,591,236	-£6,017,634	-£9,641,096	-£10,812,130	-£5,238,528	-£8,861,990
40%	60%	-£14,051,280	-£7,681,448	-£11,822,547	-£13,160,873	-£6,791,042	-£10,932,142
45%	60%	-£16,511,323	-£9,345,263	-£14,004,000	-£15,509,616	-£8,343,555	-£13,002,282
50%	60%	-£18,971,367	-£11,009,077	-£16,185,452	-£17,858,358	-£9,896,069	-£15,072,444

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£84,057,547	-£84,057,547	-£84,057,547	-£84,057,547	-£84,057,547	-£84,057,547
10%	70%	-£88,988,494	-£87,160,523	-£88,348,908	-£88,824,229	-£86,996,258	-£88,184,643
15%	70%	-£91,484,354	-£88,712,011	-£90,209,294	-£91,233,927	-£88,465,614	-£90,259,857
20%	70%	-£93,980,150	-£90,274,415	-£92,699,957	-£93,656,248	-£90,940,213	-£92,156,154
25%	70%	-£96,476,007	-£91,851,278	-£94,870,830	-£96,078,569	-£91,433,500	-£94,453,452
30%	70%	-£98,971,864	-£93,428,141	-£97,051,603	-£98,500,890	-£92,927,287	-£96,550,750
35%	70%	-£101,467,721	-£95,005,004	-£99,232,376	-£100,923,211	-£94,420,674	-£98,648,047
40%	70%	-£103,962,578	-£96,586,868	-£101,413,150	-£103,345,532	-£95,914,062	-£100,745,345
45%	70%	-£106,457,435	-£98,168,732	-£103,593,923	-£105,767,863	-£97,407,449	-£102,842,642
50%	70%	-£108,952,292	-£99,750,596	-£105,774,696	-£108,190,174	-£98,900,836	-£104,939,940
100%	70%	-£134,082,896	-£115,504,221	-£127,582,429	-£132,413,384	-£113,834,708	-£125,912,917
10%	80%	-£89,078,527	-£86,989,418	-£88,347,672	-£88,969,018	-£86,879,508	-£88,238,062
15%	80%	-£91,621,614	-£88,455,354	-£90,507,247	-£91,454,682	-£88,291,089	-£89,340,296
20%	80%	-£94,164,701	-£89,926,609	-£92,887,942	-£93,950,961	-£89,704,097	-£90,464,740
25%	80%	-£96,707,788	-£91,397,864	-£95,268,637	-£96,424,158	-£91,111,050	-£92,587,184
30%	80%	-£99,250,875	-£92,869,119	-£97,650,332	-£98,895,353	-£92,520,003	-£94,709,628
35%	80%	-£101,793,962	-£94,340,374	-£100,032,027	-£101,366,544	-£93,928,756	-£96,832,072
40%	80%	-£104,337,049	-£95,811,629	-£102,413,722	-£103,840,739	-£95,337,509	-£98,954,516
45%	80%	-£106,880,136	-£97,282,884	-£104,795,417	-£106,314,934	-£96,746,262	-£101,076,960
50%	80%	-£109,423,223	-£98,754,139	-£107,177,112	-£108,789,129	-£98,155,015	-£103,200,404
10%	60%	-£88,898,460	-£87,331,628	-£88,350,244	-£88,679,441	-£87,112,608	-£88,131,224
15%	60%	-£91,347,094	-£88,968,669	-£90,211,321	-£91,013,192	-£88,640,139	-£89,177,417
20%	60%	-£93,795,728	-£90,600,222	-£92,082,772	-£92,681,772	-£89,177,014	-£90,242,568
25%	60%	-£96,244,362	-£92,231,036	-£94,074,224	-£94,673,274	-£90,707,533	-£91,317,720
30%	60%	-£98,692,996	-£93,861,851	-£96,065,676	-£96,664,726	-£92,237,086	-£93,392,872
35%	60%	-£101,141,630	-£95,492,666	-£98,057,128	-£99,656,178	-£93,766,539	-£95,468,022
40%	60%	-£103,590,264	-£97,123,481	-£100,048,580	-£101,647,630	-£95,295,992	-£97,543,174
50%	60%	-£106,038,898	-£98,754,296	-£102,439,992	-£103,639,082	-£96,825,446	-£100,618,718

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£64,183,353	-£64,183,353	-£64,183,353	-£64,183,353	-£64,183,353	-£64,183,353
10%	70%	-£69,114,300	-£67,288,329	-£68,474,713	-£69,950,035	-£67,122,084	-£68,810,448
15%	70%	-£71,610,150	-£69,462,817	-£70,833,690	-£72,335,733	-£68,591,420	-£70,384,053
20%	70%	-£74,115,956	-£71,637,211	-£73,194,667	-£74,696,376	-£69,672,813	-£72,481,960
25%	70%	-£76,621,762	-£73,811,604	-£75,555,660	-£77,057,019	-£70,754,206	-£74,579,867
30%	70%	-£79,127,568	-£75,986,000	-£77,916,453	-£79,417,662	-£71,835,599	-£76,677,774
35%	70%	-£81,633,374	-£78,160,396	-£80,276,887	-£81,778,305	-£72,916,992	-£78,775,681
40%	70%	-£84,139,180	-£80,334,792	-£82,637,322	-£84,139,948	-£74,000,385	-£80,873,588
45%	70%	-£86,645,000	-£82,509,188	-£85,000,757	-£86,502,591	-£75,083,778	-£82,971,495
50%	70%	-£89,150,800	-£84,683,584	-£87,364,192	-£88,865,794	-£76,167,171	-£85,069,402
100%	70%	-£114,208,702	-£96,630,027	-£107,708,234	-£112,539,190	-£93,960,514	-£106,038,722
10%	80%	-£69,204,333	-£67,115,224	-£68,473,377	-£69,094,823	-£67,005,714	-£68,363,868
15%	80%	-£71,747,419	-£69,288,119	-£70,633,053	-£71,590,488	-£68,416,895	-£69,466,102
20%	80%	-£74,290,505	-£71,463,014	-£72,813,148	-£73,971,967	-£70,290,513	-£71,547,330
25%	80%	-£76,833,591	-£73,637,909	-£75,000,243	-£76,053,486	-£72,171,638	-£73,628,447
30%	80%	-£79,376,677	-£75,812,804	-£77,185,338	-£78,135,005	-£74,052,763	-£75,709,564
35%	80%	-£81,919,763	-£77,987,700	-£79,369,433	-£80,215,522	-£75,934,038	-£77,790,681
40%	80%	-£84,462,849	-£80,162,595	-£81,553,528	-£82,296,039	-£77,815,313	-£79,871,798
45%	80%	-£87,005,935	-£82,337,490	-£83,737,623	-£84,377,546	-£79,696,588	-£81,952,915
50%	80%	-£89,549,021	-£84,511,385	-£85,921,718	-£86,459,059	-£81,577,863	-£84,034,032
10%	60%	-£69,024,266	-£67,457,434	-£68,476,049	-£68,805,247	-£67,238,414	-£68,257,030
15%	60%	-£71,472,800	-£69,631,978	-£70,637,125	-£71,139,368	-£68,765,944	-£69,303,223
20%	60%	-£73,921,334	-£71,806,526	-£72,802,272	-£73,400,515	-£70,332,856	-£71,354,416
25%	60%	-£76,370,868	-£73,981,074	-£74,977,419	-£75,971,662	-£71,902,369	-£73,405,509
30%	60%	-£78,819,402	-£76,155,622	-£77,152,566	-£78,542,809	-£73,473,882	-£75,456,602
35%	60%	-£81,267,936	-£78,330,170	-£79,327,713	-£81,113,956	-£75,045,395	-£77,507,695
40%	60%	-£83,716,470	-£80,504,718	-£81,502,860	-£83,685,103	-£76,616,908	-£79,558,788
50%	60%	-£86,165,004	-£82,679,266	-£83,677,907	-£86,255,250	-£78,188,421	-£81,609,881

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£26,339,579	-£26,339,579	-£26,339,579	-£26,339,579	-£26,339,579	-£26,339,579
10%	70%	-£31,270,526	-£29,442,555	-£30,630,940	-£31,106,261	-£29,278,290	-£30,466,675
15%	70%	-£33,766,386	-£31,594,043	-£32,291,316	-£32,915,969	-£30,747,646	-£31,540,989
20%	70%	-£36,262,246	-£33,745,531	-£34,942,692	-£35,568,280	-£32,222,545	-£33,638,187
25%	70%	-£38,758,106	-£35,897,019	-£37,594,068	-£38,218,591	-£33,697,444	-£35,735,385
30%	70%	-£41,253,966	-£38,048,507	-£40,244,444	-£40,873,902	-£35,166,543	-£37,832,583
35%	70%	-£43,749,826	-£40,200,000	-£42,894,820	-£43,529,213	-£36,635,642	-£39,929,781
40%	70%	-£46,245,686	-£42,351,492	-£45,546,196	-£46,183,524	-£38,104,741	-£42,026,979
45%	70%	-£48,741,546	-£44,502,984	-£48,197,572	-£48,837,835	-£39,573,840	-£44,124,177
50%	70%	-£51,237,406	-£46,654,476	-£50,851,948	-£51,492,146	-£41,042,939	-£46,221,375
100%	70%	-£76,364,928	-£57,786,253	-£68,864,461	-£74,695,416	-£56,116,740	-£6

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,640,096	-£5,640,096	-£5,640,096	-£5,640,096	-£5,640,096	-£5,640,096
10%	70%	-£10,571,043	-£8,743,072	-£9,951,457	-£10,406,778	-£8,578,907	-£9,767,192
15%	70%	-£13,066,903	-£10,294,560	-£12,091,833	-£12,816,476	-£10,046,163	-£11,841,406
20%	70%	-£15,572,689	-£11,856,964	-£14,272,606	-£15,238,797	-£11,523,062	-£13,938,704
25%	70%	-£18,078,496	-£13,433,827	-£16,453,380	-£17,661,118	-£13,016,449	-£16,036,001
30%	70%	-£20,584,293	-£15,010,691	-£18,634,153	-£20,083,439	-£14,509,837	-£18,133,299
35%	70%	-£23,090,089	-£16,587,554	-£20,814,926	-£22,505,760	-£16,003,229	-£20,230,596
40%	70%	-£25,595,886	-£18,164,416	-£22,995,699	-£24,928,081	-£17,496,611	-£22,327,894
45%	70%	-£28,101,683	-£19,741,279	-£25,176,472	-£27,350,402	-£18,989,998	-£24,425,192
50%	70%	-£30,607,479	-£21,318,142	-£27,357,245	-£29,772,723	-£20,483,386	-£26,522,489
100%	70%	-£55,665,445	-£37,086,770	-£49,164,978	-£53,995,933	-£35,417,257	-£47,495,466
10%	80%	-£10,661,076	-£8,571,967	-£9,930,121	-£10,551,567	-£8,462,458	-£9,820,611
15%	80%	-£13,204,163	-£10,037,903	-£12,089,796	-£13,037,211	-£9,873,638	-£11,922,846
20%	80%	-£15,755,712	-£11,509,158	-£14,269,891	-£15,533,111	-£11,286,556	-£14,047,289
40%	80%	-£25,961,911	-£17,468,802	-£22,980,269	-£25,516,707	-£17,023,599	-£22,545,066
45%	80%	-£28,513,461	-£19,058,714	-£25,170,363	-£28,012,607	-£18,457,660	-£24,669,500
50%	80%	-£31,065,010	-£20,648,624	-£27,350,457	-£30,508,506	-£19,892,121	-£26,793,954
10%	80%	-£10,481,009	-£8,914,177	-£9,932,793	-£10,281,989	-£8,695,157	-£9,713,773
15%	80%	-£12,929,644	-£10,551,218	-£12,093,870	-£12,995,741	-£10,222,688	-£11,759,967
20%	80%	-£15,389,687	-£12,204,771	-£14,275,321	-£14,944,484	-£11,759,568	-£13,830,118
25%	80%	-£17,849,731	-£13,868,586	-£16,456,774	-£17,283,226	-£13,312,082	-£15,900,269
30%	80%	-£20,309,774	-£15,532,400	-£18,638,225	-£19,641,970	-£14,864,596	-£17,970,421
35%	80%	-£22,769,818	-£17,196,216	-£20,819,676	-£21,990,712	-£16,417,199	-£20,040,571
40%	80%	-£25,229,861	-£18,860,030	-£23,001,126	-£24,339,454	-£17,969,623	-£22,110,723
50%	80%	-£27,689,904	-£20,523,844	-£25,182,576	-£26,681,196	-£19,439,046	-£24,180,875

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£892,763	-£892,763	-£892,763	-£892,763	-£892,763	-£892,763
10%	70%	-£3,923,710	-£3,985,738	-£3,985,738	-£3,985,738	-£3,923,710	-£3,923,710
15%	70%	-£5,319,570	-£5,547,227	-£5,547,227	-£5,547,227	-£5,319,570	-£5,319,570
20%	70%	-£6,725,366	-£7,109,631	-£7,109,631	-£7,109,631	-£6,725,366	-£6,725,366
25%	70%	-£8,131,162	-£8,686,494	-£8,686,494	-£8,686,494	-£8,131,162	-£8,131,162
30%	70%	-£9,536,958	-£10,263,357	-£10,263,357	-£10,263,357	-£9,536,958	-£9,536,958
35%	70%	-£10,942,754	-£11,840,220	-£11,840,220	-£11,840,220	-£10,942,754	-£10,942,754
40%	70%	-£12,348,550	-£13,417,083	-£13,417,083	-£13,417,083	-£12,348,550	-£12,348,550
45%	70%	-£13,754,346	-£14,993,946	-£14,993,946	-£14,993,946	-£13,754,346	-£13,754,346
50%	70%	-£15,160,142	-£16,570,809	-£16,570,809	-£16,570,809	-£15,160,142	-£15,160,142
100%	70%	-£30,918,112	-£20,339,437	-£20,339,437	-£20,339,437	-£30,918,112	-£30,918,112
10%	80%	-£5,913,743	-£3,824,634	-£4,182,788	-£5,804,233	-£3,715,124	-£4,073,278
15%	80%	-£7,456,829	-£5,280,569	-£5,342,463	-£7,289,878	-£5,126,305	-£5,126,305
20%	80%	-£9,000,379	-£6,761,824	-£6,822,558	-£8,785,777	-£6,539,223	-£6,539,223
40%	80%	-£21,214,578	-£12,721,469	-£12,721,469	-£12,721,469	-£21,214,578	-£21,214,578
45%	80%	-£23,766,127	-£14,211,380	-£14,211,380	-£14,211,380	-£23,766,127	-£23,766,127
50%	80%	-£26,317,677	-£15,701,291	-£15,701,291	-£15,701,291	-£26,317,677	-£26,317,677
10%	80%	-£5,733,676	-£4,166,844	-£4,166,844	-£4,166,844	-£5,733,676	-£5,733,676
15%	80%	-£7,182,310	-£5,803,885	-£5,803,885	-£5,803,885	-£7,182,310	-£7,182,310
20%	80%	-£8,630,944	-£7,457,438	-£7,457,438	-£7,457,438	-£8,630,944	-£8,630,944
25%	80%	-£10,079,578	-£9,121,252	-£9,121,252	-£9,121,252	-£10,079,578	-£10,079,578
30%	80%	-£11,528,212	-£10,785,067	-£10,785,067	-£10,785,067	-£11,528,212	-£11,528,212
35%	80%	-£12,976,846	-£12,448,882	-£12,448,882	-£12,448,882	-£12,976,846	-£12,976,846
40%	80%	-£14,425,480	-£14,112,697	-£14,112,697	-£14,112,697	-£14,425,480	-£14,425,480
50%	80%	-£15,874,114	-£15,776,512	-£15,776,512	-£15,776,512	-£15,874,114	-£15,874,114

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,202,787	£1,202,787	£1,202,787	£1,202,787	£1,202,787	£1,202,787
10%	70%	£3,728,160	£1,900,189	£3,088,574	£3,583,895	£1,735,924	£2,924,309
15%	70%	£5,224,020	£3,451,677	£4,248,950	£4,973,593	£3,205,280	£4,988,523
20%	70%	£6,725,366	£5,014,081	£5,429,723	£6,395,914	£4,680,179	£6,095,821
25%	70%	£8,226,712	£6,586,485	£7,610,497	£8,787,235	£6,173,566	£7,911,118
30%	70%	£9,728,058	£8,168,889	£9,191,270	£10,563,466	£7,666,954	£9,428,416
35%	70%	£11,229,404	£9,751,293	£10,782,042	£12,545,697	£9,160,340	£11,335,713
40%	70%	£12,730,750	£11,333,697	£12,402,816	£14,627,928	£10,653,728	£13,443,011
45%	70%	£14,232,096	£12,916,101	£14,013,592	£16,810,159	£12,147,115	£15,550,308
50%	70%	£15,733,442	£14,498,505	£15,604,368	£19,092,390	£13,640,503	£17,661,606
100%	70%	£31,466,884	£28,997,010	£28,997,010	£28,997,010	£31,466,884	£31,466,884
10%	80%	£3,818,193	£1,729,084	£2,087,238	£3,708,684	£1,619,575	£2,977,728
15%	80%	£4,961,280	£2,495,020	£2,846,914	£4,914,328	£2,130,755	£3,979,863
20%	80%	£6,104,366	£3,260,956	£3,698,758	£6,060,272	£2,843,673	£4,981,000
40%	80%	£14,112,697	£10,625,919	£10,625,919	£10,625,919	£14,112,697	£14,112,697
45%	80%	£15,614,043	£12,110,831	£12,110,831	£12,110,831	£15,614,043	£15,614,043
50%	80%	£17,115,389	£13,605,743	£13,605,743	£13,605,743	£17,115,389	£17,115,389
10%	80%	£3,638,126	£2,071,294	£2,071,294	£2,071,294	£3,638,126	£3,638,126
15%	80%	£4,586,760	£2,708,335	£2,708,335	£2,708,335	£4,586,760	£4,586,760
20%	80%	£5,535,394	£3,345,376	£3,345,376	£3,345,376	£5,535,394	£5,535,394
25%	80%	£6,484,028	£3,982,417	£3,982,417	£3,982,417	£6,484,028	£6,484,028
30%	80%	£7,432,662	£4,619,458	£4,619,458	£4,619,458	£7,432,662	£7,432,662
35%	80%	£8,381,296	£5,256,499	£5,256,499	£5,256,499	£8,381,296	£8,381,296
40%	80%	£9,329,930	£5,893,540	£5,893,540	£5,893,540	£9,329,930	£9,329,930
45%	80%	£10,278,564	£6,530,581	£6,530,581	£6,530,581	£10,278,564	£10,278,564
50%	80%	£11,227,198	£7,167,622	£7,167,622	£7,167,622	£11,227,198	£11,227,198

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,939,699	-£5,939,699	-£5,939,699	-£5,939,699	-£5,939,699	-£5,939,699
10%	70%	-£10,870,645	-£8,042,674	-£9,231,059	-£10,706,381	-£8,876,410	-£10,066,794
15%	70%	-£13,366,505	-£9,654,162	-£11,381,435	-£13,116,079	-£10,347,765	-£12,141,008
20%	70%	-£15,862,365	-£11,265,650	-£13,526,811	-£15,360,777	-£11,822,684	-£14,238,306
25%	70%	-£18,358,225	-£12,877,138	-£15,672,187	-£17,605,475	-£13,303,603	-£16,335,604
30%	70%	-£20,854,085	-£14,488,626	-£17,817,563	-£19,848,173	-£14,784,522	-£18,432,902
35%	70%	-£23,349,945	-£16,099,114	-£20,062,939	-£22,090,871	-£16,265,441	-£20,530,200
40%	70%	-£25,845,805	-£17,709,602	-£22,308,315	-£24,333,569	-£17,746,360	-£22,627,498
45%	70%	-£28,341,665	-£19,320,090	-£24,553,691	-£26,576,267	-£19,227,279	-£24,724,796
50%	70%	-£30,837,525	-£20,930,578	-£26,800,067	-£28,818,965	-£20,708,198	-£26,822,094
100%	70%	-£61,675,050	-£41,861,156	-£43,600,134	-£51,637,930	-£41,416,396	-£47,644,588
10%	80%	-£10,960,678	-£8,871,569	-£9,722,723	-£10,851,169	-£8,762,060	-£10,120,214
15%	80%	-£13,503,765	-£10,337,505	-£11,389,399	-£13,336,813	-£10,173,240	-£12,222,448
20%	80%	-£16,046,852	-£11,800,760	-£13,039,494	-£15,882,713	-£11,586,159	-£14,345,891
40%	80%	-£38,261,513	-£25,768,404	-£27,889,871	-£38,116,309	-£27,325,291	-£34,844,666
45%	80%	-£41,813,063	-£28,258,316	-£29,469,965	-£41,312,209	-£29,715,462	-£37,969,111
50%	80%	-£45,364,613	-£30,748,227	-£31,050,059	-£44,507,109	-£32,105,633	-£41,084,556
10%	80%	-£10,780,611	-£8,213,779	-£9,123,395	-£10,581,592	-£8,994,760	-£10,013,375
15%	80%	-£13,223,246	-£9,880,820	-£10,893,472	-£12,895,344	-£10,522,290	-£12,059,568
20%	80%	-£15,665,881	-£11,547,861	-£12,665,349	-£15,206,096	-£12,059,116	-£14,129,720
25%	80%	-£18,108,516	-£13,214,902	-£14,437,226	-£17,516,848	-£13,611,684	-£16,199,871
30%	80%	-£20,551,151	-£14,882,943	-£16,208,103	-£19,827,599	-£15,164,198	-£18,270,023
35%	80%	-£22,993,786	-£16,550,984	-£18,079,980	-£22,138,350	-£16,716,712	-£20,340,174
40%	80%	-£25,436,421	-£18,219,025	-£19,951,857	-£24,449,101	-£18,269,225	-£22,410,325
50%	80%	-£27,879,056					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,331,911	£3,331,911	£3,331,911	£3,331,911	£3,331,911	£3,331,911
10%	70%	-£1,599,036	£228,835	-£959,450	-£1,434,771	£393,206	-£786,165
15%	70%	-£4,084,896	-£1,322,553	-£3,119,826	-£3,844,469	-£1,076,156	-£2,869,399
20%	70%	-£6,800,692	-£2,884,957	-£5,300,599	-£6,266,790	-£2,551,055	-£4,966,696
25%	70%	-£9,106,488	-£4,461,820	-£7,481,372	-£8,689,111	-£4,044,442	-£7,063,994
30%	70%	-£11,612,286	-£6,038,683	-£9,662,145	-£11,111,432	-£5,537,829	-£9,161,291
35%	70%	-£14,118,082	-£7,615,546	-£11,842,918	-£13,533,753	-£7,031,216	-£11,258,589
40%	70%	-£16,623,878	-£9,192,409	-£14,023,692	-£15,956,074	-£8,524,604	-£13,355,887
45%	70%	-£19,129,676	-£10,769,271	-£16,204,465	-£18,378,395	-£10,017,991	-£15,453,184
50%	70%	-£21,635,472	-£12,346,134	-£18,385,238	-£20,800,716	-£11,511,378	-£17,550,482
100%	70%	-£48,693,438	-£28,114,763	-£40,192,971	-£45,023,926	-£26,445,250	-£38,523,459
10%	80%	-£1,689,069	£400,040	-£958,114	-£1,579,590	£909,550	-£848,604
15%	80%	-£4,232,155	-£1,065,895	-£3,117,799	-£4,065,204	-£901,631	-£2,960,838
20%	80%	-£6,783,705	-£2,537,150	-£5,297,884	-£5,561,103	-£2,314,549	-£4,075,232
40%	80%	-£16,989,904	-£8,496,795	-£14,018,261	-£16,544,700	-£8,051,592	-£13,573,058
45%	80%	-£19,541,453	-£9,986,706	-£16,198,356	-£19,040,599	-£9,485,853	-£15,697,502
50%	80%	-£22,093,003	-£11,476,617	-£18,378,450	-£21,536,499	-£10,920,113	-£17,821,946
10%	80%	-£1,509,002	£57,830	-£960,786	-£1,289,983	£276,850	-£741,766
15%	80%	-£3,957,636	-£1,579,211	-£3,121,862	-£3,623,734	-£1,250,681	-£2,787,959
20%	60%	-£6,417,679	-£3,232,764	-£5,303,314	-£5,972,477	-£2,787,561	-£4,858,111
25%	60%	-£8,877,724	-£4,896,578	-£7,484,766	-£8,321,219	-£4,340,075	-£6,928,262
30%	60%	-£11,337,767	-£6,560,393	-£9,666,218	-£10,689,962	-£5,892,588	-£8,998,413
35%	60%	-£13,797,811	-£8,224,208	-£11,847,670	-£13,018,705	-£7,445,102	-£11,068,564
40%	80%	-£16,257,854	-£9,888,023	-£14,029,122	-£15,367,447	-£8,997,616	-£13,138,716
50%	80%	-£21,177,941	-£13,215,652	-£18,392,027	-£20,964,933	-£12,102,643	-£17,279,018

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,969,677	£3,969,677	£3,969,677	£3,969,677	£3,969,677	£3,969,677
10%	70%	-£961,270	£986,701	-£321,694	-£797,005	£1,030,966	-£157,419
15%	70%	-£3,457,130	£894,787	-£2,492,060	-£3,206,703	-£438,390	-£2,231,833
20%	70%	-£5,962,926	-£2,247,191	-£4,562,833	-£5,629,024	-£1,913,289	-£4,328,931
25%	70%	-£8,468,723	-£3,824,054	-£6,843,607	-£8,051,345	-£3,406,676	-£6,426,228
30%	70%	-£10,974,520	-£5,400,917	-£9,024,379	-£10,473,666	-£4,900,064	-£8,523,526
35%	70%	-£13,480,316	-£6,977,780	-£11,205,152	-£12,895,987	-£6,393,450	-£10,620,823
40%	70%	-£15,986,112	-£8,554,642	-£13,385,926	-£15,318,308	-£7,888,838	-£12,718,121
45%	70%	-£18,491,910	-£10,131,506	-£15,566,699	-£17,740,629	-£9,380,225	-£14,815,418
50%	70%	-£20,997,706	-£11,708,369	-£17,747,472	-£20,162,950	-£10,873,613	-£16,912,716
100%	70%	-£46,055,672	-£27,476,997	-£39,555,205	-£44,386,160	-£25,807,484	-£37,885,693
10%	80%	-£1,051,303	£1,037,806	-£320,348	-£941,794	£1,147,316	-£210,838
15%	80%	-£3,594,390	£428,130	-£2,480,023	-£3,427,438	-£263,865	-£2,313,072
20%	80%	-£6,145,939	-£1,899,385	-£4,660,118	-£5,923,338	-£1,676,783	-£4,437,516
40%	80%	-£16,352,138	-£7,859,029	-£13,380,496	-£15,906,934	-£7,413,826	-£12,935,233
45%	80%	-£18,903,687	-£9,348,941	-£15,560,590	-£18,402,834	-£8,848,087	-£15,059,736
50%	80%	-£21,455,237	-£10,838,851	-£17,740,684	-£20,898,733	-£10,282,348	-£17,184,180
10%	60%	-£871,236	£695,596	-£323,020	-£652,217	£914,616	-£104,000
15%	60%	-£3,319,871	£941,445	-£2,484,097	-£2,985,988	-£512,915	-£2,150,193
20%	60%	-£5,779,814	-£2,594,998	-£4,565,548	-£5,334,711	-£2,149,795	-£4,220,345
25%	60%	-£8,239,958	-£4,258,813	-£6,847,001	-£7,683,453	-£3,702,309	-£6,290,496
30%	60%	-£10,700,001	-£5,922,627	-£9,028,452	-£10,032,196	-£5,254,823	-£8,360,648
35%	60%	-£13,160,045	-£7,586,442	-£11,209,904	-£12,380,939	-£6,807,336	-£10,430,798
40%	60%	-£15,620,088	-£9,250,257	-£13,391,356	-£14,729,681	-£8,359,850	-£12,500,950
50%	60%	-£20,540,125	-£12,677,886	-£17,754,261	-£19,427,167	-£11,464,977	-£16,841,293

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	High

No Units	300
Site Area	1.08 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£14,692,592	£14,692,592	£14,692,592	£14,692,592	£14,692,592	£14,692,592
10%	70%	£8,975,785	£10,720,365	£9,584,490	£9,139,600	£10,884,181	£9,748,306
15%	70%	£6,101,169	£8,734,252	£7,029,161	£6,350,911	£8,979,975	£7,276,162
20%	70%	£3,202,842	£6,748,139	£4,440,165	£3,535,832	£7,075,769	£4,773,155
25%	70%	£304,517	£4,737,300	£1,851,169	£720,752	£5,153,536	£2,267,405
30%	70%	£2,636,232	£2,725,530	£749,893	£2,128,580	£3,225,014	£242,241
35%	70%	£5,981,961	£7,173,791	£3,381,233	£4,989,700	£1,296,492	£2,788,972
40%	70%	£8,527,691	£1,319,238	£6,012,572	£7,850,820	£642,368	£5,335,702
45%	70%	£11,473,420	£3,363,910	£8,643,912	£10,711,941	£2,602,431	£7,882,433
50%	70%	£14,419,149	£5,408,582	£11,275,250	£13,573,060	£4,562,495	£10,429,163
100%	70%	£43,876,438	£25,855,308	£37,588,643	£42,194,263	£24,163,132	£35,896,467
10%	80%	£3,883,203	£10,887,011	£9,588,888	£9,002,414	£10,986,220	£3,689,077
15%	80%	£5,975,273	£8,984,219	£7,035,835	£6,141,767	£9,148,035	£7,200,820
20%	80%	£3,034,980	£7,081,428	£4,449,063	£3,256,973	£7,299,849	£4,671,056
25%	80%	£94,688	£5,160,727	£1,862,292	£372,179	£5,438,218	£2,139,782
30%	80%	£2,892,144	£3,233,642	£736,328	£2,553,709	£3,566,631	£-397,893
35%	80%	£5,880,525	£1,306,558	£4,365,407	£5,485,684	£1,695,045	£2,970,566
40%	80%	£9,868,306	£830,675	£5,994,486	£9,417,659	£1,79,428	£5,843,239
45%	80%	£11,857,287	£2,589,277	£8,623,563	£11,349,634	£2,081,625	£8,115,911
50%	80%	£14,845,668	£4,547,879	£11,252,642	£14,281,610	£3,983,621	£10,688,584
10%	60%	£9,058,365	£10,553,721	£9,580,113	£9,276,786	£10,772,140	£9,798,533
15%	60%	£6,227,067	£8,494,284	£7,022,488	£6,560,055	£8,911,914	£7,351,504
20%	60%	£3,370,705	£6,419,329	£4,431,258	£3,814,690	£4,875,253	£2,945,253
25%	60%	£514,344	£4,313,874	£1,840,047	£1,069,326	£4,968,855	£2,395,028
30%	60%	£2,380,320	£2,217,418	£763,459	£1,703,451	£2,883,396	£-86,589
35%	60%	£5,283,397	£120,963	£3,397,058	£4,493,716	£897,938	£2,807,377
40%	60%	£8,186,475	£2,007,801	£6,030,659	£7,283,981	£1,105,307	£5,128,165
45%	60%	£11,089,552	£4,138,544	£8,664,258	£10,074,246	£3,123,239	£7,948,953
50%	60%	£13,992,628	£6,289,202	£11,297,858	£12,864,512	£5,141,189	£10,169,743

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£74,903,440	£74,903,440	£74,903,440	£74,903,440	£74,903,440	£74,903,440
10%	70%	£80,620,248	£78,875,667	£80,011,542	£80,456,432	£78,711,852	£79,847,727
15%	70%	£83,494,863	£80,861,781	£82,566,871	£83,245,122	£80,616,057	£82,319,870
20%	70%	£86,369,190	£82,847,893	£85,155,867	£85,834,001	£83,020,263	£84,822,878
25%	70%	£89,243,516	£84,834,732	£87,744,863	£88,422,850	£84,442,496	£87,328,627
30%	70%	£92,117,842	£86,821,571	£90,335,858	£91,012,612	£86,371,019	£89,838,274
35%	70%	£95,000,168	£88,808,410	£92,926,853	£93,600,364	£88,299,540	£92,343,004
40%	70%	£97,882,494	£90,795,249	£95,517,848	£96,189,115	£90,236,401	£94,847,735
45%	70%	£100,764,820	£92,782,088	£98,108,843	£98,777,866	£92,178,464	£97,352,466
50%	70%	£103,647,146	£94,768,927	£100,701,838	£101,367,619	£94,158,528	£100,025,196
100%	70%	£113,472,471	£115,451,340	£127,184,675	£131,780,295	£113,759,165	£125,492,500
10%	80%	£80,702,829	£78,709,021	£80,007,164	£80,593,619	£78,599,812	£79,897,955
15%	80%	£83,620,760	£80,611,813	£82,560,198	£83,145,265	£80,447,998	£82,395,212
20%	80%	£86,539,691	£82,521,604	£85,146,989	£85,731,056	£82,296,183	£84,844,977
25%	80%	£89,458,622	£84,432,495	£87,738,784	£88,320,802	£84,775,460	£87,350,727
30%	80%	£92,377,553	£86,343,386	£90,330,579	£90,911,513	£86,704,343	£89,855,478
35%	80%	£95,296,484	£88,254,277	£92,922,374	£93,500,264	£88,616,826	£91,359,229
40%	80%	£98,215,415	£90,165,168	£95,514,169	£96,089,015	£90,528,309	£93,863,980
45%	80%	£101,134,346	£92,076,059	£98,107,964	£98,677,766	£92,446,792	£96,368,731
50%	80%	£104,053,277	£93,986,950	£100,701,859	£101,266,517	£94,365,275	£98,873,482
10%	60%	£80,537,667	£79,042,312	£80,015,919	£80,319,247	£78,823,892	£79,797,499
15%	60%	£83,456,598	£81,111,748	£82,573,544	£83,035,977	£80,794,118	£82,244,528
20%	60%	£86,375,529	£83,181,584	£85,136,339	£85,598,410	£82,744,343	£84,750,780
25%	60%	£89,294,460	£85,192,475	£87,727,134	£88,189,161	£84,727,177	£87,256,031
30%	60%	£92,213,391	£87,203,366	£90,317,929	£90,780,912	£86,709,010	£89,761,282
35%	60%	£95,132,322	£89,214,257	£92,906,724	£93,471,663	£88,689,849	£92,266,533
40%	60%	£98,051,253	£91,225,148	£95,497,519	£96,162,414	£90,670,688	£94,771,784
45%	60%	£100,970,184	£93,236,039	£98,088,314	£98,847,165	£92,651,527	£97,277,035
50%	60%	£103,889,115	£95,246,930	£100,679,109	£101,367,619	£94,632,416	£99,782,286

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£55,029,246	£55,029,246	£55,029,246	£55,029,246	£55,029,246	£55,029,246
10%	70%	£60,746,054	£59,001,473	£60,137,348	£60,582,238	£58,837,657	£59,873,532
15%	70%	£63,664,862	£60,987,587	£61,228,452	£61,673,128	£60,370,929	£61,309,403
20%	70%	£66,583,670	£62,973,699	£63,313,556	£63,757,804	£62,062,069	£62,945,278
25%	70%	£69,502,478	£64,959,811	£65,401,654	£65,846,492	£63,546,124	£64,587,153
30%	70%	£72,421,286	£66,945,923	£67,490,752	£67,891,240	£65,131,179	£66,229,028
35%	70%	£75,340,094	£68,932,035	£69,580,850	£69,982,128	£66,716,234	£67,870,903
40%	70%	£78,258,902	£70,918,147	£71,670,948	£72,073,016	£68,301,289	£69,512,778
45%	70%	£81,177,710	£72,904,259	£73,761,046	£73,964,904	£69,886,344	£71,154,653
50%	70%	£84,096,518	£74,890,371	£75,847,144	£76,050,802	£71,471,408	£72,796,528
100%	70%	£113,598,276	£95,577,146	£107,310,481	£111,906,101	£93,884,971	£105,618,306
10%	80%	£60,828,635	£58,834,827	£60,132,970	£60,719,424	£58,725,818	£60,023,761
15%	80%	£63,747,566	£60,737,619	£62,224,064	£62,810,918	£60,573,894	£62,121,018
20%	80%	£66,666,497	£62,640,510	£64,306,158	£64,893,772	£62,418,965	£64,219,889
25%	80%	£69,585,428	£64,543,401	£66,391,252	£66,979,686	£64,014,010	£66,318,759
30%	80%	£72,504,359	£66,446,292	£68,476,346	£69,067,584	£65,609,055	£68,417,630
35%	80%	£75,423,290	£68,349,183	£70,561,440	£70,658,482	£67,204,100	£70,516,501
40%	80%	£78,342,221	£70,252,074	£72,646,534	£72,745,380	£68,799,145	£72,615,372
45%	80%	£81,261,152	£72,154,965	£74,731,628	£74,834,276	£70,390,190	£74,714,243
50%	80%	£84,180,083	£74,057,856	£76,816,722	£76,916,174	£71,981,235	£76,813,114
10%	60%	£60,663,473	£58,168,118	£60,141,725	£60,445,065	£58,949,688	£59,823,305
15%	60%	£63,582,404	£60,071,009	£62,226,819	£62,520,959	£60,540,733	£61,417,236
20%	60%	£66,501,335	£61,973,900	£64,307,913	£64,602,053	£62,131,788	£63,516,107
25%	60%	£69,420,266	£63,876,791	£66,390,007	£66,686,193	£63,722,933	£65,615,978
30%	60%	£72,339,197	£65,779,682	£68,472,101	£68,768,288	£65,314,078	£67,714,849
35%	60%	£75,258,128	£67,682,573	£70,554,195	£70,853,382	£66,905,223	£69,813,720
40%	60%	£78,177,059	£69,585,464	£72,636,289	£72,942,476	£68,496,368	£71,912,591
45%	60%	£81,096,000	£71,488,355	£74,718,383	£75,043,570	£70,087,513	£74,011,462
50%	60%	£84,015,931	£73,391,246	£76,800,477	£76,944,664	£71,678,658	£76,110,333

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,185,472	£17,185,472	£17,185,472	£17,185,472	£17,185,472	£17,185,472
10%	70%	£22,902,280	£21,157,699	£22,293,574	£22,738,464	£20,993,884	£22,159,759
15%	70%	£25,776,088	£23,143,813	£23,684,803	£24,127,154	£22,888,080	£24,001,993
20%	70%	£28,649,896	£25,129,926	£25,076,032	£25,510,245	£24,802,285	£25,844,227
25%	70%	£31,523,704	£27,116,039	£26,467,261	£26,893,336	£25,517,380	£27,686,461
30%	70%	£34,397,512	£29,102,152	£27,858,490	£28,274,427	£26,222,475	£29,528,695
35%	70%	£37,271,320	£31,088,265	£29,249,719	£29,655,518	£26,937,570	£31,370,929
40%	70%	£40,145,128	£33,074,378	£30,640,948	£31,036,609	£27,642,665	£33,213,163
45%	70%	£43,018,936	£35,060,491	£32,032,177	£32,417,700	£28,347,760	£35,055,397
50%	70%	£45,892,744	£37,046,604	£33,423,406	£33,798,791	£29,052,855	£36,907,631

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,514,011	£3,514,011	£3,514,011	£3,514,011	£3,514,011	£3,514,011
0%	70%	£2,202,797	£4,681,211	£1,984,091	£2,038,981	£294,401	£1,430,276
15%	70%	£5,077,413	£2,444,330	£4,149,420	£4,827,671	£2,198,607	£3,902,420
20%	70%	£7,975,739	£4,430,443	£6,738,416	£7,642,750	£4,102,812	£6,405,427
25%	70%	£10,874,065	£6,441,282	£9,327,413	£10,457,830	£6,025,045	£8,911,176
30%	70%	£13,814,814	£8,453,051	£11,928,475	£13,307,161	£7,953,568	£11,420,823
35%	70%	£16,760,543	£10,464,821	£14,559,815	£16,166,282	£9,882,080	£13,967,553
40%	70%	£19,706,272	£12,476,591	£17,191,154	£18,023,402	£11,820,350	£16,514,284
45%	70%	£22,652,001	£14,488,361	£19,822,493	£21,890,522	£13,781,013	£19,061,014
50%	70%	£25,597,730	£16,500,131	£22,453,832	£24,751,642	£15,741,077	£21,607,745
100%	70%	£55,058,020	£37,033,890	£48,767,225	£53,382,844	£35,341,714	£47,075,049
10%	80%	£2,285,378	£291,571	£1,589,714	£2,176,168	£162,361	£1,480,504
15%	80%	£5,203,309	£2,194,362	£4,142,747	£5,036,814	£2,030,547	£3,977,761
20%	80%	£8,143,801	£4,097,153	£6,729,519	£7,921,508	£3,878,732	£6,507,526
40%	80%	£20,047,487	£11,809,257	£17,173,067	£19,596,241	£11,358,009	£16,721,821
45%	80%	£23,035,868	£13,767,858	£19,802,145	£22,528,216	£13,260,206	£19,294,493
50%	80%	£26,024,249	£15,725,461	£22,431,224	£25,460,191	£15,162,403	£21,867,166
10%	80%	£2,120,217	£624,867	£1,598,468	£1,901,796	£406,441	£1,380,048
15%	80%	£4,951,515	£2,694,298	£4,156,093	£4,618,527	£2,366,667	£3,827,077
20%	80%	£7,807,876	£4,768,253	£6,747,314	£7,363,891	£4,326,892	£6,303,329
25%	80%	£10,664,237	£6,864,708	£9,338,536	£10,109,256	£6,309,727	£8,783,553
30%	80%	£13,558,902	£8,961,163	£11,942,400	£12,882,032	£8,295,185	£11,265,170
35%	80%	£16,481,979	£11,057,618	£14,575,640	£15,672,297	£10,280,544	£13,785,959
40%	80%	£19,385,066	£13,156,352	£17,209,241	£18,462,562	£12,283,889	£16,306,747
50%	80%	£22,173,210	£15,247,868	£20,076,440	£21,043,094	£14,318,751	£21,348,324

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£8,261,344	£8,261,344	£8,261,344	£8,261,344	£8,261,344	£8,261,344
0%	70%	£2,544,536	£4,289,117	£4,153,242	£2,788,352	£4,464,983	£3,917,866
15%	70%	£3,530,979	£2,303,003	£3,997,913	£2,803,338	£2,546,727	£2,944,914
20%	70%	£3,228,406	£3,161,891	£1,991,083	£2,895,416	£644,521	£1,858,094
25%	70%	£6,126,732	£1,693,948	£4,580,079	£5,710,496	£1,277,712	£4,163,843
30%	70%	£9,067,408	£3,705,719	£7,181,142	£8,559,828	£3,206,235	£6,673,489
35%	70%	£12,013,209	£5,719,487	£9,811,481	£11,450,949	£5,134,796	£9,229,220
40%	70%	£14,958,009	£7,750,456	£12,443,820	£14,362,068	£7,073,616	£11,765,950
45%	70%	£17,904,668	£9,795,158	£15,075,160	£17,143,189	£9,033,679	£14,313,681
50%	70%	£20,850,387	£11,839,831	£17,706,499	£20,004,309	£10,993,743	£16,860,411
100%	70%	£50,307,688	£32,288,556	£44,019,891	£48,615,511	£30,594,381	£42,327,716
10%	80%	£2,481,955	£4,455,763	£3,157,620	£2,571,196	£4,564,972	£3,266,629
15%	80%	£5,365,876	£2,522,371	£6,004,586	£2,886,481	£2,788,786	£3,300,256
20%	80%	£8,396,268	£6,601,180	£1,382,185	£3,174,275	£,688,601	£1,760,192
40%	80%	£15,300,154	£7,061,924	£12,425,734	£14,848,908	£6,610,676	£11,974,487
45%	80%	£18,288,535	£9,020,525	£15,054,812	£17,780,883	£8,512,873	£14,547,159
50%	80%	£21,276,916	£10,979,128	£17,683,890	£20,712,858	£10,415,069	£17,119,832
10%	80%	£2,567,117	£4,122,472	£3,148,865	£2,845,537	£4,340,892	£3,267,285
15%	80%	£2,024,152	£2,063,036	£,991,249	£1,928,807	£2,389,656	£,900,256
20%	80%	£3,060,543	£2,020,920	£1,999,981	£2,616,558	£420,441	£1,555,996
25%	80%	£5,916,904	£2,117,375	£4,591,201	£5,361,923	£1,562,393	£4,036,220
30%	80%	£8,811,569	£4,213,830	£7,194,707	£8,134,699	£3,547,852	£6,517,837
35%	80%	£11,714,645	£6,310,285	£9,828,307	£10,924,964	£5,533,310	£9,038,625
40%	80%	£14,617,723	£8,409,049	£12,461,807	£13,715,229	£7,536,556	£11,559,413
50%	80%	£17,423,877	£10,505,535	£15,128,107	£16,286,760	£11,572,418	£14,600,891

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£10,356,894	£10,356,894	£10,356,894	£10,356,894	£10,356,894	£10,356,894
0%	70%	£4,640,086	£6,384,667	£5,246,792	£4,803,902	£6,548,482	£5,412,607
15%	70%	£1,766,471	£4,388,853	£2,893,463	£2,012,312	£4,544,276	£2,940,463
20%	70%	£1,132,856	£2,412,440	£1,044,467	£799,857	£2,740,071	£437,456
25%	70%	£4,031,182	£4,01,602	£2,484,530	£3,614,947	£817,838	£2,068,293
30%	70%	£6,971,931	£1,610,168	£5,085,592	£6,464,278	£1,110,685	£4,577,940
35%	70%	£9,917,660	£3,621,938	£7,116,932	£9,325,399	£3,039,207	£7,124,670
40%	70%	£12,863,389	£5,654,937	£10,248,271	£12,196,519	£4,978,067	£9,871,401
45%	70%	£15,809,118	£7,689,939	£12,379,610	£15,047,639	£6,938,130	£12,218,131
50%	70%	£18,754,847	£9,744,281	£14,510,949	£17,908,759	£8,898,194	£14,764,862
100%	70%	£48,212,137	£30,191,006	£41,924,342	£46,519,961	£28,498,831	£40,232,166
10%	80%	£4,557,505	£6,551,312	£5,253,169	£4,666,715	£6,660,522	£5,362,379
15%	80%	£1,938,574	£4,648,521	£2,700,136	£1,896,069	£4,812,336	£2,865,122
20%	80%	£1,300,719	£2,745,730	£1,133,364	£1,078,265	£2,381,916	£,900,256
40%	80%	£13,204,604	£4,966,374	£10,330,184	£12,753,358	£15,126,126	£9,878,938
45%	80%	£16,192,985	£6,924,975	£12,959,262	£15,685,333	£6,417,323	£12,451,610
50%	80%	£19,181,366	£8,883,578	£15,588,341	£18,617,308	£8,319,520	£15,024,283
10%	80%	£4,722,666	£6,218,022	£5,244,415	£4,941,087	£6,436,442	£5,462,835
15%	80%	£1,991,369	£4,148,586	£2,686,790	£2,224,357	£4,476,216	£3,015,806
20%	80%	£3,864,923	£2,074,630	£3,96,569	£521,008	£2,515,991	£39,554
25%	80%	£3,821,354	£21,825	£2,495,652	£3,266,373	£533,157	£1,940,670
30%	80%	£6,716,019	£2,116,280	£5,099,157	£6,039,149	£1,452,302	£4,422,267
35%	80%	£9,619,096	£4,214,735	£7,732,757	£8,829,414	£3,437,761	£6,943,076
40%	80%	£12,522,173	£6,343,499	£10,366,358	£11,619,679	£5,441,006	£9,463,864
50%	80%	£15,326,527	£8,404,955	£13,033,657	£15,280,211	£7,476,868	£14,505,441

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,214,409	£3,214,409	£3,214,409	£3,214,409	£3,214,409	£3,214,409
0%	70%	£2,502,399	£757,819	£1,893,694	£2,338,584	£994,003	£1,729,878
15%	70%	£5,377,015	£2,443,832	£4,449,022	£5,127,273	£2,498,209	£4,202,022
20%	70%	£8,275,341	£4,720,045	£7,038,019	£7,942,362	£4,402,415	£6,705,029
25%	70%	£11,173,667	£6,740,884	£9,627,015	£10,757,432	£6,324,647	£9,210,778
30%	70%	£14,114,416	£8,752,653	£12,228,077	£13,606,764	£8,253,170	£11,720,425
35%	70%	£17,060,145	£10,764,423	£14,859,417	£16,487,884	£10,181,692	£14,267,155
40%	70%	£20,005,875	£12,797,422	£17,490,756	£19,329,004	£12,120,552	£16,815,886
45%	70%	£22,951,604	£14,842,094	£20,122,096	£22,180,125	£14,060,615	£19,360,617
50%	70%	£25,897,332	£16,886,766	£22,753,434	£25,051,244	£16,040,679	£21,907,347
100%	70%	£55,354,622	£37,333,492	£49,066,827	£53,662,447	£35,641,316	£47,374,651
10%	80%	£2,584,980	£591,173	£1,889,316	£2,475,770	£481,964	£1,780,106
15%	80%	£5,502,911	£2,493,965	£4,442,349	£5,336,417	£2,330,149	£4,277,363
20%	80%	£8,443,204	£4,396,755	£7,029,121	£8,221,211	£4,175,335	£6,807,128
40%	80%	£20,347,080	£12,108,859	£17,472,670	£19,895,843	£11,057,612	£17,024,423
45%	80%	£23,338,471	£14,067,461	£20,101,747	£22,827,818	£13,559,808	£19,594,096
50%	80%	£26,323,852	£16,026,063	£22,730,826	£25,759,793	£15,462,005	£22,166,768
10%	80%	£2,419,819	£924,463	£1,898,070	£2,201,398	£706,044	£1,679,651
15%	80%	£5,251,117	£2,993,900	£4,455,896	£4,916,129	£2,666,270	£4,126,679
20%	80%	£8,107,476	£5,067,856	£7,046,916	£7,963,483	£4,626,456	£6,802,931
25%	80%	£10,953,840	£7,164,310	£9,538,137	£10,498,858	£6,609,329	£9,083,155
30%	80%	£13,858,504	£9,260,765	£12,241,643	£13,181,634	£8,594,787	£11,564,773
35%	80%	£16,761,581	£11,357,220	£14,875,242	£15,971,900	£10,580,246	£14,085,561
40%	80%	£19,664,659	£13,455,984	£17,508,843	£18,762,165	£12,583,491	£16,606,349
50%	80%	£22,470,812	£15,547,470	£20,146,043	£21,542,696	£14,584,939	£19,127,126

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,486,018	£12,486,018	£12,486,018	£12,486,018	£12,486,018	£12,486,018
10%	70%	£9,769,210	£9,513,791	£7,377,616	£6,933,026	£9,677,696	£7,541,731
15%	70%	£3,884,596	£6,527,677	£4,822,587	£4,144,336	£6,773,401	£5,089,586
20%	70%	£996,268	£4,541,565	£2,233,591	£1,329,258	£4,869,195	£2,566,580
25%	70%	-£1,902,058	£2,530,726	-£355,405	-£1,485,822	£2,946,962	£60,831
30%	70%	-£4,842,806	£518,956	-£2,956,468	-£4,335,154	£1,018,439	-£2,448,815
35%	70%	-£7,789,535	-£1,492,813	-£5,587,808	-£7,198,275	-£910,082	-£4,995,546
40%	70%	-£10,734,285	-£3,525,812	-£9,219,146	-£10,057,394	-£2,849,942	-£7,542,276
45%	70%	-£13,679,994	-£5,570,485	-£10,850,486	-£12,918,515	-£4,809,006	-£10,089,007
50%	70%	-£16,625,723	-£7,615,157	-£13,481,825	-£15,779,635	-£6,769,070	-£12,635,738
100%	70%	-£49,083,012	-£28,061,882	-£39,795,217	-£44,390,837	-£26,369,707	-£38,103,042
10%	80%	£6,986,629	£9,680,437	£7,382,294	£6,795,840	£9,789,646	£7,491,503
15%	80%	£3,769,699	£6,777,645	£4,829,280	£3,935,193	£6,941,460	£4,994,245
20%	80%	£929,406	£4,874,854	£2,242,489	£1,050,399	£5,093,275	£2,464,462
40%	80%	-£11,075,480	-£2,837,250	-£8,201,060	-£10,624,234	-£2,986,002	-£7,749,813
45%	80%	-£14,063,861	-£4,795,851	-£10,830,138	-£13,556,209	-£4,288,199	-£10,322,485
50%	80%	-£17,052,242	-£6,754,454	-£13,459,216	-£16,488,184	-£6,190,395	-£12,895,158
10%	60%	£6,851,791	£8,347,146	£7,373,539	£7,070,211	£8,565,566	£7,591,959
15%	60%	£4,020,492	£6,277,710	£4,815,314	£4,353,481	£6,605,340	£5,144,930
20%	60%	£1,164,131	£4,203,754	£2,224,693	£1,806,116	£4,645,115	£2,688,676
25%	60%	-£1,692,230	£2,107,299	-£366,527	-£1,137,249	£2,662,281	£188,454
30%	60%	-£4,586,895	£10,844	-£2,970,033	-£3,910,025	£676,822	-£2,293,163
35%	60%	-£7,489,971	-£2,085,611	-£5,603,633	-£6,700,290	-£1,308,636	-£4,813,951
40%	60%	-£10,393,049	-£4,214,375	-£8,237,234	-£9,490,595	-£3,311,892	-£7,334,739
50%	60%	-£16,199,263	-£6,475,861	-£13,504,433	-£18,071,686	-£7,347,744	-£12,376,317

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£13,123,784	£13,123,784	£13,123,784	£13,123,784	£13,123,784	£13,123,784
10%	70%	£7,496,976	£9,151,357	£8,015,682	£7,570,792	£9,315,372	£8,179,497
15%	70%	£4,532,361	£7,165,443	£5,460,353	£4,782,102	£7,411,166	£5,707,853
20%	70%	£1,634,034	£5,179,331	£2,871,357	£1,967,023	£5,506,961	£3,204,346
25%	70%	-£1,264,292	£3,168,492	£282,361	-£848,056	£3,584,728	£998,597
30%	70%	-£4,205,041	£1,156,722	-£2,318,702	-£3,697,388	£1,656,205	-£1,811,050
35%	70%	-£7,150,769	-£955,048	-£4,950,042	-£6,558,509	-£272,317	-£4,357,780
40%	70%	-£10,099,499	-£2,888,046	-£7,591,380	-£9,419,629	-£2,211,177	-£6,904,511
45%	70%	-£13,042,228	-£4,932,719	-£10,212,720	-£12,280,749	-£4,171,240	-£9,451,241
50%	70%	-£16,087,957	-£6,977,391	-£12,844,059	-£15,141,669	-£6,131,304	-£11,997,972
100%	70%	-£45,445,247	-£27,424,116	-£39,157,451	-£43,753,071	-£25,731,941	-£37,465,276
10%	80%	£7,324,395	£9,318,202	£8,020,060	£7,433,605	£9,427,412	£8,129,269
15%	80%	£4,496,464	£7,415,411	£5,467,026	£4,572,959	£7,579,226	£5,632,012
20%	80%	£1,466,172	£5,312,620	£2,959,254	£1,688,165	£5,731,041	£3,192,247
40%	80%	-£10,437,714	-£2,199,484	-£7,563,294	-£9,986,468	-£1,748,236	-£7,112,048
45%	80%	-£13,426,095	-£4,158,085	-£10,192,372	-£12,918,443	-£3,650,433	-£9,684,720
50%	80%	-£16,414,476	-£6,116,688	-£12,821,451	-£16,850,416	-£5,552,630	-£12,257,392
10%	60%	£7,489,556	£9,984,912	£8,011,305	£7,707,977	£9,203,332	£8,229,725
15%	60%	£4,559,259	£8,915,476	£5,453,680	£4,991,247	£7,243,106	£5,782,696
20%	60%	£1,801,897	£4,841,620	£2,962,459	£2,245,982	£5,282,891	£3,326,444
25%	60%	-£1,054,464	£2,745,065	£271,238	-£499,483	£3,300,047	£826,220
30%	60%	-£3,949,129	£848,610	-£2,332,267	-£3,272,259	£1,314,588	-£1,655,397
35%	60%	-£6,852,206	-£1,447,845	-£4,985,967	-£6,062,524	-£670,871	-£4,176,186
40%	60%	-£9,755,283	-£3,576,609	-£7,599,468	-£9,852,789	-£2,674,116	-£6,696,974
50%	60%	-£16,564,437	-£7,639,095	-£12,666,667	-£14,433,320	-£9,709,979	-£11,736,551

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	3
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,987,532	£3,987,532	£3,987,532	£3,987,532	£3,987,532	£3,987,532
10%	70%	£3,738,786	£5,559,970	£4,378,373	£3,847,305	£5,668,489	£4,486,891
15%	70%	£1,104,363	£3,836,140	£2,063,743	£1,267,142	£3,998,918	£2,226,521
20%	70%	£1,555,084	£2,112,310	£254,990	£1,334,497	£2,329,347	£34,403
25%	70%	£4,232,593	£388,479	£2,607,476	£3,956,859	£659,776	£2,331,742
30%	70%	£6,910,101	£1,357,191	£4,959,961	£6,579,220	£1,026,310	£4,629,080
35%	70%	£3,987,610	£3,109,215	£7,312,446	£9,201,592	£2,723,187	£6,926,419
40%	70%	£12,265,119	£4,861,239	£9,664,932	£11,823,944	£4,420,065	£9,223,758
45%	70%	£14,942,628	£6,613,263	£12,017,418	£14,446,307	£6,116,941	£11,521,096
50%	70%	£17,620,136	£8,365,287	£14,369,903	£17,068,669	£7,813,818	£13,818,435
100%	70%	£44,395,226	£25,985,525	£37,894,758	£43,292,290	£24,782,589	£36,791,823
10%	80%	£3,948,978	£5,730,332	£4,379,935	£3,721,324	£5,802,678	£4,452,280
15%	80%	£969,652	£4,091,683	£2,066,086	£1,078,171	£4,200,201	£2,174,604
20%	80%	£1,737,636	£2,453,033	£251,814	£1,580,578	£2,597,724	£104,757
25%	80%	£4,460,783	£814,383	£2,603,507	£4,276,961	£995,248	£2,419,684
30%	80%	£7,183,930	£837,747	£4,955,199	£6,963,343	£617,160	£4,734,612
35%	80%	£9,907,077	£2,603,197	£7,306,891	£9,649,726	£2,245,945	£7,949,539
40%	80%	£12,630,224	£4,168,647	£9,669,582	£12,336,108	£3,874,531	£9,364,466
45%	80%	£15,353,372	£5,834,097	£12,010,274	£15,022,490	£5,503,216	£11,679,394
50%	80%	£18,076,518	£7,499,546	£14,361,966	£17,708,873	£7,131,901	£13,994,320
10%	60%	£3,828,593	£5,389,609	£4,376,810	£3,973,285	£5,534,300	£4,521,502
15%	60%	£1,239,075	£3,590,598	£2,061,400	£1,456,113	£3,797,635	£2,276,437
20%	60%	£1,531,885	£7,392,429	£1,717,586	£256,165	£1,078,415	£3,719,570
25%	60%	£4,004,401	£38,031	£38,031	£2,611,444	£3,636,756	£2,343,799
30%	60%	£6,836,272	£1,876,634	£4,964,723	£6,195,098	£1,435,461	£4,523,549
35%	60%	£9,268,143	£3,715,233	£7,318,003	£8,753,440	£3,200,530	£6,803,299
40%	60%	£11,900,014	£5,553,830	£9,671,282	£11,311,781	£4,965,599	£9,083,049
45%	60%	£14,531,885	£7,392,429	£12,624,561	£12,924,561	£6,730,667	£11,362,800
50%	60%	£17,163,755	£9,231,026	£14,377,841	£16,428,465	£8,495,736	£13,942,550

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£80,608,500	£80,608,500	£80,608,500	£80,608,500	£80,608,500	£80,608,500
10%	70%	£85,857,246	£84,036,062	£85,217,660	£85,748,728	£83,927,543	£85,109,142
15%	70%	£88,491,669	£85,759,892	£87,532,290	£88,328,890	£85,997,114	£87,369,511
20%	70%	£91,116,116	£87,483,722	£89,851,022	£90,440,529	£87,265,986	£89,630,435
25%	70%	£93,828,625	£89,207,553	£92,203,508	£93,552,891	£89,836,256	£91,927,774
30%	70%	£96,536,133	£90,953,223	£94,555,994	£96,175,253	£90,622,343	£94,225,112
35%	70%	£99,163,642	£92,705,247	£96,908,479	£98,797,615	£92,319,219	£96,522,452
40%	70%	£101,881,151	£94,457,271	£99,260,964	£101,419,977	£94,016,097	£98,819,790
45%	70%	£104,598,660	£96,209,295	£101,613,450	£104,042,339	£95,712,974	£101,371,229
50%	70%	£107,316,169	£97,961,319	£103,965,936	£106,664,701	£97,409,851	£103,414,467
100%	70%	£133,991,258	£115,481,557	£127,490,791	£132,888,322	£114,378,622	£126,387,855
10%	80%	£85,947,054	£83,865,700	£85,216,098	£85,874,708	£83,793,354	£85,143,752
15%	80%	£88,626,381	£85,504,349	£87,529,946	£88,517,861	£85,935,631	£87,421,428
20%	80%	£91,333,669	£87,142,999	£89,847,847	£91,186,610	£86,998,398	£89,700,789
25%	80%	£94,040,957	£88,784,674	£92,161,740	£94,032,140	£89,142,456	£91,986,486
30%	80%	£96,748,245	£90,426,349	£94,476,633	£96,377,583	£90,288,514	£94,272,974
35%	80%	£99,455,533	£92,070,024	£96,921,526	£99,022,026	£92,434,582	£96,569,466
40%	80%	£102,162,821	£93,713,699	£99,366,469	£101,666,469	£94,580,630	£98,860,958
45%	80%	£104,870,109	£95,357,374	£101,811,412	£104,310,912	£96,726,678	£101,158,582
50%	80%	£107,577,397	£97,001,049	£104,256,355	£106,955,355	£98,872,724	£103,500,353
10%	60%	£80,608,500	£80,608,500	£80,608,500	£80,608,500	£80,608,500	£80,608,500
15%	60%	£85,857,246	£84,036,062	£85,217,660	£85,748,728	£83,927,543	£85,109,142
20%	60%	£88,491,669	£85,759,892	£87,532,290	£88,328,890	£85,997,114	£87,369,511
25%	60%	£91,116,116	£87,483,722	£89,851,022	£90,440,529	£87,265,986	£89,630,435
30%	60%	£93,828,625	£89,207,553	£92,203,508	£93,552,891	£89,836,256	£91,927,774
35%	60%	£96,536,133	£90,953,223	£94,555,994	£96,175,253	£90,622,343	£94,225,112
40%	60%	£99,163,642	£92,705,247	£96,908,479	£98,797,615	£92,319,219	£96,522,452
45%	60%	£101,881,151	£94,457,271	£99,260,964	£101,419,977	£94,016,097	£98,819,790
50%	60%	£104,598,660	£96,209,295	£101,613,450	£104,042,339	£95,712,974	£101,371,229
100%	60%	£133,991,258	£115,481,557	£127,490,791	£132,888,322	£114,378,622	£126,387,855
10%	80%	£85,947,054	£83,865,700	£85,216,098	£85,874,708	£83,793,354	£85,143,752
15%	80%	£88,626,381	£85,504,349	£87,529,946	£88,517,861	£85,935,631	£87,421,428
20%	80%	£91,333,669	£87,142,999	£89,847,847	£91,186,610	£86,998,398	£89,700,789
25%	80%	£94,040,957	£88,784,674	£92,161,740	£94,032,140	£89,142,456	£91,986,486
30%	80%	£96,748,245	£90,426,349	£94,476,633	£96,377,583	£90,288,514	£94,272,974
35%	80%	£99,455,533	£92,070,024	£96,921,526	£99,022,026	£92,434,582	£96,569,466
40%	80%	£102,162,821	£93,713,699	£99,366,469	£101,666,469	£94,580,630	£98,860,958
45%	80%	£104,870,109	£95,357,374	£101,811,412	£104,310,912	£96,726,678	£101,158,582
50%	80%	£107,577,397	£97,001,049	£104,256,355	£106,955,355	£98,872,724	£103,500,353

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306
10%	70%	£65,983,052	£64,161,868	£65,343,466	£65,874,534	£64,053,349	£65,234,947
15%	70%	£68,617,475	£65,805,698	£67,000,296	£67,531,364	£65,454,686	£67,000,296
20%	70%	£71,261,898	£67,449,528	£68,645,126	£69,176,196	£67,096,023	£68,645,126
25%	70%	£73,906,321	£69,093,358	£70,289,956	£70,827,026	£68,741,353	£70,289,956
30%	70%	£76,550,744	£70,737,188	£71,934,786	£72,477,856	£70,386,683	£71,934,786
35%	70%	£79,195,167	£72,381,018	£73,579,616	£74,128,686	£71,931,513	£73,579,616
40%	70%	£81,839,590	£74,024,848	£75,224,446	£75,779,516	£73,476,343	£75,224,446
45%	70%	£84,484,013	£75,668,678	£76,869,276	£77,424,346	£75,021,173	£76,869,276
50%	70%	£87,128,436	£77,312,508	£78,514,106	£79,069,176	£76,566,003	£78,514,106
100%	70%	£114,117,064	£95,607,363	£107,616,597	£113,014,128	£94,504,427	£106,513,661
10%	80%	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306
15%	80%	£65,983,052	£64,161,868	£65,343,466	£65,874,534	£64,053,349	£65,234,947
20%	80%	£68,617,475	£65,805,698	£67,000,296	£67,531,364	£65,454,686	£67,000,296
25%	80%	£71,261,898	£67,449,528	£68,645,126	£69,176,196	£67,096,023	£68,645,126
30%	80%	£73,906,321	£69,093,358	£70,289,956	£70,827,026	£68,741,353	£70,289,956
35%	80%	£76,550,744	£70,737,188	£71,934,786	£72,477,856	£70,386,683	£71,934,786
40%	80%	£79,195,167	£72,381,018	£73,579,616	£74,128,686	£71,931,513	£73,579,616
45%	80%	£81,839,590	£74,024,848	£75,224,446	£75,779,516	£73,476,343	£75,224,446
50%	80%	£84,484,013	£75,668,678	£76,869,276	£77,424,346	£75,021,173	£76,869,276
100%	80%	£114,117,064	£95,607,363	£107,616,597	£113,014,128	£94,504,427	£106,513,661
10%	60%	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306	£60,734,306
15%	60%	£65,983,052	£64,161,868	£65,343,466	£65,874,534	£64,053,349	£65,234,947
20%	60%	£68,617,475	£65,805,698	£67,000,296	£67,531,364	£65,454,686	£67,000,296
25%	60%	£71,261,898	£67,449,528	£68,645,126	£69,176,196	£67,096,023	£68,645,126
30%	60%	£73,906,321	£69,093,358	£70,289,956	£70,827,026	£68,741,353	£70,289,956
35%	60%	£76,550,744	£70,737,188	£71,934,786	£72,477,856	£70,386,683	£71,934,786
40%	60%	£79,195,167	£72,381,018	£73,579,616	£74,128,686	£71,931,513	£73,579,616
45%	60%	£81,839,590	£74,024,848	£75,224,446	£75,779,516	£73,476,343	£75,224,446
50%	60%	£84,484,013	£75,668,678	£76,869,276	£77,424,346	£75,021,173	£76,869,276

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,191,049	-£2,191,049	-£2,191,049	-£2,191,049	-£2,191,049	-£2,191,049
10%	70%	-£7,439,795	-£5,619,812	-£6,800,339	-£7,331,277	-£5,810,092	-£6,891,691
15%	70%	-£10,074,218	-£7,342,441	-£9,114,839	-£9,811,440	-£7,179,664	-£8,952,060
20%	70%	-£12,733,665	-£9,066,272	-£11,433,572	-£12,513,078	-£8,849,235	-£11,212,985
25%	70%	-£15,411,174	-£10,790,102	-£13,786,057	-£15,135,440	-£10,518,805	-£13,510,323
30%	70%	-£18,088,682	-£12,535,772	-£16,138,543	-£17,757,802	-£12,204,892	-£15,807,662
35%	70%	-£20,766,192	-£14,287,796	-£18,491,028	-£20,380,164	-£13,901,769	-£18,105,001
40%	70%	-£23,443,701	-£16,039,820	-£20,843,513	-£23,002,526	-£15,598,646	-£20,402,340
45%	70%	-£26,121,210	-£17,791,844	-£23,195,999	-£25,624,889	-£17,295,523	-£22,699,678
50%	70%	-£28,798,718	-£19,543,868	-£25,548,485	-£28,247,251	-£18,992,400	-£24,997,017
100%	70%	-£55,573,807	-£37,084,106	-£49,073,340	-£54,470,871	-£35,961,171	-£47,970,404
10%	80%	-£7,529,603	-£5,448,250	-£6,799,647	-£7,457,257	-£5,375,903	-£6,726,302
15%	80%	-£10,208,930	-£7,086,899	-£8,112,486	-£10,100,410	-£6,978,380	-£8,903,977
20%	80%	-£12,916,218	-£8,725,549	-£11,430,396	-£12,769,159	-£8,580,857	-£11,283,338
40%	80%	-£23,808,806	-£15,347,229	-£20,837,163	-£23,514,690	-£15,053,112	-£20,543,047
45%	80%	-£26,513,953	-£17,012,678	-£23,188,856	-£26,201,072	-£16,681,798	-£22,857,875
50%	80%	-£29,259,099	-£18,678,128	-£25,540,548	-£28,897,465	-£18,310,483	-£25,172,902
10%	80%	-£7,349,989	-£5,789,973	-£6,891,771	-£7,205,297	-£5,644,281	-£6,657,089
15%	80%	-£10,039,367	-£7,597,984	-£8,117,182	-£9,725,489	-£7,380,947	-£8,900,144
20%	60%	-£12,551,113	-£9,406,996	-£11,436,746	-£12,256,996	-£9,117,612	-£11,143,209
25%	60%	-£15,182,883	-£11,216,619	-£13,790,025	-£14,815,338	-£10,854,278	-£13,422,381
30%	60%	-£17,814,654	-£13,055,216	-£16,143,305	-£17,373,880	-£12,614,042	-£15,702,131
35%	60%	-£20,446,425	-£14,893,814	-£18,496,584	-£19,932,021	-£14,375,111	-£17,981,881
40%	60%	-£23,078,196	-£16,732,412	-£20,849,863	-£22,490,383	-£16,141,180	-£20,261,631
50%	60%	-£25,710,967	-£18,571,010	-£23,203,142	-£25,048,745	-£17,902,250	-£22,541,381

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£2,556,284	£2,556,284	£2,556,284	£2,556,284	£2,556,284	£2,556,284
10%	70%	£2,892,462	£2,671,878	£2,852,876	£2,852,876	£2,671,878	£2,852,876
15%	70%	£5,326,885	£2,595,108	£4,367,506	£5,164,106	£2,432,330	£4,204,727
20%	70%	£7,986,332	£4,318,938	£6,696,238	£7,765,745	£4,101,902	£6,465,651
25%	70%	£10,663,841	£6,042,768	£9,038,724	£10,388,107	£5,771,472	£8,762,990
30%	70%	£13,341,349	£7,788,439	£11,391,210	£13,010,469	£7,457,559	£11,060,328
35%	70%	£16,018,858	£9,540,463	£13,743,694	£15,632,831	£9,132,639	£13,357,666
40%	70%	£18,696,367	£11,292,487	£16,096,180	£18,255,192	£10,813,313	£15,655,004
45%	70%	£21,373,876	£13,044,511	£18,448,666	£20,877,555	£12,548,190	£17,952,345
50%	70%	£24,051,385	£14,796,535	£20,801,152	£23,499,917	£14,245,066	£20,249,683
100%	70%	£50,828,474	£32,316,773	£44,326,007	£49,723,538	£31,213,637	£43,223,071
10%	80%	£2,782,270	£700,916	£2,051,314	£2,709,924	£628,570	£1,978,968
15%	80%	£5,461,596	£1,339,565	£4,365,162	£5,350,077	£2,231,047	£4,256,644
20%	80%	£8,168,884	£3,078,215	£6,683,063	£8,021,826	£3,833,524	£6,536,005
40%	80%	£19,061,472	£10,599,895	£16,089,830	£18,767,356	£10,305,779	£15,795,714
45%	80%	£21,784,620	£12,265,345	£18,441,522	£21,453,738	£11,934,464	£18,110,642
50%	80%	£24,507,768	£13,930,794	£20,793,214	£24,140,121	£13,563,150	£20,425,569
10%	80%	£2,802,655	£1,041,639	£2,054,438	£2,457,963	£396,948	£1,909,746
15%	80%	£5,192,173	£2,850,850	£4,389,849	£4,975,136	£2,833,614	£4,152,811
20%	60%	£7,803,779	£4,659,662	£6,689,413	£7,509,663	£4,370,279	£6,395,676
25%	60%	£10,435,649	£6,469,285	£9,042,692	£10,068,005	£6,106,944	£8,675,048
30%	60%	£13,067,520	£8,307,883	£11,395,971	£12,626,346	£7,866,709	£10,954,798
35%	60%	£15,699,391	£10,146,481	£13,749,251	£15,194,688	£9,631,778	£13,234,548
40%	60%	£18,331,262	£11,985,079	£16,102,530	£17,743,030	£11,398,947	£15,514,298
50%	60%	£20,963,133	£13,823,677	£18,455,809	£20,291,373	£13,160,206	£17,804,048

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£4,651,834	£4,651,834	£4,651,834	£4,651,834	£4,651,834	£4,651,834
10%	70%	£5,986,912	£7,224,271	£4,627,674	£6,888,394	£1,432,791	£1,911,192
15%	70%	£3,231,338	£4,669,658	£2,271,956	£3,068,557	£336,781	£2,108,177
20%	70%	£5,890,782	£2,223,389	£4,590,689	£5,670,195	£2,008,352	£4,370,102
25%	70%	£8,568,291	£3,947,219	£6,943,174	£8,292,557	£3,675,922	£6,667,440
30%	70%	£11,245,799	£5,692,889	£9,295,660	£10,914,919	£5,362,009	£8,964,779
35%	70%	£13,923,309	£7,444,913	£11,648,145	£13,537,281	£7,058,886	£11,262,118
40%	70%	£16,600,818	£9,196,937	£14,000,630	£16,159,643	£8,755,763	£13,559,457
45%	70%	£19,278,327	£10,948,961	£16,353,116	£18,782,005	£10,452,640	£15,856,796
50%	70%	£21,955,836	£12,700,985	£18,705,602	£21,404,368	£12,149,517	£18,154,133
100%	70%	£48,730,924	£30,221,223	£42,230,457	£47,627,988	£28,118,288	£41,127,521
10%	80%	£686,720	£1,394,633	£44,236	£614,374	£1,486,980	£1,616,581
15%	80%	£3,366,047	£2,444,016	£2,269,813	£3,257,527	£1,354,497	£2,161,094
20%	80%	£5,937,336	£4,669,658	£4,597,613	£5,923,976	£2,833,614	£4,701,771
40%	80%	£16,958,923	£8,504,346	£13,994,280	£16,671,807	£8,210,229	£13,700,164
45%	80%	£19,689,070	£10,169,795	£16,345,972	£19,358,189	£9,838,915	£16,015,092
50%	80%	£22,412,216	£11,835,245	£18,697,665	£22,044,572	£11,467,600	£18,330,019
10%	60%	£507,105	£1,053,910	£41,112	£362,414	£1,698,602	£185,803
15%	60%	£3,996,624	£755,101	£2,274,299	£2,879,596	£538,094	£2,357,261
20%	60%	£5,708,230	£2,884,113	£4,593,963	£5,414,113	£2,274,729	£4,900,326
25%	60%	£8,340,100	£4,373,736	£6,947,142	£7,972,455	£4,011,395	£6,579,498
30%	60%	£10,971,971	£6,212,333	£9,300,422	£10,530,797	£5,771,159	£8,859,248
35%	60%	£13,603,842	£8,050,931	£11,653,701	£13,089,138	£7,536,228	£11,138,998
40%	60%	£16,235,712	£9,889,529	£14,006,980	£15,647,480	£9,301,297	£13,418,748
50%	60%	£18,867,583	£11,728,126	£16,359,269	£18,205,823	£11,072,566	£15,703,498

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£2,490,651	-£2,490,651	-£2,490,651	-£2,490,651	-£2,490,651	-£2,490,651
10%	70%	-£7,739,398	-£5,918,214	-£7,099,811	-£7,630,879	-£5,809,694	-£6,991,293
15%	70%	-£10,373,820	-£7,642,043	-£8,414,441	-£10,211,042	-£7,479,268	-£9,251,663
20%	70%	-£13,033,267	-£9,365,874	-£11,733,174	-£13,612,680	-£9,148,837	-£11,512,587
25%	70%	-£15,710,777	-£11,089,704	-£14,085,660	-£15,435,042	-£10,818,408	-£13,809,925
30%	70%	-£18,388,285	-£12,835,375	-£16,438,145	-£18,057,404	-£12,504,494	-£16,107,264
35%	70%	-£21,065,794	-£14,587,399	-£18,790,630	-£20,679,766	-£14,201,371	-£18,404,603
40%	70%	-£23,743,303	-£16,339,422	-£21,143,115	-£23,302,128	-£15,898,249	-£20,701,942
45%	70%	-£26,420,812	-£18,091,446	-£23,495,201	-£25,924,491	-£17,595,125	-£23,009,280
50%	70%	-£29,098,320	-£19,843,470	-£25,848,087	-£28,546,853	-£19,292,002	-£25,296,619
100%	70%	-£55,873,409	-£37,363,709	-£49,372,942	-£54,770,474	-£36,260,773	-£48,270,007
10%	80%	-£7,829,206	-£5,747,852	-£7,098,249	-£7,756,859	-£5,675,506	-£7,025,904
15%	80%	-£10,508,532	-£7,386,501	-£9,412,098	-£10,400,013	-£7,277,982	-£9,303,580
20%	80%	-£13,187,858	-£9,025,151	-£11,729,998	-£13,088,761	-£8,880,459	-£11,582,941
40%	80%	-£24,108,408	-£15,646,831	-£21,136,766	-£23,814,292	-£16,352,715	-£20,842,649
45%	80%	-£26,831,555	-£17,312,280	-£23,488,458	-£26,500,674	-£18,061,400	-£23,157,577
50%	80%	-£29,554,702	-£18,977,730	-£25,840,150	-£29,187,057	-£19,768,085	-£25,472,504
10%	60%	-£7,649,591	-£6,088,575	-£7,101,373	-£7,504,899	-£5,943,883	-£6,956,682
15%	60%	-£10,239,109	-£7,897,586	-£9,416,784	-£10,022,071	-£7,680,549	-£9,199,747
20%	60%	-£12,850,715	-£9,706,698	-£11,736,348	-£12,558,599	-£9,412,214	-£11,442,811
25%	60%	-£15,462,321	-£11,516,221	-£14,089,828	-£15,134,940	-£11,153,880	-£13,721,983
30%	60%	-£18,073,927	-£13,325,744	-£16,442,307	-£17,673,282	-£12,913,644	-£16,001,733
35%	60%	-£20,685,533	-£15,135,267	-£18,795,186	-£20,231,624	-£14,678,713	-£18,281,483
40%	60%	-£23,297,139	-£16,944,790	-£21,147,565	-£22,790,966	-£16,443,783	-£20,561,233
50%	60%	-£25,908,745	-£18,754,313	-£23,500,044	-£25,350,308	-£18,208,853	-£22,841,983

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£6,780,958	£6,780,958	£6,780,958	£6,780,958	£6,780,958	£6,780,958
10%	70%	£1,532,212	£3,353,396	£2,171,798	£1,640,730	£3,461,915	£2,280,315
15%	70%	£1,102,211	£1,829,966	£142,832	£939,432	£1,792,344	£19,947
20%	70%	£3,761,658	£94,264	£2,461,564	£3,541,071	£122,772	£2,240,977
25%	70%	£6,439,167	£1,818,095	£4,814,050	£6,163,433	£1,546,798	£4,538,316
30%	70%	£9,116,675	£3,563,765	£7,166,536	£8,785,795	£3,232,885	£6,835,654
35%	70%	£11,794,184	£5,315,789	£9,519,020	£11,408,157	£4,929,761	£9,132,994
40%	70%	£14,471,693	£7,067,813	£11,871,536	£14,030,519	£6,626,639	£11,430,332
45%	70%	£17,149,203	£8,819,837	£14,223,992	£16,652,881	£8,323,516	£13,727,671
50%	70%	£19,826,711	£10,571,861	£16,576,478	£19,275,243	£10,020,392	£16,025,009
100%	70%	£46,601,800	£28,082,099	£40,101,333	£45,498,854	£26,989,163	£38,988,397
10%	80%	£1,442,404	£3,523,758	£2,173,360	£1,514,750	£3,596,104	£2,245,706
15%	80%	£1,236,922	£1,885,109	£140,489	£1,128,493	£1,993,627	£31,970
20%	80%	£3,944,210	£246,459	£2,458,389	£3,737,192	£391,150	£2,311,331
40%	80%	£14,836,799	£6,375,221	£11,865,156	£14,542,684	£6,081,105	£11,571,040
45%	80%	£17,559,846	£8,040,671	£14,216,848	£17,229,064	£7,709,790	£13,885,968
50%	80%	£20,283,092	£9,706,120	£16,568,540	£19,915,448	£9,338,476	£16,200,895
10%	80%	£1,822,019	£3,183,035	£2,170,236	£1,766,710	£3,327,726	£2,314,928
15%	80%	£3,987,499	£1,374,024	£145,175	£270,462	£1,591,960	£71,863
20%	60%	£3,573,105	£434,989	£2,464,739	£3,284,989	£145,605	£2,171,202
25%	60%	£6,210,975	£2,244,611	£4,818,018	£5,843,331	£1,882,270	£4,450,374
30%	60%	£8,842,846	£4,083,209	£7,171,297	£8,401,672	£3,642,035	£6,730,124
35%	60%	£11,474,717	£5,921,807	£9,524,577	£10,960,014	£5,407,104	£9,009,874
40%	60%	£14,106,588	£7,760,405	£11,877,856	£13,518,356	£7,172,173	£11,293,624
50%	60%	£16,738,329	£11,437,600	£16,589,415	£18,636,098	£10,702,310	£15,849,126

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,418,724	£7,418,724	£7,418,724	£7,418,724	£7,418,724	£7,418,724
10%	70%	£2,169,978	£3,991,161	£2,309,564	£2,278,496	£4,099,681	£2,918,062
15%	70%	£464,845	£2,267,332	£494,934	£301,667	£2,436,109	£857,919
20%	70%	£3,123,892	£543,501	£1,823,798	£2,903,305	£760,538	£1,803,212
25%	70%	£5,801,401	£1,180,329	£4,176,284	£5,525,667	£909,032	£3,900,550
30%	70%	£8,478,909	£2,925,999	£6,528,770	£8,148,029	£2,595,119	£6,197,888
35%	70%	£11,156,418	£4,678,023	£8,881,255	£10,770,391	£4,291,996	£8,485,228
40%	70%	£13,833,928	£6,430,047	£11,233,740	£13,392,753	£5,988,873	£10,792,566
45%	70%	£16,511,437	£8,182,071	£13,586,226	£16,016,116	£7,685,750	£13,089,905
50%	70%	£19,188,946	£9,934,095	£15,938,712	£18,637,477	£9,382,627	£15,387,243
100%	70%	£45,964,034	£27,454,333	£39,463,567	£44,861,098	£26,351,398	£38,360,631
10%	80%	£2,080,170	£4,161,524	£2,811,126	£2,152,516	£4,233,870	£2,883,471
15%	80%	£599,157	£2,522,975	£497,277	£480,637	£2,631,393	£935,796
20%	80%	£3,306,445	£894,225	£11,820,823	£3,159,396	£1,029,916	£1,873,565
40%	80%	£14,199,033	£5,737,456	£11,227,390	£13,904,916	£5,443,339	£10,933,274
45%	80%	£16,922,180	£7,402,905	£13,579,082	£16,591,299	£7,072,025	£13,248,202
50%	80%	£19,645,328	£9,068,354	£15,930,774	£19,277,682	£8,700,710	£15,563,129
10%	60%	£2,259,785	£3,820,800	£2,808,002	£2,404,476	£3,965,492	£2,952,693
15%	60%	£329,734	£2,011,789	£492,391	£112,698	£2,228,326	£799,629
20%	60%	£2,941,340	£502,777	£1,826,973	£2,647,223	£482,161	£1,833,436
25%	60%	£5,573,209	£1,606,846	£4,180,252	£5,205,565	£1,244,505	£3,812,608
30%	60%	£8,205,080	£3,445,443	£6,533,532	£7,763,907	£3,004,269	£6,092,358
35%	60%	£10,836,951	£5,284,041	£8,886,811	£10,322,248	£4,769,338	£8,372,108
40%	60%	£13,468,822	£7,122,639	£11,240,090	£12,880,590	£6,534,407	£10,651,858
50%	60%	£16,100,693	£8,961,236	£14,588,848	£17,997,273	£8,302,544	£13,938,909



Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£7,959,468	-£7,959,468	-£7,959,468	-£7,959,468	-£7,959,468	-£7,959,468
10%	70%	-£12,744,660	-£10,890,872	-£12,077,599	-£12,759,013	-£11,004,984	-£12,091,563
15%	70%	-£15,163,581	-£12,528,294	-£14,162,980	-£15,185,111	-£12,549,823	-£14,184,520
20%	70%	-£17,582,501	-£14,068,785	-£16,248,381	-£17,611,208	-£14,097,491	-£16,277,087
25%	70%	-£20,001,422	-£15,609,276	-£18,333,771	-£20,037,305	-£15,645,160	-£18,369,654
30%	70%	-£22,420,342	-£17,149,768	-£20,419,161	-£22,463,402	-£17,192,838	-£20,462,221
35%	70%	-£24,839,262	-£18,690,260	-£22,504,551	-£24,889,499	-£18,740,495	-£22,554,788
40%	70%	-£27,258,184	-£20,230,751	-£24,589,941	-£27,315,597	-£20,288,164	-£24,647,354
45%	70%	-£29,677,104	-£21,771,243	-£26,675,333	-£29,741,693	-£21,836,832	-£26,739,922
50%	70%	-£32,096,024	-£23,311,734	-£28,760,723	-£32,167,791	-£23,383,500	-£28,832,489
100%	70%	-£56,285,230	-£38,716,649	-£49,614,625	-£56,428,763	-£38,860,182	-£49,758,159
10%	80%	-£12,836,747	-£10,834,535	-£12,074,392	-£12,846,316	-£10,843,951	-£12,083,961
15%	80%	-£16,301,710	-£12,289,354	-£14,158,178	-£16,316,064	-£12,304,307	-£14,172,531
20%	80%	-£17,766,674	-£13,750,958	-£16,241,965	-£17,785,511	-£13,770,136	-£16,261,102
40%	80%	-£27,626,529	-£19,595,178	-£24,577,111	-£27,664,805	-£19,633,453	-£24,615,386
45%	80%	-£30,091,493	-£21,056,223	-£26,660,896	-£30,134,554	-£21,099,282	-£26,703,956
50%	80%	-£32,556,457	-£22,517,267	-£28,744,683	-£32,604,301	-£22,565,112	-£28,792,528
10%	80%	-£12,852,574	-£11,147,209	-£12,080,808	-£12,871,711	-£11,166,038	-£12,099,946
15%	80%	-£16,308,451	-£12,766,633	-£14,167,801	-£16,324,137	-£12,786,340	-£14,196,509
20%	60%	-£17,398,328	-£14,386,571	-£16,254,796	-£17,436,604	-£14,424,847	-£16,293,071
25%	60%	-£19,771,205	-£16,006,510	-£18,341,790	-£19,819,050	-£16,054,354	-£18,389,634
30%	60%	-£22,144,083	-£17,626,448	-£20,428,785	-£22,201,496	-£17,683,881	-£20,486,198
35%	60%	-£24,516,960	-£19,246,386	-£22,515,779	-£24,583,942	-£19,313,388	-£22,582,761
40%	60%	-£26,889,837	-£20,866,324	-£24,602,773	-£26,966,389	-£20,942,874	-£24,679,324
50%	60%	-£31,635,592	-£24,108,200	-£28,776,762	-£31,731,280	-£24,201,988	-£28,872,451

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£3,212,134	-£3,212,134	-£3,212,134	-£3,212,134	-£3,212,134	-£3,212,134
10%	70%	-£7,097,327	-£6,243,538	-£7,330,266	-£8,011,680	-£6,257,661	-£7,344,620
15%	70%	-£10,416,247	-£7,780,960	-£9,415,657	-£10,437,778	-£7,802,490	-£9,437,187
20%	70%	-£12,835,167	-£9,321,452	-£11,501,047	-£12,863,874	-£9,350,158	-£11,529,753
25%	70%	-£15,254,088	-£10,861,943	-£13,586,437	-£15,289,971	-£10,897,827	-£13,622,321
30%	70%	-£17,673,009	-£12,402,434	-£15,671,828	-£17,716,069	-£12,445,494	-£15,714,888
35%	70%	-£20,091,929	-£13,942,927	-£17,757,218	-£20,142,166	-£13,993,162	-£17,807,454
40%	70%	-£22,510,849	-£15,483,418	-£19,842,608	-£22,568,263	-£15,540,830	-£19,900,021
45%	70%	-£24,929,771	-£17,023,909	-£21,927,999	-£24,994,360	-£17,088,499	-£21,992,589
50%	70%	-£27,348,691	-£18,564,400	-£24,013,389	-£27,420,458	-£18,636,167	-£24,085,155
100%	70%	-£51,537,897	-£33,969,315	-£44,867,292	-£51,681,429	-£34,112,649	-£45,010,825
10%	80%	-£8,089,413	-£6,087,202	-£7,327,059	-£8,098,982	-£6,096,618	-£7,336,628
15%	80%	-£10,554,377	-£7,542,621	-£9,410,945	-£10,565,931	-£7,556,974	-£9,425,198
20%	80%	-£13,019,341	-£9,003,665	-£11,494,631	-£13,038,478	-£9,022,803	-£11,513,769
40%	80%	-£22,879,196	-£14,847,845	-£19,829,777	-£22,917,472	-£14,886,120	-£19,868,053
45%	80%	-£25,344,160	-£16,308,890	-£21,913,563	-£25,387,220	-£16,351,949	-£21,956,623
50%	80%	-£27,809,124	-£17,769,934	-£23,997,349	-£27,856,968	-£17,817,779	-£24,045,195
10%	80%	-£7,905,241	-£6,399,875	-£7,333,474	-£7,924,378	-£6,418,704	-£7,352,612
15%	80%	-£10,370,118	-£8,019,300	-£9,420,468	-£10,396,824	-£8,049,006	-£9,449,175
20%	60%	-£12,650,995	-£9,639,238	-£11,507,463	-£12,689,271	-£9,677,514	-£11,545,738
25%	60%	-£15,023,872	-£11,259,176	-£13,594,457	-£15,071,717	-£11,307,020	-£13,642,301
30%	60%	-£17,396,750	-£12,879,115	-£15,681,452	-£17,454,163	-£12,936,528	-£15,738,865
35%	60%	-£19,769,627	-£14,499,052	-£17,768,446	-£19,836,609	-£14,566,034	-£17,835,428
40%	60%	-£22,142,504	-£16,118,991	-£19,855,439	-£22,219,055	-£16,195,541	-£19,931,991
50%	60%	-£26,888,258	-£19,358,867	-£24,029,428	-£26,983,947	-£19,454,556	-£24,125,117

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,116,585	-£1,116,585	-£1,116,585	-£1,116,585	-£1,116,585	-£1,116,585
10%	70%	-£5,901,777	-£4,147,988	-£5,234,716	-£5,916,130	-£4,162,111	-£5,249,070
15%	70%	-£8,320,697	-£5,685,411	-£7,320,107	-£8,342,228	-£5,706,940	-£7,341,637
20%	70%	-£10,739,618	-£7,225,832	-£9,405,498	-£10,768,325	-£7,254,608	-£9,434,204
25%	70%	-£13,158,539	-£8,766,383	-£11,490,888	-£13,194,421	-£8,802,277	-£11,526,771
30%	70%	-£15,577,459	-£10,306,885	-£13,576,278	-£15,620,519	-£10,349,945	-£13,619,338
35%	70%	-£17,996,379	-£11,847,377	-£15,661,668	-£17,946,616	-£11,897,612	-£15,711,905
40%	70%	-£20,415,301	-£13,387,868	-£17,747,058	-£20,472,714	-£13,445,281	-£17,804,471
45%	70%	-£22,834,221	-£14,928,359	-£19,832,449	-£22,898,810	-£14,492,949	-£19,897,039
50%	70%	-£25,253,141	-£16,468,851	-£21,917,840	-£25,324,908	-£16,540,617	-£21,989,606
100%	70%	-£49,442,347	-£31,873,766	-£42,771,742	-£49,585,879	-£32,017,299	-£42,915,276
10%	80%	-£8,458,827	-£5,447,071	-£7,315,295	-£8,473,181	-£5,461,424	-£7,329,648
15%	80%	-£10,923,791	-£6,987,115	-£9,399,982	-£10,942,928	-£6,997,253	-£9,418,215
40%	80%	-£20,783,646	-£12,752,295	-£17,734,228	-£20,821,922	-£12,790,570	-£17,772,503
45%	80%	-£23,248,610	-£14,213,340	-£19,818,013	-£23,291,670	-£14,256,399	-£19,861,073
50%	80%	-£25,713,574	-£15,674,384	-£21,901,800	-£25,761,418	-£15,722,229	-£21,949,645
10%	60%	-£5,809,691	-£4,304,326	-£5,237,925	-£5,828,828	-£4,323,155	-£5,257,063
15%	60%	-£8,192,569	-£5,823,750	-£7,324,918	-£8,211,274	-£5,852,456	-£7,353,625
20%	60%	-£10,555,448	-£7,343,688	-£9,411,913	-£10,583,721	-£7,381,964	-£9,450,188
25%	60%	-£12,928,322	-£8,863,627	-£11,498,907	-£12,976,167	-£8,911,471	-£11,546,751
30%	60%	-£15,301,200	-£10,383,565	-£13,585,902	-£15,358,613	-£10,440,978	-£13,643,315
35%	60%	-£17,674,077	-£11,903,503	-£15,672,896	-£17,741,059	-£12,470,485	-£15,739,878
40%	60%	-£20,046,954	-£13,423,441	-£17,759,890	-£20,123,505	-£14,099,991	-£17,836,441
50%	60%	-£24,792,708	-£17,263,377	-£21,933,879	-£24,968,297	-£17,359,005	-£22,029,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£8,259,070	-£8,259,070	-£8,259,070	-£8,259,070	-£8,259,070	-£8,259,070
10%	70%	-£13,044,263	-£11,290,474	-£12,377,201	-£13,058,616	-£11,304,597	-£12,391,555
15%	70%	-£16,463,183	-£12,827,896	-£14,462,593	-£16,487,913	-£12,849,436	-£14,484,122
20%	70%	-£19,882,103	-£14,365,317	-£16,547,983	-£19,912,810	-£14,397,093	-£16,576,689
25%	70%	-£23,301,024	-£15,902,739	-£18,633,373	-£23,336,907	-£15,944,762	-£18,669,257
30%	70%	-£26,719,944	-£17,440,160	-£20,718,763	-£26,763,005	-£17,492,430	-£20,761,823
35%	70%	-£30,138,865	-£18,977,581	-£22,804,153	-£30,187,102	-£19,040,098	-£22,854,390
40%	70%	-£33,557,785	-£20,515,002	-£24,889,544	-£33,611,199	-£20,587,767	-£24,846,957
45%	70%	-£36,976,706	-£22,052,423	-£26,974,935	-£36,942,296	-£22,135,434	-£26,939,524
50%	70%	-£40,395,626	-£23,589,844	-£29,060,325	-£40,373,393	-£23,683,102	-£29,032,091
100%	70%	-£56,584,833	-£39,016,251	-£49,914,228	-£56,728,365	-£39,159,794	-£49,957,761
10%	80%	-£13,136,349	-£11,134,138	-£12,373,094	-£13,145,918	-£11,143,553	-£12,383,563
15%	80%	-£15,601,312	-£12,589,559	-£14,457,781	-£15,615,666	-£12,603,909	-£14,472,134
20%	80%	-£18,066,277	-£14,050,600	-£16,541,967	-£18,085,414	-£14,069,739	-£16,560,704
40%	80%	-£27,926,131	-£19,894,780	-£24,876,713	-£27,964,407	-£19,935,066	-£24,914,988
45%	80%	-£30,391,096	-£21,355,820	-£26,960,499	-£30,434,156	-£21,398,885	-£26,903,559
50%	80%	-£32,856,061	-£22,816,870	-£29,044,285	-£32,903,903	-£22,864,715	-£29,002,130
10%	60%	-£12,952,176	-£11,446,811	-£12,380,410	-£12,971,313	-£11,465,640	-£12,399,548
15%	60%	-£15,325,053	-£13,066,236	-£14,467,404	-£15,353,759	-£13,094,942	-£14,486,111
20%	60%	-£17,697,930	-£14,685,173	-£16,554,398	-£17,736,206	-£14,724,449	-£16,599,674
25%	60%	-£20,070,807	-£16,304,112	-£18,641,392	-£20,118,652	-£16,353,956	-£18,685,237
30%	60%	-£22,443,685	-£17,923,050	-£20,728,387	-£22,501,098	-£17,983,463	-£20,785,800
35%	60%	-£24,816,562	-£19,541,988	-£22,815,381	-£24,883,545	-£19,612,970	-£22,882,363
40%	60%	-£27,189,439	-£21,160,926	-£24,902,375	-£27,265,991	-£21,242,476	-£24,979,926
50%	60%	-£31,935,195	-£24,405,802	-£29,076,364	-£32,030,883	-£24,501,491	-£29,172,053

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,012,540	£1,012,540	£1,012,540	£1,012,540	£1,012,540	£1,012,540
10%	70%	£3,772,853	£2,018,864	£3,105,592	£3,787,006	£2,032,987	£3,119,946
15%	70%	£6,181,573	£3,556,286	£5,190,983	£6,213,104	£3,577,816	£5,212,513
20%	70%	£8,610,493	£5,096,778	£7,276,373	£8,639,201	£5,125,484	£7,305,079
25%	70%	£11,029,415	£6,637,269	£9,361,763	£11,065,297	£6,673,153	£9,397,647
30%	70%	£13,448,335	£8,177,760	£11,447,154	£13,481,395	£8,220,820	£11,490,214
35%	70%	£15,867,255	£9,718,252	£13,532,544	£15,917,492	£9,768,498	£13,582,780
40%	70%	£18,286,175	£11,258,744	£15,617,934	£18,343,589	£11,318,167	£15,675,347
45%	70%	£20,705,095	£12,799,235	£17,703,325	£20,769,686	£12,863,825	£17,767,815
50%	70%	£23,124,015	£14,339,727	£19,788,715	£23,195,784	£14,411,493	£19,860,481
100%	70%	£47,313,223	£29,744,641	£40,642,618	£47,456,755	£29,888,175	£40,786,151
10%	80%	£3,864,739	£1,862,528	£3,102,385	£3,874,308	£1,871,944	£3,111,954
15%	80%	£6,323,703	£3,317,947	£5,186,171	£6,344,057	£3,332,300	£5,200,524
20%	80%	£8,784,667	£4,778,901	£7,269,958	£8,813,804	£4,798,129	£7,289,095
40%	80%	£18,654,522	£10,623,171	£15,605,104	£18,692,798	£10,661,446	£15,643,379
45%	80%	£21,119,486	£12,084,216	£17,688,889	£21,162,546	£12,127,275	£17,731,949
50%	80%	£23,584,450	£13,545,260	£19,772,676	£23,632,294	£13,593,105	£19,820,521
10%	60%	£3,680,967	£2,175,201	£3,108,900	£3,699,704	£2,194,030	£3,127,938
15%	60%	£5,053,444	£3,794,626	£5,195,794	£5,082,150	£3,823,332	£5,224,501
20%	60%	£6,426,321	£5,414,564	£7,282,789	£6,464,597	£5,452,840	£7,321,064
25%	60%	£7,799,198	£7,034,502	£9,369,783	£7,847,043	£7,082,346	£9,417,627
30%	60%	£9,172,075	£8,654,441	£11,456,778	£9,229,489	£8,711,854	£11,514,191
35%	60%	£10,544,953	£10,274,378	£13,543,772	£10,611,935	£10,341,360	£13,610,754
40%	60%	£11,917,830	£11,894,317	£15,630,766	£11,994,381	£11,970,867	£15,707,317
50%	60%	£22,663,585	£16,154,193	£19,804,754	£22,789,273	£16,229,681	£19,900,443

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£1,650,306	£1,650,306	£1,650,306	£1,650,306	£1,650,306	£1,650,306
10%	70%	£3,134,887	£1,381,099	£2,467,826	£3,149,240	£1,395,221	£2,482,189
15%	70%	£5,553,807	£2,919,521	£4,553,217	£5,575,338	£2,940,050	£4,574,747
20%	70%	£7,972,728	£4,459,012	£6,638,607	£8,001,435	£4,487,718	£6,667,314
25%	70%	£10,391,649	£5,999,503	£8,723,998	£10,427,531	£6,035,387	£8,759,881
30%	70%	£12,810,569	£7,539,995	£10,809,388	£12,853,629	£7,583,055	£10,852,448
35%	70%	£15,229,489	£9,080,487	£12,894,778	£15,279,726	£9,130,722	£12,945,015
40%	70%	£17,648,411	£10,620,979	£14,980,168	£17,705,824	£10,678,391	£15,037,581
45%	70%	£20,067,331	£12,161,469	£17,065,559	£20,131,920	£12,226,059	£17,130,149
50%	70%	£22,486,251	£13,701,961	£19,150,950	£22,558,018	£13,773,727	£19,222,716
100%	70%	£46,675,457	£29,106,876	£40,004,852	£46,818,989	£29,250,409	£40,148,386
10%	80%	£3,226,974	£1,224,762	£2,464,619	£3,236,543	£1,234,178	£2,474,188
15%	80%	£5,691,937	£2,680,181	£4,548,405	£5,706,291	£2,694,534	£4,562,758
20%	80%	£8,156,901	£4,141,225	£6,632,192	£8,176,038	£4,160,363	£6,651,329
40%	80%	£18,016,756	£9,985,405	£14,967,338	£18,055,032	£10,023,680	£15,005,613
45%	80%	£20,481,720	£11,446,450	£17,051,123	£20,524,780	£11,489,509	£17,094,183
50%	80%	£22,946,684	£12,907,494	£19,134,910	£22,994,528	£12,955,339	£19,182,755
10%	60%	£3,042,801	£1,537,436	£2,471,034	£3,061,938	£1,556,265	£2,490,173
15%	60%	£5,415,678	£3,156,860	£4,559,028	£5,444,394	£3,185,586	£4,586,735
20%	60%	£7,788,555	£4,776,798	£6,645,023	£7,826,831	£4,815,074	£6,683,298
25%	60%	£10,161,432	£6,396,736	£8,732,017	£10,209,277	£6,444,581	£8,779,861
30%	60%	£12,534,310	£8,016,675	£10,819,012	£12,591,723	£8,074,088	£10,876,425
35%	60%	£14,907,187	£9,636,613	£12,906,006	£14,974,169	£9,703,595	£12,972,988
40%	60%	£17,280,064	£11,256,551	£14,993,000	£17,356,615	£11,333,101	£15,069,551
50%	60%	£29,026,819	£14,496,427	£19,165,898	£29,121,607	£14,592,115	£19,262,678

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7		CIL Zone	1
No Units	450	Value Area	High
Site Area	2.61 Ha	Sales value inflation	25.80%
		Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£130,012,852	£130,012,852	£130,012,852	£130,012,852	£130,012,852	£130,012,852
10%	70%	£109,722,008	£111,536,242	£110,191,426	£109,946,205	£111,760,440	£110,415,624
15%	70%	£99,531,224	£102,293,646	£100,245,978	£99,872,596	£102,634,234	£100,587,351
20%	70%	£89,323,669	£93,006,899	£90,276,676	£89,778,832	£93,462,061	£90,731,838
25%	70%	£79,049,693	£83,720,151	£80,260,434	£79,627,952	£84,289,105	£80,838,693
30%	70%	£68,765,831	£74,361,035	£70,216,720	£68,459,742	£75,074,945	£70,912,631
35%	70%	£58,455,867	£65,033,040	£60,177,006	£58,278,670	£65,842,602	£60,986,568
40%	70%	£48,079,343	£55,685,045	£50,048,210	£49,019,689	£56,610,259	£50,988,556
45%	70%	£37,654,239	£46,263,381	£39,905,441	£38,729,429	£47,321,269	£40,975,684
50%	70%	£27,159,183	£36,835,732	£29,669,767	£28,363,088	£38,013,461	£30,864,424
100%	70%	£-82,899,032	£-62,266,180	£-77,560,965	£-80,349,532	£-59,718,890	£-75,011,466
10%	80%	£109,680,572	£111,753,983	£110,217,050	£109,930,037	£111,903,448	£110,368,515
15%	80%	£99,468,132	£102,624,548	£100,284,994	£99,695,714	£102,848,746	£100,512,576
20%	80%	£89,239,547	£93,448,952	£90,328,697	£89,542,988	£93,752,394	£90,632,138
25%	80%	£78,942,821	£84,272,718	£80,326,525	£79,326,327	£84,652,020	£80,710,030
30%	80%	£68,637,585	£75,054,960	£70,298,028	£69,100,191	£75,517,566	£70,760,635
35%	80%	£58,303,799	£65,819,296	£60,269,532	£58,852,448	£66,358,993	£60,809,241
40%	80%	£47,905,550	£56,583,611	£50,155,685	£48,532,448	£57,200,421	£50,782,592
45%	80%	£37,455,524	£47,290,800	£40,028,327	£38,172,318	£47,996,060	£40,743,962
50%	80%	£26,934,777	£37,979,608	£29,806,306	£27,744,074	£38,763,229	£30,602,745
10%	60%	£109,763,443	£111,318,502	£110,165,802	£110,062,374	£111,617,432	£110,464,732
15%	60%	£99,594,316	£101,962,105	£100,208,963	£100,049,478	£102,417,269	£100,662,125
20%	60%	£89,407,792	£92,584,945	£90,224,854	£89,114,675	£93,171,729	£90,813,537
25%	60%	£79,156,566	£83,167,426	£80,194,344	£79,927,577	£83,926,189	£80,965,355
30%	60%	£68,894,078	£73,707,110	£70,139,412	£68,819,293	£74,632,324	£71,064,625
35%	60%	£58,607,935	£64,246,795	£60,084,479	£58,705,006	£65,326,211	£61,163,895
40%	60%	£48,293,136	£54,775,468	£49,940,737	£49,506,931	£56,020,097	£51,194,531
45%	60%	£37,852,853	£45,235,960	£39,782,555	£39,286,541	£46,646,479	£41,207,406
50%	60%	£27,383,598	£35,675,482	£29,533,227	£28,982,100	£37,283,694	£31,126,103

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£85,893,451	£85,893,451	£85,893,451	£85,893,451	£85,893,451	£85,893,451
10%	70%	£106,184,295	£104,370,061	£105,714,877	£105,960,098	£104,145,863	£106,490,679
15%	70%	£116,375,978	£113,612,887	£115,695,325	£116,033,707	£113,272,059	£116,319,952
20%	70%	£126,567,661	£122,899,404	£125,639,637	£126,127,471	£122,444,241	£126,154,464
25%	70%	£136,759,344	£132,186,152	£135,645,868	£136,278,351	£131,617,198	£136,067,610
30%	70%	£146,951,027	£141,525,268	£145,687,583	£146,446,561	£140,831,358	£144,993,672
35%	70%	£157,142,710	£150,864,384	£155,729,297	£156,627,633	£150,063,701	£154,919,735
40%	70%	£167,334,393	£160,203,500	£165,771,012	£166,808,613	£161,296,044	£164,917,746
45%	70%	£177,526,076	£169,542,616	£175,812,727	£177,176,871	£168,528,334	£174,890,819
50%	70%	£187,717,759	£178,881,732	£185,854,442	£187,545,215	£177,892,841	£185,041,879
100%	70%	£-298,805,334	£-278,174,483	£-293,467,268	£-296,255,336	£-275,624,983	£-290,917,768
10%	80%	£106,225,731	£104,152,320	£105,689,253	£106,076,266	£104,002,855	£105,539,788
15%	80%	£116,438,171	£113,281,755	£115,621,308	£116,210,589	£113,057,557	£116,393,727
20%	80%	£126,650,611	£122,457,361	£125,677,896	£126,363,314	£122,153,959	£126,274,165
25%	80%	£136,863,051	£132,632,965	£135,729,419	£136,475,616	£132,347,352	£136,155,602
30%	80%	£147,075,491	£142,808,569	£145,791,042	£146,587,913	£142,540,745	£146,037,039
35%	80%	£157,287,931	£152,984,173	£155,852,665	£156,700,210	£152,734,138	£156,918,479
40%	80%	£167,500,371	£163,159,777	£165,914,288	£167,012,507	£162,927,531	£166,800,919
45%	80%	£177,712,811	£173,335,381	£175,975,912	£177,124,796	£173,120,924	£176,683,359
50%	80%	£187,925,251	£183,510,985	£186,037,537	£187,237,085	£183,315,317	£186,565,799
10%	60%	£106,142,880	£104,587,801	£105,740,500	£106,543,929	£104,288,871	£105,441,571
15%	60%	£116,311,987	£113,944,197	£115,699,340	£116,895,824	£113,489,034	£116,244,777
20%	60%	£126,481,094	£123,576,408	£125,681,648	£126,891,698	£123,234,874	£126,074,935
25%	60%	£136,650,201	£133,208,617	£135,719,969	£136,884,572	£133,029,711	£136,956,092
30%	60%	£146,819,308	£143,840,826	£145,752,290	£146,877,446	£142,824,544	£146,837,249
35%	60%	£156,988,415	£151,473,035	£155,785,612	£156,870,320	£152,619,372	£156,718,406
40%	60%	£167,157,522	£161,105,244	£165,818,934	£166,863,194	£162,414,200	£166,600,553
45%	60%	£177,326,629	£170,737,453	£175,852,256	£176,856,068	£172,209,024	£176,482,700
50%	60%	£187,495,736	£180,368,662	£185,885,578	£186,848,942	£182,003,848	£186,364,847

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£38,001,109	£38,001,109	£38,001,109	£38,001,109	£38,001,109	£38,001,109
10%	70%	£59,291,983	£56,477,719	£57,822,538	£58,067,757	£56,253,921	£57,598,337
15%	70%	£69,482,737	£65,723,315	£67,167,383	£67,311,305	£65,041,305	£66,236,611
20%	70%	£79,673,491	£75,007,862	£73,512,230	£73,656,152	£71,428,701	£72,571,917
25%	70%	£89,864,245	£84,293,610	£82,857,077	£83,000,999	£80,776,197	£81,912,233
30%	70%	£100,055,000	£93,632,926	£91,901,924	£92,045,926	£89,821,395	£90,957,561
35%	70%	£110,245,754	£102,980,321	£101,250,922	£101,394,924	£99,196,793	£100,232,727
40%	70%	£120,436,508	£112,328,716	£110,560,923	£110,704,925	£108,000,662	£109,238,993
45%	70%	£130,627,262	£121,677,111	£119,808,926	£120,048,927	£117,804,451	£118,985,224
50%	70%	£140,818,016	£131,025,506	£129,056,929	£129,398,929	£127,608,240	£128,731,455
100%	70%	£-250,912,993	£-230,282,141	£-245,574,927	£-248,363,403	£-227,732,641	£-243,025,427
10%	80%	£58,333,389	£56,259,978	£57,796,911	£58,183,925	£56,063,513	£56,647,447
15%	80%	£68,524,643	£65,393,414	£67,228,887	£67,619,801	£65,416,216	£66,031,385
20%	80%	£78,715,897	£74,541,414	£73,263,861	£73,654,775	£71,491,925	£72,076,553
25%	80%	£88,907,151	£81,690,350	£80,305,836	£80,696,750	£78,537,975	£79,182,727
30%	80%	£99,098,405	£90,839,289	£89,420,821	£89,811,664	£87,579,020	£88,173,979
35%	80%	£109,289,659	£100,038,223	£98,551,755	£98,942,600	£96,320,075	£96,965,230
40%	80%	£119,480,913	£110,187,167	£108,682,700	£109,073,545	£106,161,550	£106,810,485
45%	80%	£129,672,167	£120,336,111	£118,813,744	£119,204,490	£116,250,505	£116,959,730
50%	80%	£139,863,421	£130,485,055	£128,944,788	£129,295,435	£126,339,520	£127,050,975
10%	60%	£58,280,516	£56,895,459	£57,848,159	£58,241,073	£56,336,530	£56,822,422
15%	60%	£68,471,770	£65,051,956	£66,000,998	£66,393,912	£64,487,975	£64,973,366
20%	60%	£78,663,024	£74,241,441	£73,252,046	£73,644,860	£71,743,029	£72,228,757
25%	60%	£88,854,278	£84,431,926	£83,463,091	£83,855,805	£81,953,084	£82,449,149
30%	60%	£99,045,532	£90,622,411	£89,654,142	£90,046,616	£88,142,163	£88,640,303
35%	60%	£109,236,786	£100,812,896	£99,845,193	£100,237,490	£98,331,240	£98,831,457
40%	60%	£119,428,040	£111,004,381	£110,036,244	£110,427,339	£108,520,290	£109,022,612
45%	60%	£129,619,294	£122,195,861	£121,228,007	£121,619,104	£119,709,340	£120,213,867
50%	60%	£139,810,548	£133,387,346	£132,460,060	£132,851,157	£130,900,585	£131,403,122

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£53,193,880	£53,193,880	£53,193,880	£53,193,880	£53,193,880	£53,193,880
10%	70%	£32,903,036	£34,717,270	£33,372,454	£33,127,233	£34,941,468	£33,596,652
15%	70%	£22,712,253	£26,474,674	£23,427,096	£23,053,824	£25,815,262	£23,748,379
20%	70%	£12,504,688	£16,187,927	£13,457,704	£12,959,860	£16,643,090	£13,812,867
25%	70%	£2,230,722	£6,901,180	£3,441,463	£2,808,980	£7,470,133	£4,019,721
30%	70%	£-8,053,141	£-2,437,937	£-6,600,252	£-7,359,229	£-1,744,027	£-5,906,341
35%	70%	£-18,363,105	£-11,785,931	£-16,641,966	£-17,540,301	£-10,976,370	£-15,832,404
40%	70%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£103,074,982	£103,074,982	£103,074,982	£103,074,982	£103,074,982	£103,074,982
10%	70%	£82,784,188	£84,598,372	£83,253,557	£83,008,326	£84,822,570	£83,477,754
15%	70%	£72,593,355	£75,355,776	£73,308,109	£72,934,727	£75,696,364	£73,649,481
20%	70%	£62,385,800	£66,069,030	£63,338,806	£62,840,962	£66,524,192	£63,793,969
25%	70%	£52,111,824	£56,782,282	£53,322,566	£52,690,082	£57,351,235	£53,900,823
30%	70%	£41,827,962	£47,443,165	£43,280,850	£42,521,873	£46,137,076	£43,974,761
35%	70%	£31,517,997	£38,095,171	£33,238,136	£32,340,801	£36,894,733	£34,048,698
40%	70%	£21,141,474	£28,747,175	£23,110,341	£22,981,820	£26,672,380	£24,050,687
45%	70%	£10,716,369	£19,325,511	£12,967,572	£11,791,560	£20,383,400	£14,037,915
50%	70%	£221,313	£9,897,862	£2,731,897	£1,425,218	£11,075,592	£3,926,554
100%	70%	£109,836,901	£89,206,049	£104,498,835	£107,287,402	£86,658,530	£101,949,335
10%	80%	£92,742,702	£94,816,114	£83,279,180	£82,892,167	£94,985,579	£93,428,645
15%	80%	£72,530,263	£75,886,678	£73,347,125	£72,757,844	£75,910,876	£73,574,707
20%	80%	£62,301,678	£66,511,083	£63,380,828	£62,605,119	£66,814,525	£63,694,269
25%	80%	£52,067,680	£56,645,742	£53,217,815	£52,594,578	£53,262,551	£52,844,712
30%	80%	£41,817,655	£42,352,931	£43,090,458	£41,234,448	£42,068,191	£41,806,093
35%	80%	£31,593	£11,041,739	£2,868,437	£806,205	£11,825,360	£3,664,875
40%	80%	£2,825,873	£4,380,632	£3,227,933	£3,124,504	£4,679,262	£3,526,863
45%	80%	£1,658,446	£7,024,236	£3,269,053	£3,111,808	£5,479,400	£3,724,266
50%	80%	£62,469,923	£65,626,975	£63,286,785	£63,076,806	£66,233,859	£63,893,688
25%	60%	£52,218,697	£56,229,556	£53,256,474	£52,989,708	£56,988,319	£54,027,486
30%	60%	£41,956,209	£46,769,240	£43,201,543	£42,881,423	£47,694,454	£44,126,756
35%	60%	£31,670,068	£37,308,925	£33,146,610	£32,767,137	£36,398,341	£34,226,028
40%	60%	£21,315,266	£27,837,599	£23,002,866	£22,589,951	£23,082,228	£24,258,682
50%	60%	£445,718	£8,737,613	£2,595,358	£2,044,230	£10,326,624	£4,188,233

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£114,514,989	£114,514,989	£114,514,989	£114,514,989	£114,514,989	£114,514,989
10%	70%	£94,224,145	£96,038,379	£94,893,563	£94,448,342	£96,282,577	£94,917,781
15%	70%	£84,033,362	£86,795,783	£84,746,115	£84,374,735	£87,136,371	£85,069,488
20%	70%	£73,825,806	£77,509,036	£74,778,813	£74,280,969	£77,984,199	£75,233,975
25%	70%	£63,551,830	£68,222,288	£64,762,571	£64,130,089	£68,791,242	£65,340,830
30%	70%	£53,267,968	£58,883,172	£54,720,857	£53,961,879	£58,577,082	£55,414,768
35%	70%	£42,983,004	£49,533,177	£44,678,143	£43,780,807	£48,344,739	£45,485,705
40%	70%	£32,698,480	£40,187,182	£33,569,345	£33,521,808	£41,119,496	£38,400,826
45%	70%	£22,156,376	£30,765,518	£24,407,578	£23,231,566	£31,823,406	£28,477,821
50%	70%	£11,661,320	£21,337,869	£14,171,904	£12,865,225	£22,515,598	£15,366,561
100%	70%	£98,398,895	£77,766,143	£93,058,828	£95,847,395	£75,218,543	£90,609,329
10%	80%	£94,192,709	£96,256,120	£84,719,187	£84,332,174	£96,405,585	£94,868,652
15%	80%	£74,070,269	£77,126,895	£74,787,131	£74,197,851	£78,393,883	£76,417,715
20%	80%	£63,741,685	£67,951,089	£64,830,834	£64,045,126	£68,254,531	£65,134,275
25%	80%	£53,407,687	£54,085,748	£54,657,822	£53,034,585	£54,702,558	£53,284,719
30%	80%	£43,157,661	£43,792,938	£42,530,464	£42,674,455	£43,498,197	£42,246,099
35%	80%	£32,861,914	£32,481,745	£34,308,444	£32,246,212	£32,265,366	£31,104,882
40%	80%	£24,265,590	£26,520,639	£24,967,939	£24,564,511	£26,119,569	£24,966,869
45%	80%	£14,036,453	£16,464,243	£14,709,100	£14,551,815	£16,919,406	£15,164,282
50%	80%	£73,909,329	£77,066,982	£74,726,791	£74,516,812	£77,673,866	£75,333,674
25%	60%	£63,658,703	£67,669,563	£64,696,481	£64,429,715	£68,428,326	£65,467,492
30%	60%	£53,396,215	£58,209,247	£54,641,549	£54,321,430	£59,134,461	£55,566,762
35%	60%	£43,110,072	£48,748,932	£44,586,617	£44,207,143	£48,828,348	£45,668,032
40%	60%	£32,765,273	£37,837,606	£34,442,874	£34,009,068	£40,523,254	£38,698,688
50%	60%	£11,885,725	£20,177,619	£14,035,354	£13,484,237	£21,765,631	£15,628,240

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£119,564,793	£119,564,793	£119,564,793	£119,564,793	£119,564,793	£119,564,793
10%	70%	£99,273,949	£101,088,183	£99,743,367	£99,498,146	£101,312,381	£99,967,565
15%	70%	£89,083,165	£91,846,587	£89,797,919	£89,424,637	£92,186,175	£90,139,292
20%	70%	£78,875,610	£82,558,840	£79,826,617	£79,530,773	£83,014,002	£80,283,779
25%	70%	£68,601,634	£73,272,092	£69,812,375	£69,179,893	£73,841,045	£70,390,634
30%	70%	£58,317,772	£63,932,976	£59,770,660	£59,011,683	£64,666,886	£60,464,572
35%	70%	£48,007,808	£54,584,981	£49,728,947	£48,830,611	£55,394,543	£50,538,508
40%	70%	£37,631,294	£45,236,986	£39,600,151	£38,571,630	£46,192,200	£40,540,497
45%	70%	£27,206,180	£35,815,321	£29,457,382	£28,281,370	£37,873,210	£30,527,625
50%	70%	£16,711,124	£26,387,673	£19,221,708	£17,915,029	£27,565,402	£20,416,365
100%	70%	£93,347,091	£72,716,239	£88,008,024	£90,797,591	£70,166,739	£85,459,525
10%	80%	£99,232,513	£101,305,924	£96,768,991	£96,381,978	£101,455,389	£99,918,456
15%	80%	£89,020,073	£92,176,489	£88,836,935	£88,247,655	£92,400,686	£90,064,517
20%	80%	£78,808,598	£83,030,893	£79,868,638	£79,494,928	£83,180,079	£80,218,079
25%	80%	£68,457,491	£73,685,922	£69,707,626	£69,084,389	£74,762,952	£70,334,523
30%	80%	£58,007,465	£64,342,741	£60,580,268	£59,724,259	£63,548,001	£60,296,903
35%	80%	£47,486,718	£55,015,549	£49,358,247	£48,296,015	£52,315,170	£49,154,686
40%	80%	£37,115,384	£45,670,443	£39,177,743	£37,814,315	£41,169,373	£39,010,673
45%	80%	£26,691,257	£36,325,096	£28,000,419	£26,999,210	£31,999,210	£29,214,066
50%	80%	£16,283,733	£26,976,593	£17,776,595	£16,866,816	£22,723,670	£20,385,478
25%	60%	£58,708,507	£62,719,367	£60,746,285	£59,479,518	£63,478,130	£60,517,296
30%	60%	£48,446,019	£53,259,051	£50,691,353	£49,371,234	£54,184,265	£50,616,566
35%	60%	£38,159,876	£43,798,736	£40,636,420	£39,256,947	£45,878,151	£40,715,836
40%	60%	£27,805,077	£34,327,409	£30,492,678	£29,058,872	£36,572,038	£30,746,472
50%	60%	£16,708,507	£24,719,367	£19,746,285	£18,479,518	£23,478,130	£19,517,296

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£102,353,008	£102,353,008	£102,353,008	£102,353,008	£102,353,008	£102,353,008
10%	70%	£82,062,164	£83,876,398	£82,531,583	£82,286,361	£84,100,596	£82,755,780
15%	70%	£71,871,381	£74,630,662	£72,386,135	£72,121,753	£74,974,380	£72,927,507
20%	70%	£61,683,826	£65,347,055	£62,616,832	£62,118,988	£65,802,218	£63,071,995
25%	70%	£51,389,850	£56,060,308	£52,600,591	£51,968,108	£56,629,261	£53,178,849
30%	70%	£41,105,988	£46,771,191	£42,558,876	£41,799,899	£44,415,101	£42,252,787
35%	70%	£30,796,023	£37,473,197	£32,517,162	£31,618,827	£33,182,759	£33,326,724
40%	70%	£20,419,500	£28,025,201	£22,388,367	£21,359,846	£22,950,416	£22,328,713
45%	70%	£9,994,395	£18,600,537	£12,245,599	£11,069,988	£10,861,026	£13,315,841
50%	70%	£500,651	£5,175,888	£2,009,923	£703,244	£10,353,618	£3,204,560
100%	70%	£110,558,875	£89,928,023	£105,220,809	£108,008,376	£87,378,224	£102,671,309
10%	80%	£82,020,728	£84,094,140	£82,557,206	£82,170,193	£84,243,605	£82,706,671
15%	80%	£71,808,289	£74,964,704	£72,625,151	£72,035,870	£75,188,902	£72,852,733
20%	80%	£61,579,704	£65,789,109	£62,968,854	£61,883,145	£66,092,251	£62,972,295
25%	80%	£51,245,708	£56,623,768	£52,498,841	£51,966,816	£53,540,577	£51,122,738
30%	80%	£40,935,681	£47,463,957	£42,368,484	£41,512,474	£43,336,217	£41,084,119
35%	80%	£30,627,067	£38,319,765	£32,146,463	£31,241,231	£32,942,901	£31,942,901
40%	80%	£20,313,599	£28,165,658	£22,505,959	£21,402,530	£23,997,588	£22,804,889
45%	80%	£10,047,446	£18,005,091	£12,364,811	£11,254,831	£12,511,885	£13,171,894
50%	80%	£51,496,722	£55,807,582	£52,534,500	£52,267,734	£56,296,545	£53,306,512
30%	60%	£41,234,235	£46,047,266	£42,479,569	£42,159,449	£46,972,480	£43,404,782
35%	60%	£30,948,092	£36,586,951	£32,424,636	£32,045,163	£37,686,367	£33,504,062
40%	60%	£20,593,292	£27,115,625	£22,280,894	£21,847,087	£28,360,254	£23,534,688
50%	60%	£276,258	£9,015,639	£1			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£124,695,504	£124,695,504	£124,695,504	£124,695,504	£124,695,504	£124,695,504
10%	70%	£104,484,660	£106,218,894	£104,874,078	£104,828,856	£106,443,092	£106,088,276
15%	70%	£94,213,876	£96,876,298	£94,828,630	£94,555,246	£97,316,886	£95,270,003
20%	70%	£84,006,321	£87,689,551	£84,959,328	£84,461,484	£88,144,713	£85,414,490
25%	70%	£73,732,345	£78,402,803	£74,943,086	£74,310,604	£78,971,756	£75,521,345
30%	70%	£63,448,483	£69,063,687	£64,901,371	£64,142,394	£69,757,597	£65,595,283
35%	70%	£53,136,519	£59,715,692	£54,859,658	£53,961,322	£60,525,294	£55,669,219
40%	70%	£42,781,995	£50,367,697	£44,730,862	£43,702,341	£51,292,911	£45,671,208
45%	70%	£32,336,891	£40,946,032	£34,588,093	£33,412,081	£42,003,921	£35,658,336
50%	70%	£21,841,835	£31,518,384	£24,352,419	£23,045,739	£32,696,113	£25,547,076
100%	70%	£88,216,380	£87,585,628	£82,878,314	£85,666,880	£85,036,028	£80,328,814
10%	80%	£104,363,224	£106,436,635	£104,899,702	£104,612,688	£106,586,100	£105,048,166
15%	80%	£94,150,784	£97,307,199	£94,907,646	£94,278,366	£97,531,397	£95,195,228
20%	80%	£83,922,199	£88,131,694	£85,011,349	£84,225,640	£88,435,946	£85,314,790
40%	80%	£42,588,202	£51,266,263	£44,838,337	£43,215,100	£51,883,073	£45,466,234
45%	80%	£32,138,176	£41,973,452	£34,710,979	£32,854,970	£42,678,712	£35,426,614
50%	80%	£21,617,429	£32,662,260	£24,488,958	£22,426,726	£33,445,881	£25,285,397
10%	60%	£104,446,095	£106,001,154	£104,848,454	£104,745,025	£106,300,083	£105,147,384
15%	60%	£94,276,968	£96,544,757	£94,859,615	£94,732,130	£97,099,321	£95,344,777
20%	60%	£84,090,444	£87,247,497	£84,907,306	£84,697,327	£87,854,381	£85,514,189
25%	60%	£73,839,218	£77,850,077	£74,876,995	£74,610,229	£78,608,841	£75,648,007
30%	60%	£63,576,730	£68,389,761	£64,822,064	£64,501,944	£69,314,976	£65,747,277
35%	60%	£53,290,567	£58,929,447	£54,767,131	£54,387,658	£60,008,862	£55,846,547
40%	60%	£42,935,788	£49,468,120	£44,623,389	£44,189,582	£50,702,749	£45,877,183
50%	60%	£32,666,240	£39,358,134	£34,215,879	£33,664,752	£41,946,346	£35,808,755

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£126,232,376	£126,232,376	£126,232,376	£126,232,376	£126,232,376	£126,232,376
10%	70%	£106,941,532	£107,755,798	£106,410,950	£106,165,729	£107,979,964	£106,636,148
15%	70%	£96,750,749	£98,513,170	£96,465,502	£96,092,125	£98,853,758	£96,808,875
20%	70%	£86,543,193	£89,226,423	£86,496,200	£86,098,356	£89,681,586	£86,951,362
25%	70%	£76,289,217	£79,939,675	£76,479,958	£75,847,476	£80,508,629	£77,058,217
30%	70%	£66,065,355	£70,600,559	£66,438,244	£65,679,266	£71,294,469	£67,132,155
35%	70%	£54,675,381	£61,252,564	£56,396,530	£55,498,194	£62,062,126	£57,206,092
40%	70%	£44,238,887	£51,904,569	£46,267,735	£45,239,213	£52,829,783	£47,208,080
45%	70%	£33,873,763	£42,482,905	£36,124,965	£34,948,953	£43,540,793	£37,196,208
50%	70%	£23,378,707	£33,055,266	£25,889,291	£24,582,612	£34,232,986	£27,083,948
100%	70%	£86,679,508	£86,046,656	£81,341,441	£84,130,008	£83,499,156	£78,791,942
10%	80%	£106,900,096	£107,973,507	£106,436,574	£106,049,561	£108,122,972	£106,586,039
15%	80%	£96,687,656	£98,844,072	£96,504,519	£95,915,238	£99,089,270	£96,732,100
20%	80%	£86,459,072	£89,688,476	£86,548,221	£85,762,513	£89,971,918	£86,851,662
40%	80%	£44,125,074	£52,803,135	£46,375,209	£44,751,972	£53,419,945	£47,002,106
45%	80%	£33,675,048	£43,510,325	£36,247,851	£34,391,642	£44,215,585	£36,963,487
50%	80%	£23,154,301	£34,199,132	£26,025,831	£23,963,599	£34,982,753	£26,822,269
10%	60%	£106,982,967	£107,538,026	£106,385,326	£106,281,898	£107,836,956	£106,694,256
15%	60%	£96,813,840	£98,181,630	£96,426,487	£96,269,002	£98,636,793	£96,981,649
20%	60%	£86,627,316	£88,794,369	£86,444,176	£86,234,196	£89,391,253	£87,051,061
25%	60%	£76,376,090	£79,386,950	£76,413,868	£76,147,102	£80,145,713	£77,194,879
30%	60%	£66,113,603	£69,926,634	£66,358,936	£66,038,817	£70,851,848	£67,284,149
35%	60%	£54,827,460	£60,466,319	£56,304,004	£55,924,530	£61,545,735	£57,383,419
40%	60%	£44,472,660	£50,994,993	£46,160,261	£45,726,455	£52,239,621	£47,414,055
50%	60%	£33,603,112	£31,896,006	£25,752,751	£25,201,624	£33,483,219	£27,345,627

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7	
No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Med
Sales value inflation	25.89%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£81,950,232	£81,950,232	£81,950,232	£81,950,232	£81,950,232	£81,950,232
10%	70%	£66,156,619	£68,106,120	£66,712,026	£66,387,721	£68,333,502	£66,943,128
15%	70%	£58,198,071	£61,150,338	£59,031,182	£58,544,723	£61,496,990	£59,377,834
20%	70%	£50,239,523	£54,175,878	£51,350,336	£50,701,727	£54,638,082	£51,812,541
25%	70%	£42,242,259	£47,201,419	£43,653,485	£42,829,463	£47,779,173	£44,240,689
30%	70%	£34,202,193	£40,203,295	£36,895,665	£34,906,838	£40,907,940	£36,600,310
35%	70%	£26,115,312	£33,163,413	£28,123,342	£26,950,843	£33,985,500	£28,958,674
40%	70%	£17,980,235	£26,115,570	£20,275,127	£18,935,128	£27,063,059	£21,230,020
45%	70%	£9,738,355	£18,994,035	£12,362,334	£10,830,180	£20,068,289	£13,454,158
50%	70%	£1,397,246	£1,826,227	£4,360,461	£2,630,225	£13,039,365	£5,593,441
100%	70%	£83,612,962	£62,268,180	£77,589,604	£81,106,674	£59,761,892	£75,083,316
10%	80%	£66,103,767	£68,330,761	£66,730,517	£66,257,835	£68,482,350	£66,692,685
15%	80%	£58,118,793	£61,492,811	£59,070,918	£58,349,894	£61,723,913	£59,302,020
20%	80%	£50,133,817	£54,632,509	£51,403,319	£50,441,953	£54,940,645	£51,711,455
25%	80%	£42,107,966	£47,772,207	£43,720,796	£42,499,435	£48,157,377	£44,112,265
30%	80%	£34,041,042	£40,899,445	£35,976,438	£34,510,805	£41,369,208	£36,446,201
35%	80%	£25,924,228	£33,975,588	£28,219,119	£26,481,248	£34,523,645	£28,776,141
40%	80%	£17,780,206	£27,051,731	£20,384,586	£18,398,448	£27,678,982	£21,021,181
45%	80%	£9,488,658	£20,055,337	£12,487,490	£10,216,540	£20,771,507	£13,215,373
50%	80%	£1,115,267	£1,024,738	£4,501,798	£1,937,252	£13,833,497	£5,323,784
10%	60%	£66,209,472	£67,881,478	£66,685,536	£66,517,608	£68,184,655	£66,993,196
15%	60%	£58,277,350	£60,807,864	£58,991,444	£58,739,954	£61,270,068	£59,453,648
20%	60%	£50,245,228	£53,713,427	£53,713,427	£50,861,490	£54,325,518	£51,213,626
25%	60%	£42,376,551	£46,630,628	£43,586,173	£43,159,490	£47,400,969	£44,369,113
30%	60%	£34,383,344	£39,507,146	£35,814,891	£35,302,871	£40,446,673	£36,754,418
35%	60%	£26,306,397	£32,351,240	£28,027,565	£27,420,438	£33,447,354	£29,139,723
40%	60%	£18,198,618	£25,169,190	£20,165,667	£19,471,807	£26,442,380	£21,438,857
45%	60%	£9,988,054	£17,932,732	£12,237,178	£11,443,819	£19,365,071	£13,692,943
50%	60%	£1,679,226	£10,627,716	£4,219,125	£3,323,198	£12,245,232	£5,863,097

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£133,956,071	£133,956,071	£133,956,071	£133,956,071	£133,956,071	£133,956,071
10%	70%	£149,740,684	£147,800,183	£149,194,277	£149,518,582	£147,572,801	£148,963,175
15%	70%	£157,708,232	£154,755,965	£156,875,121	£157,361,579	£154,409,312	£156,528,468
20%	70%	£165,666,780	£161,720,425	£164,655,966	£165,204,576	£161,269,221	£164,093,752
25%	70%	£173,664,044	£168,704,884	£172,252,818	£173,076,840	£168,127,129	£171,665,614
30%	70%	£181,704,110	£175,703,007	£180,010,637	£180,999,464	£174,998,363	£179,305,993
35%	70%	£189,790,990	£182,742,889	£187,782,960	£188,955,460	£181,920,803	£186,947,429
40%	70%	£197,926,067	£189,793,732	£195,631,175	£196,671,175	£188,843,244	£194,676,289
45%	70%	£206,107,947	£196,912,268	£203,543,969	£205,076,123	£195,739,014	£202,452,145
50%	70%	£214,509,056	£204,080,075	£211,545,842	£213,276,078	£202,866,338	£210,312,862
100%	70%	£229,519,265	£278,174,483	£293,495,907	£297,012,977	£275,668,194	£290,989,619
10%	80%	£149,802,535	£147,575,542	£149,167,785	£149,648,467	£147,423,953	£149,013,717
15%	80%	£157,787,510	£154,413,492	£156,835,385	£157,556,409	£154,182,390	£156,604,282
20%	80%	£165,772,498	£161,273,793	£164,502,894	£165,464,390	£160,965,657	£164,194,847
25%	80%	£173,767,486	£168,134,094	£172,252,818	£173,076,840	£168,127,129	£171,665,614
30%	80%	£181,762,474	£175,000,000	£180,010,637	£180,999,464	£174,998,363	£179,305,993
35%	80%	£189,757,462	£181,865,906	£187,782,960	£188,955,460	£181,920,803	£186,947,429
40%	80%	£197,752,450	£188,731,812	£195,631,175	£196,671,175	£188,843,244	£194,676,289
45%	80%	£205,747,438	£195,597,718	£203,543,969	£205,076,123	£195,739,014	£202,452,145
50%	80%	£213,742,426	£202,463,624	£211,545,842	£213,276,078	£202,866,338	£210,312,862
100%	80%	£229,737,414	£300,558,612	£316,648,599	£320,742,648	£300,558,612	£316,648,599
10%	60%	£157,628,953	£155,098,439	£156,914,859	£157,166,748	£154,636,235	£156,452,654
15%	60%	£165,623,941	£162,187,058	£164,638,949	£165,044,983	£161,670,784	£163,992,677
20%	60%	£173,618,929	£169,276,173	£172,320,129	£172,746,813	£168,505,334	£171,537,190
25%	60%	£181,613,917	£176,365,288	£180,010,637	£180,999,464	£174,998,363	£179,305,993
30%	60%	£189,608,905	£183,454,403	£187,782,960	£188,955,460	£181,920,803	£186,947,429
35%	60%	£197,603,893	£190,543,518	£195,631,175	£196,671,175	£188,843,244	£194,676,289
40%	60%	£205,598,881	£197,632,633	£203,543,969	£205,076,123	£195,739,014	£202,452,145
45%	60%	£213,593,869	£204,721,748	£211,545,842	£213,276,078	£202,866,338	£210,312,862
50%	60%	£221,588,857	£211,810,863	£219,540,957	£221,765,122	£209,861,453	£218,243,266

£64,327,692

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£86,063,729	£86,063,729	£86,063,729	£86,063,729	£86,063,729	£86,063,729
10%	70%	£101,857,342	£99,907,842	£101,301,935	£101,626,240	£99,680,459	£101,070,833
15%	70%	£109,851,390	£106,893,824	£108,382,980	£108,707,285	£106,432,678	£107,883,127
20%	70%	£117,845,438	£113,885,806	£116,463,625	£117,312,234	£113,375,879	£116,201,421
25%	70%	£125,839,486	£120,877,788	£124,545,270	£125,361,689	£120,234,768	£123,773,272
30%	70%	£133,833,534	£127,871,770	£132,626,915	£133,571,138	£127,106,021	£131,413,651
35%	70%	£141,827,582	£134,865,752	£139,708,560	£141,063,118	£134,028,461	£139,055,087
40%	70%	£149,821,630	£141,859,734	£147,796,205	£149,078,933	£140,900,903	£146,793,942
45%	70%	£157,815,678	£148,853,716	£155,884,849	£157,189,751	£147,745,644	£154,537,890
50%	70%	£165,809,726	£155,847,698	£163,976,494	£165,300,566	£154,617,493	£162,281,838
100%	70%	£221,826,924	£230,282,141	£245,603,566	£249,120,636	£227,775,853	£243,097,277
10%	80%	£101,810,194	£99,683,201	£101,275,444	£101,796,126	£99,531,611	£101,121,376
15%	80%	£109,804,242	£106,521,751	£108,343,043	£108,864,087	£106,290,049	£108,711,841
20%	80%	£117,798,190	£113,311,452	£115,424,686	£116,312,234	£112,271,088	£115,033,316
25%	80%	£125,792,138	£120,305,434	£123,507,329	£124,400,832	£120,163,531	£122,885,765
30%	80%	£133,786,086	£127,299,416	£131,598,474	£132,494,335	£127,056,024	£130,000,213
35%	80%	£141,779,034	£134,293,398	£139,689,620	£141,386,315	£133,947,517	£137,115,161
40%	80%	£149,772,982	£141,287,380	£147,780,765	£149,098,294	£140,838,768	£144,826,109
45%	80%	£157,766,930	£148,281,362	£155,871,910	£157,190,273	£147,729,519	£152,537,057
50%	80%	£165,760,878	£155,275,344	£163,963,055	£165,301,086	£154,620,512	£160,247,005
100%	80%	£221,771,022	£230,233,185	£245,554,610	£249,071,680	£227,727,907	£243,049,321
10%	60%	£101,804,889	£100,132,484	£101,328,426	£101,849,383	£99,829,306	£101,020,766
15%	60%	£109,798,837	£107,226,998	£109,022,517	£109,274,407	£106,745,893	£108,560,313
20%	60%	£117,792,785	£114,224,714	£115,718,608	£116,052,482	£113,676,443	£115,000,335
25%	60%	£125,786,733	£121,218,696	£123,212,568	£123,556,442	£120,612,392	£122,644,849
30%	60%	£133,780,681	£128,212,678	£131,210,550	£131,554,424	£127,567,289	£131,259,543
35%	60%	£141,774,629	£135,206,660	£139,301,696	£140,593,523	£134,566,607	£138,874,238
40%	60%	£149,768,577	£142,199,642	£147,392,842	£148,542,154	£141,571,581	£146,575,104
50%	60%	£157,762,525	£149,193,624	£155,483,988	£156,691,252	£148,578,629	£154,276,070

£29,411,765

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,131,260	£5,131,260	£5,131,260	£5,131,260	£5,131,260	£5,131,260
10%	70%	£10,662,353	£9,712,852	£10,106,946	£10,431,250	£9,485,470	£9,875,844
15%	70%	£11,820,301	£10,663,634	£11,267,790	£11,592,248	£10,639,690	£11,041,137
20%	70%	£12,980,249	£11,614,416	£12,428,635	£12,847,246	£11,690,910	£12,191,430
25%	70%	£14,140,197	£12,565,198	£13,589,480	£13,996,244	£12,742,120	£13,341,723
30%	70%	£15,300,145	£13,515,980	£14,7			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£55,012,362	£55,012,362	£55,012,362	£55,012,362	£55,012,362	£55,012,362
10%	70%	£39,218,750	£41,188,250	£39,774,156	£39,449,852	£41,308,532	£40,005,259
15%	70%	£31,260,201	£34,212,468	£32,093,312	£31,606,854	£34,559,121	£32,439,985
20%	70%	£23,301,653	£27,238,008	£24,412,467	£23,763,857	£27,700,212	£24,874,671
25%	70%	£16,304,389	£20,263,549	£16,715,616	£15,891,593	£20,841,304	£17,302,620
30%	70%	£7,254,323	£13,285,426	£8,957,796	£7,968,968	£13,970,071	£9,662,441
35%	70%	£692,597	£6,222,344	£1,185,473	£12,873	£7,047,630	£2,021,034
40%	70%	£-8,534	£-825,299	£-652,742	£-8,002,742	£125,189	£-7,707,850
45%	70%	£-17,199,514	£-7,943,835	£-14,575,535	£-16,107,689	£-6,869,580	£-13,483,712
50%	70%	£-25,540,623	£-15,111,642	£-22,577,408	£-24,307,645	£-13,886,504	£-21,344,429
100%	70%	£-110,550,832	£-89,208,049	£-104,527,474	£-108,044,544	£-88,699,761	£-102,021,186
10%	80%	£38,165,998	£41,392,691	£39,800,648	£39,319,966	£41,544,480	£39,954,716
15%	80%	£31,180,323	£34,554,941	£32,133,049	£31,412,024	£34,786,943	£32,364,151
20%	80%	£23,195,948	£27,694,640	£24,465,450	£23,504,054	£28,002,776	£24,773,586
40%	80%	£-9,177,663	£113,861	£-6,553,283	£-8,539,421	£740,212	£-5,916,688
45%	80%	£-17,449,211	£-6,882,533	£-14,450,380	£-16,721,329	£-6,166,363	£-13,722,496
50%	80%	£-25,822,603	£-13,913,131	£-22,436,071	£-25,000,618	£-13,104,373	£-21,614,085
10%	60%	£39,271,502	£40,943,608	£39,747,666	£39,579,739	£41,246,785	£40,055,326
15%	60%	£31,339,490	£33,869,894	£32,053,575	£31,801,685	£34,332,198	£32,615,779
20%	60%	£23,407,359	£26,781,378	£24,359,484	£24,023,630	£27,397,643	£24,975,757
25%	60%	£15,438,681	£19,692,760	£16,648,304	£16,221,621	£20,463,099	£17,431,243
30%	60%	£7,425,474	£12,568,277	£8,877,022	£8,385,002	£13,508,803	£9,816,548
35%	60%	£-631,473	£5,413,370	£1,089,696	£482,669	£6,509,484	£2,207,853
40%	60%	£-6,730,852	£-1,768,679	£-6,772,202	£-7,466,062	£495,489	£-5,489,012
50%	60%	£-25,258,643	£-16,310,153	£-22,718,744	£-23,614,672	£-14,692,637	£-21,074,773

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£66,452,369	£66,452,369	£66,452,369	£66,452,369	£66,452,369	£66,452,369
10%	70%	£50,858,756	£53,808,257	£51,214,163	£50,888,858	£52,835,838	£51,445,285
15%	70%	£42,700,208	£45,652,475	£43,533,319	£43,046,861	£45,999,127	£43,979,971
20%	70%	£34,741,660	£38,678,015	£35,852,472	£35,203,864	£39,140,219	£36,314,678
25%	70%	£26,744,396	£31,703,556	£28,155,622	£27,331,600	£32,281,310	£28,742,626
30%	70%	£18,704,330	£24,706,433	£20,397,802	£19,408,975	£25,410,077	£21,102,447
35%	70%	£10,617,449	£17,665,550	£12,625,479	£11,452,980	£18,487,637	£14,951,011
40%	70%	£2,483,372	£10,614,727	£4,437,265	£3,437,065	£11,565,167	£5,732,167
45%	70%	£-5,759,507	£3,496,172	£-13,529,529	£-4,667,683	£4,570,426	£-2,043,705
50%	70%	£-14,100,617	£-3,671,636	£-11,137,402	£-12,867,638	£-2,458,498	£-9,904,422
100%	70%	£-99,110,825	£-77,788,043	£-93,087,467	£-96,604,537	£-75,250,765	£-90,581,779
10%	80%	£50,605,304	£52,832,658	£51,240,654	£50,759,972	£52,984,487	£51,394,742
15%	80%	£42,620,330	£45,984,948	£43,573,065	£42,952,031	£46,226,500	£44,485,157
20%	80%	£34,635,954	£39,134,646	£35,905,456	£34,944,090	£39,442,782	£36,213,592
40%	80%	£2,262,343	£11,553,868	£4,886,723	£2,900,585	£12,180,219	£5,523,318
45%	80%	£-6,009,205	£4,557,474	£-3,010,373	£-5,281,323	£5,273,644	£-2,282,490
50%	80%	£-14,382,596	£-2,473,125	£-10,996,065	£-13,560,611	£-1,664,366	£-10,174,079
10%	60%	£50,711,609	£52,383,615	£51,187,673	£51,019,745	£52,686,792	£51,495,333
15%	60%	£42,729,487	£45,310,001	£43,493,581	£43,241,691	£45,772,205	£43,955,785
20%	60%	£34,847,365	£38,221,384	£35,799,491	£35,463,636	£38,637,655	£36,415,763
25%	60%	£26,878,688	£31,132,766	£28,088,310	£27,661,627	£31,903,106	£28,871,250
30%	60%	£18,885,481	£24,009,284	£20,317,029	£19,805,008	£24,948,810	£21,556,555
35%	60%	£10,898,534	£16,853,377	£12,529,702	£11,922,575	£17,949,491	£13,641,860
40%	60%	£3,760,765	£9,671,327	£5,867,804	£5,373,944	£10,944,517	£5,940,994
50%	60%	£-13,818,637	£-6,870,147	£-11,278,738	£-12,174,665	£-3,282,631	£-9,634,766

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£71,502,173	£71,502,173	£71,502,173	£71,502,173	£71,502,173	£71,502,173
10%	70%	£55,708,560	£57,658,060	£56,263,967	£55,939,662	£57,885,443	£56,495,069
15%	70%	£47,750,012	£50,702,278	£46,383,122	£46,088,664	£51,048,331	£49,329,775
20%	70%	£39,791,463	£43,727,818	£40,902,277	£40,253,668	£44,190,023	£41,364,481
25%	70%	£31,794,200	£36,753,359	£33,205,426	£32,381,404	£37,331,114	£33,792,630
30%	70%	£23,754,133	£29,756,236	£25,447,606	£24,458,779	£30,459,881	£26,152,251
35%	70%	£15,667,253	£22,715,354	£17,675,283	£16,502,784	£23,537,441	£18,510,915
40%	70%	£7,627,676	£15,664,511	£9,827,068	£8,487,069	£16,614,999	£10,781,360
45%	70%	£-2,020,704	£8,545,974	£1,914,275	£-352,121	£9,620,230	£3,006,098
50%	70%	£-9,580,813	£1,378,168	£-6,087,598	£-7,817,834	£2,591,306	£-4,854,619
100%	70%	£-94,061,022	£-72,716,239	£-88,037,683	£-91,554,733	£-70,209,951	£-85,531,375
10%	80%	£55,655,708	£57,882,702	£56,290,458	£55,809,776	£58,034,291	£56,444,526
15%	80%	£47,670,733	£51,044,751	£46,622,859	£47,901,835	£51,275,854	£48,853,361
20%	80%	£39,685,758	£44,184,950	£40,955,260	£40,889,858	£44,292,864	£41,746,868
40%	80%	£7,312,147	£16,603,672	£9,836,527	£7,980,389	£14,220,023	£10,573,122
45%	80%	£-959,401	£9,607,278	£2,039,431	£-2,311,519	£10,323,448	£2,767,314
50%	80%	£-3,332,792	£2,576,679	£-5,946,261	£-8,510,807	£3,385,438	£-5,124,275
10%	60%	£55,761,413	£57,433,418	£56,237,476	£56,069,549	£57,736,596	£56,545,136
15%	60%	£47,829,291	£50,359,804	£46,543,385	£46,291,495	£50,822,009	£49,005,589
20%	60%	£39,897,189	£43,271,188	£40,840,294	£40,513,440	£43,887,458	£41,465,967
25%	60%	£31,928,492	£36,182,570	£33,138,114	£32,711,431	£36,952,910	£33,921,053
40%	60%	£23,915,385	£29,059,087	£25,368,832	£24,854,812	£29,998,614	£26,306,359
35%	60%	£16,858,338	£21,903,181	£17,579,506	£16,972,379	£22,999,295	£18,691,664
40%	60%	£7,750,558	£14,721,131	£9,717,608	£9,023,748	£15,994,321	£10,990,798
50%	60%	£-8,768,833	£179,857	£-6,228,934	£-7,424,861	£1,787,173	£-4,584,962

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£54,290,388	£54,290,388	£54,290,388	£54,290,388	£54,290,388	£54,290,388
10%	70%	£38,496,776	£40,446,276	£39,052,182	£38,727,678	£40,673,658	£39,283,285
15%	70%	£30,538,527	£33,460,494	£31,371,338	£30,884,880	£33,637,147	£31,717,691
20%	70%	£22,579,679	£26,516,034	£23,690,493	£23,041,883	£26,678,238	£24,152,697
25%	70%	£14,582,415	£19,541,575	£15,993,642	£15,169,619	£20,119,330	£16,580,846
30%	70%	£6,542,349	£12,543,452	£8,235,822	£7,246,995	£13,248,097	£8,940,467
35%	70%	£-1,544,531	£5,503,570	£463,499	£-709,001	£6,325,656	£1,299,030
40%	70%	£-9,679,608	£-1,547,273	£-7,884,716	£-8,724,716	£-596,785	£-9,429,824
45%	70%	£-17,621,488	£-6,665,809	£-15,297,509	£-16,829,663	£-7,591,654	£-14,205,686
50%	70%	£-26,262,597	£-15,833,616	£-23,299,382	£-25,029,619	£-14,620,478	£-22,066,403
100%	70%	£-111,272,606	£-89,928,023	£-105,249,448	£-108,766,518	£-87,421,735	£-102,743,160
10%	80%	£38,443,924	£40,670,917	£39,078,674	£38,697,992	£40,822,506	£39,232,742
15%	80%	£30,458,949	£33,832,967	£31,411,075	£30,690,050	£34,064,069	£31,642,177
20%	80%	£22,473,976	£26,972,866	£23,743,475	£22,742,475	£27,280,902	£24,051,612
40%	80%	£-3,899,637	£-608,113	£-7,275,257	£-9,261,395	£15,238	£-6,638,662
45%	80%	£-18,171,185	£-7,604,507	£-15,172,354	£-17,443,303	£-6,888,337	£-14,444,470
50%	80%	£-26,544,577	£-14,635,105	£-23,158,045	£-25,722,592	£-13,826,347	£-22,336,059
10%	60%	£38,549,628	£40,221,634	£39,025,692	£38,857,764	£40,524,811	£39,333,352
15%	60%	£30,617,506	£33,146,020	£31,331,601	£31,079,711	£33,610,224	£31,793,805
20%	60%	£22,685,385	£26,069,494	£23,637,510	£23,301,656	£26,676,676	£24,253,782
25%	60%	£14,716,707	£18,970,786	£15,926,330	£15,499,847	£19,741,125	£16,709,289
30%	60%	£6,703,500	£11,847,303	£8,155,048	£7,643,028	£12,786,829	£9,094,574
35%	60%	£-1,353,447	£4,691,396	£-367,722	£-239,405	£5,787,510	£1,479,879
40%	60%	£-9,461,226	£-2,490,653	£-7,494,176	£-8,188,		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£76,632,884	£76,632,884	£76,632,884	£76,632,884	£76,632,884	£76,632,884
10%	70%	£60,839,271	£62,788,771	£61,394,878	£61,070,373	£63,016,154	£61,625,780
15%	70%	£52,880,723	£55,632,988	£53,713,833	£53,227,375	£56,179,642	£54,080,486
20%	70%	£44,922,174	£48,858,529	£46,032,988	£45,384,379	£49,320,734	£46,495,192
25%	70%	£36,924,911	£41,884,070	£38,336,137	£37,612,114	£42,461,825	£38,923,341
30%	70%	£28,884,844	£34,885,947	£30,578,317	£29,889,490	£35,590,592	£31,282,962
35%	70%	£20,797,964	£27,846,065	£22,805,994	£21,633,495	£28,668,152	£23,641,526
40%	70%	£12,682,887	£20,785,222	£14,957,779	£13,817,780	£21,745,710	£15,912,671
45%	70%	£4,421,007	£13,676,667	£7,044,986	£5,512,832	£14,750,941	£8,136,808
50%	70%	£-3,920,102	£6,508,879	£-956,887	£-2,687,123	£7,722,017	£276,092
100%	70%	£-88,930,311	£-67,585,528	£-82,906,953	£-86,424,023	£-65,079,240	£-80,400,664
10%	80%	£60,786,419	£63,013,412	£61,421,169	£60,940,487	£63,165,002	£61,575,237
15%	80%	£52,801,444	£55,175,462	£53,753,370	£53,932,546	£55,406,564	£53,984,672
20%	80%	£44,816,469	£49,315,161	£46,085,971	£45,124,605	£49,623,297	£46,394,107
40%	80%	£12,442,858	£21,734,383	£15,067,238	£13,081,100	£22,360,734	£15,703,833
45%	80%	£4,171,310	£14,737,989	£7,170,142	£4,899,192	£15,454,159	£7,898,025
50%	80%	£-4,202,082	£7,707,390	£-815,550	£-3,380,096	£8,516,149	£6,436
10%	60%	£60,892,124	£62,564,129	£61,368,187	£61,200,260	£62,867,307	£61,675,847
15%	60%	£52,980,022	£55,490,515	£53,674,036	£53,422,206	£55,852,720	£54,136,300
20%	60%	£45,027,980	£48,401,939	£45,950,005	£45,644,151	£49,018,170	£46,536,276
25%	60%	£37,059,203	£41,313,281	£38,268,825	£37,842,142	£42,083,621	£39,051,764
30%	60%	£29,045,996	£34,189,798	£30,497,543	£29,985,523	£35,129,324	£31,437,070
35%	60%	£20,989,049	£27,033,892	£22,710,217	£22,103,090	£28,130,006	£23,822,375
40%	60%	£12,881,269	£19,951,842	£14,845,319	£14,154,459	£21,129,032	£16,121,509
50%	60%	£-3,638,122	£5,310,969	£-1,095,223	£-1,994,151	£8,927,884	£445,749

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£78,169,756	£78,169,756	£78,169,756	£78,169,756	£78,169,756	£78,169,756
10%	70%	£62,376,143	£64,325,644	£62,931,550	£62,607,245	£64,553,026	£63,162,652
15%	70%	£54,417,595	£57,369,862	£55,250,706	£54,764,246	£57,716,514	£55,597,358
20%	70%	£46,459,047	£50,395,402	£47,563,860	£46,921,251	£50,857,606	£48,032,065
25%	70%	£38,461,783	£43,420,943	£39,873,009	£39,048,987	£43,998,698	£40,480,213
30%	70%	£30,421,717	£36,422,820	£32,115,190	£31,126,362	£37,127,464	£32,819,634
35%	70%	£22,334,636	£29,382,938	£24,342,866	£23,170,367	£30,205,024	£25,178,398
40%	70%	£14,189,759	£22,332,084	£16,494,651	£15,154,652	£23,282,363	£17,449,544
45%	70%	£5,957,880	£15,213,559	£8,581,856	£7,049,704	£16,287,813	£9,673,682
50%	70%	£-2,383,229	£8,045,751	£579,985	£-1,150,251	£9,288,889	£1,812,965
100%	70%	£-87,383,438	£-66,048,656	£-81,370,080	£-84,887,150	£-63,542,368	£-78,863,792
10%	80%	£62,323,291	£64,550,285	£62,958,041	£62,477,359	£64,701,874	£63,112,109
15%	80%	£54,338,317	£57,712,335	£55,290,442	£54,569,418	£57,943,437	£55,521,544
20%	80%	£46,353,341	£50,852,033	£47,622,843	£46,861,477	£51,160,169	£47,930,979
40%	80%	£13,979,730	£23,271,255	£16,604,110	£14,617,972	£23,997,606	£17,240,705
45%	80%	£5,708,182	£16,274,861	£8,707,014	£6,436,064	£16,991,031	£9,434,897
50%	80%	£-2,665,209	£9,244,262	£721,322	£-1,843,224	£10,063,021	£1,543,308
10%	60%	£62,428,996	£64,101,002	£62,905,060	£62,737,132	£64,404,179	£63,212,720
15%	60%	£54,486,874	£57,027,398	£55,210,968	£54,959,078	£57,489,592	£55,673,172
20%	60%	£46,564,752	£49,938,771	£47,516,878	£47,181,024	£50,555,042	£48,133,160
25%	60%	£38,596,075	£42,850,153	£39,805,698	£39,379,014	£43,620,493	£40,588,637
30%	60%	£30,582,868	£35,726,671	£32,034,416	£31,522,395	£36,666,197	£32,973,542
35%	60%	£22,525,921	£28,570,764	£24,247,089	£23,639,962	£29,666,878	£25,359,247
40%	60%	£14,418,142	£21,388,714	£16,385,191	£15,691,332	£22,661,904	£17,658,381
50%	60%	£-2,101,250	£8,847,240	£439,849	£-457,278	£9,464,756	£2,062,621

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

No Units	450
Site Area	2.61 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£32,842,665	£32,842,665	£32,842,665	£32,842,665	£32,842,665	£32,842,665
10%	70%	£21,464,551	£23,618,153	£22,158,791	£21,702,245	£22,855,847	£22,396,486
15%	70%	£15,719,870	£19,003,105	£16,778,262	£16,082,242	£19,362,437	£17,140,635
20%	70%	£9,956,201	£14,333,848	£11,367,391	£10,439,365	£14,817,012	£11,850,554
25%	70%	£4,122,718	£9,664,591	£5,915,555	£4,736,550	£10,268,545	£6,529,386
30%	70%	£1,754,228	£4,947,866	£425,404	£1,005,583	£5,894,465	£1,162,903
35%	70%	£7,698,922	£211,450	£5,147,590	£6,825,183	£1,070,824	£4,274,160
40%	70%	£13,642,977	£4,598,953	£10,727,522	£12,644,782	£3,600,759	£9,729,328
45%	70%	£19,687,351	£9,412,824	£16,307,465	£18,464,383	£8,289,855	£15,184,496
50%	70%	£25,531,725	£14,226,695	£21,887,408	£24,283,983	£12,978,952	£20,639,665
100%	70%	£84,975,467	£52,265,407	£77,686,830	£82,479,962	£59,869,922	£75,191,345
10%	80%	£21,386,826	£23,657,084	£22,189,243	£21,554,289	£24,015,547	£22,347,707
15%	80%	£15,615,096	£19,364,294	£16,824,687	£15,856,678	£19,601,989	£17,066,269
20%	80%	£9,816,503	£14,819,528	£11,429,291	£10,138,611	£15,141,636	£11,751,399
25%	80%	£3,945,238	£10,271,690	£5,994,195	£4,354,460	£10,674,327	£6,403,416
30%	80%	£1,970,688	£5,688,301	£519,773	£1,471,591	£6,179,366	£1,010,839
35%	80%	£7,351,138	£1,075,300	£5,035,683	£7,368,858	£1,648,210	£4,453,404
40%	80%	£13,931,588	£3,595,561	£10,599,640	£13,266,126	£2,930,059	£9,834,177
45%	80%	£19,912,039	£8,284,008	£16,163,597	£19,163,393	£7,535,362	£15,414,952
50%	80%	£25,892,489	£12,972,455	£21,727,555	£25,060,661	£12,140,627	£20,895,727
10%	60%	£21,533,277	£23,379,220	£22,128,340	£21,850,202	£23,696,146	£22,445,266
15%	60%	£15,824,644	£18,538,945	£16,731,837	£16,307,807	£19,122,009	£17,215,000
20%	60%	£11,035,900	£13,848,169	£11,305,491	£10,740,118	£14,492,380	£11,949,709
25%	60%	£4,300,197	£9,057,492	£5,836,915	£5,118,640	£9,862,765	£6,655,357
30%	60%	£1,537,770	£4,207,433	£331,037	£539,576	£5,189,564	£1,313,168
35%	60%	£7,446,068	£663,049	£5,259,477	£8,281,508	£493,439	£4,094,917
40%	60%	£13,354,366	£5,602,345	£10,855,405	£12,023,440	£4,271,420	£9,524,479
45%	60%	£19,262,663	£10,541,640	£16,451,332	£17,763,372	£3,944,349	£14,854,041
50%	60%	£25,170,961	£15,480,935	£22,047,259	£23,507,304	£13,817,279	£20,383,603

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£183,063,638	£183,063,638	£183,063,638	£183,063,638	£183,063,638	£183,063,638
10%	70%	£194,441,752	£182,288,150	£193,747,511	£194,204,057	£192,050,456	£193,509,817
15%	70%	£300,195,433	£196,903,198	£199,128,040	£199,524,090	£196,543,885	£198,705,668
20%	70%	£395,950,152	£201,572,454	£204,538,912	£205,466,938	£201,069,291	£204,055,749
25%	70%	£211,783,584	£206,241,712	£209,990,748	£211,189,753	£205,637,757	£209,376,916
30%	70%	£217,660,531	£210,958,437	£215,480,898	£216,911,886	£210,221,838	£214,744,300
35%	70%	£223,604,905	£215,694,843	£221,053,883	£222,731,486	£214,835,478	£220,180,463
40%	70%	£229,549,280	£220,505,255	£226,633,825	£228,551,085	£219,507,061	£225,635,631
45%	70%	£235,493,654	£225,319,127	£231,213,768	£233,370,685	£224,198,168	£231,090,739
50%	70%	£241,438,028	£230,132,997	£237,793,710	£240,190,285	£228,855,255	£236,545,968
100%	70%	£300,881,770	£278,271,710	£293,593,133	£298,396,285	£275,776,225	£291,097,648
10%	80%	£194,510,477	£192,049,219	£193,717,060	£194,352,014	£191,890,755	£193,558,596
15%	80%	£200,291,207	£196,542,008	£199,081,616	£200,049,625	£196,304,314	£198,840,034
20%	80%	£206,089,800	£201,086,775	£204,477,012	£205,767,692	£200,764,687	£204,154,904
25%	80%	£209,837,889	£205,610,863	£208,505,943	£209,172,629	£205,636,401	£208,861,949
30%	80%	£215,818,341	£224,190,310	£232,069,900	£235,069,696	£223,441,685	£231,221,255
35%	80%	£241,798,792	£228,878,757	£237,633,857	£240,986,564	£228,046,929	£236,802,029
40%	80%	£194,373,026	£192,527,082	£193,777,963	£194,056,101	£192,210,156	£193,461,307
45%	80%	£200,081,659	£197,267,457	£199,174,463	£199,598,495	£196,794,294	£198,691,302
50%	80%	£206,010,493	£202,098,134	£204,600,812	£205,166,185	£201,413,916	£203,955,539
10%	60%	£211,696,105	£206,845,811	£210,069,388	£210,787,662	£206,043,538	£209,250,945
15%	60%	£217,444,073	£211,898,670	£215,575,266	£216,445,879	£210,716,739	£214,593,135
20%	60%	£223,352,370	£216,569,352	£221,165,780	£222,187,810	£215,412,863	£220,001,220
25%	60%	£229,260,669	£221,508,647	£226,761,708	£227,929,743	£220,177,722	£225,430,782
30%	60%	£241,077,264	£231,387,237	£237,953,962	£239,413,607	£229,723,581	£236,289,908

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£135,171,296	£135,171,296	£135,171,296	£135,171,296	£135,171,296	£135,171,296
10%	70%	£146,549,410	£144,395,809	£145,855,170	£146,311,716	£144,158,114	£145,617,476
15%	70%	£153,284,031	£149,010,956	£151,235,693	£151,931,719	£148,651,534	£150,873,327
20%	70%	£158,057,780	£153,680,113	£156,646,571	£157,574,596	£153,196,350	£156,163,407
25%	70%	£163,891,243	£158,349,370	£162,098,406	£163,277,412	£157,745,416	£161,484,576
30%	70%	£169,768,190	£163,066,095	£167,588,557	£169,019,544	£162,329,497	£166,851,958
35%	70%	£175,712,564	£167,802,502	£173,181,542	£174,839,144	£166,943,137	£172,288,121
40%	70%	£181,656,939	£172,612,914	£178,741,483	£180,658,744	£171,614,720	£177,745,289
45%	70%	£187,601,313	£177,426,785	£184,321,426	£186,478,344	£176,303,817	£183,198,457
50%	70%	£193,545,688	£182,240,656	£189,901,369	£192,297,844	£180,992,913	£188,653,626
100%	70%	£252,989,428	£230,379,368	£245,700,792	£250,493,943	£227,883,883	£243,205,307
10%	80%	£146,618,135	£144,156,877	£145,824,718	£146,459,673	£144,998,414	£145,666,255
15%	80%	£152,388,885	£148,649,067	£151,189,275	£152,157,283	£148,411,973	£150,947,692
20%	80%	£158,197,458	£153,334,431	£159,984,671	£160,936,960	£156,675,360	£159,676,337
25%	80%	£163,945,548	£157,609,522	£163,813,601	£164,280,087	£160,944,060	£163,945,138
30%	80%	£169,696,000	£161,927,969	£167,588,557	£169,019,544	£162,329,497	£166,851,958
35%	80%	£175,447,513	£166,246,416	£171,335,000	£172,249,544	£166,943,137	£172,288,121
40%	80%	£181,200,026	£170,564,863	£175,083,449	£176,063,088	£171,614,720	£177,745,289
45%	80%	£186,952,539	£174,883,310	£178,834,898	£179,812,627	£176,303,817	£183,198,457
50%	80%	£192,705,052	£179,201,757	£182,586,346	£184,561,166	£180,992,913	£188,653,626
100%	80%	£252,989,428	£230,379,368	£245,700,792	£250,493,943	£227,883,883	£243,205,307
10%	60%	£146,618,135	£144,156,877	£145,824,718	£146,459,673	£144,998,414	£145,666,255
15%	60%	£152,388,885	£148,649,067	£151,189,275	£152,157,283	£148,411,973	£150,947,692
20%	60%	£158,197,458	£153,334,431	£159,984,671	£160,936,960	£156,675,360	£159,676,337
25%	60%	£163,945,548	£157,609,522	£163,813,601	£164,280,087	£160,944,060	£163,945,138
30%	60%	£169,696,000	£161,927,969	£167,588,557	£169,019,544	£162,329,497	£166,851,958
35%	60%	£175,447,513	£166,246,416	£171,335,000	£172,249,544	£166,943,137	£172,288,121
40%	60%	£181,200,026	£170,564,863	£175,083,449	£176,063,088	£171,614,720	£177,745,289
45%	60%	£186,952,539	£174,883,310	£178,834,898	£179,812,627	£176,303,817	£183,198,457
50%	60%	£192,705,052	£179,201,757	£182,586,346	£184,561,166	£180,992,913	£188,653,626
100%	60%	£252,989,428	£230,379,368	£245,700,792	£250,493,943	£227,883,883	£243,205,307
10%	60%	£146,618,135	£144,156,877	£145,824,718	£146,459,673	£144,998,414	£145,666,255
15%	60%	£152,388,885	£148,649,067	£151,189,275	£152,157,283	£148,411,973	£150,947,692
20%	60%	£158,197,458	£153,334,431	£159,984,671	£160,936,960	£156,675,360	£159,676,337
25%	60%	£163,945,548	£157,609,522	£163,813,601	£164,280,087	£160,944,060	£163,945,138
30%	60%	£169,696,000	£161,927,969	£167,588,557	£169,019,544	£162,329,497	£166,851,958
35%	60%	£175,447,513	£166,246,416	£171,335,000	£172,249,544	£166,943,137	£172,288,121
40%	60%	£181,200,026	£170,564,863	£175,083,449	£176,063,088	£171,614,720	£177,745,289
45%	60%	£186,952,539	£174,883,310	£178,834,898	£179,812,627	£176,303,817	£183,198,457
50%	60%	£192,705,052	£179,201,757	£182,586,346	£184,561,166	£180,992,913	£188,653,626
100%	60%	£252,989,428	£230,379,368	£245,700,792	£250,493,943	£227,883,883	£243,205,307

Residual

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,904,795	£5,904,795	£5,904,795	£5,904,795	£5,904,795	£5,904,795
10%	70%	£5,473,319	£3,319,717	£4,779,078	£5,235,624	£3,982,023	£4,641,384
15%	70%	£11,217,999	£7,334,765	£10,159,607	£10,855,627	£7,575,432	£9,797,235
20%	70%	£16,981,669	£12,604,021	£15,570,479	£16,498,504	£12,120,858	£15,087,316
25%	70%	£22,815,151	£17,273,278	£21,022,314	£22,201,320	£16,669,324	£20,408,483
30%	70%	£28,692,098	£21,990,003	£26,512,465	£27,943,452	£21,253,405	£25,775,867
35%	70%	£34,636,472	£26,726,810	£32,085,450	£33,763,053	£25,867,045	£31,212,030
40%	70%	£40,599,847	£31,536,922	£37,665,399	£39,582,692	£30,538,628	£36,667,198
45%	70%	£46,525,221	£36,360,694	£43,245,334	£45,402,292	£35,227,725	£42,122,366
50%	70%	£52,469,595	£41,164,564	£48,825,277	£51,221,852	£39,918,822	£47,577,534
100%	70%	£111,913,336	£89,303,276	£104,624,700	£109,417,851	£86,807,791	£102,129,215
10%	80%	£5,542,043	£3,090,796	£4,748,626	£5,383,581	£2,922,322	£4,590,163
15%	80%	£11,322,774	£7,573,975	£10,113,183	£11,081,101	£7,335,881	£9,871,601
20%	80%	£17,121,367	£12,118,342	£15,508,579	£16,799,258	£11,798,233	£15,186,470
40%	80%	£40,869,457	£30,533,430	£37,537,510	£40,203,995	£29,867,968	£36,872,047
45%	80%	£46,849,908	£35,221,877	£43,101,467	£46,101,263	£34,473,232	£42,352,821
50%	80%	£52,830,359	£39,910,324	£48,695,424	£51,998,531	£39,078,498	£47,833,596
10%	60%	£5,404,593	£3,258,649	£4,809,590	£5,087,688	£3,241,723	£4,482,604
15%	60%	£11,113,225	£8,299,024	£10,205,032	£10,630,062	£7,815,861	£9,722,869
20%	60%	£16,841,970	£13,089,700	£15,632,379	£16,197,751	£12,445,483	£14,988,161
25%	60%	£22,637,672	£17,880,377	£21,100,954	£21,819,229	£17,075,105	£20,282,512
30%	60%	£28,475,640	£22,730,437	£26,606,833	£27,477,446	£21,748,306	£25,624,702
35%	60%	£34,383,937	£27,600,919	£32,197,346	£33,219,377	£26,444,330	£31,032,796
40%	60%	£40,292,236	£32,540,214	£37,793,275	£39,361,309	£31,209,289	£36,462,349
50%	60%	£52,108,831	£42,418,804	£48,988,129	£50,445,174	£40,755,148	£47,321,473

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,344,802	£17,344,802	£17,344,802	£17,344,802	£17,344,802	£17,344,802
10%	70%	£5,869,898	£3,120,299	£4,693,928	£5,294,382	£3,357,984	£4,899,823
15%	70%	£22,027,007	£3,505,242	£1,280,399	£984,379	£3,864,574	£1,642,772
20%	70%	£5,541,662	£1,164,015	£4,130,472	£5,058,498	£680,851	£3,647,309
25%	70%	£11,375,145	£5,833,272	£9,582,308	£10,761,313	£5,229,318	£8,968,476
30%	70%	£17,252,091	£10,549,997	£16,072,459	£16,503,446	£9,813,398	£14,335,860
35%	70%	£23,196,465	£15,266,403	£20,645,443	£22,323,046	£14,427,038	£19,772,023
40%	70%	£29,140,840	£20,009,816	£25,225,385	£28,142,645	£19,098,622	£25,227,101
45%	70%	£35,085,214	£24,910,687	£31,805,328	£33,962,246	£23,787,718	£30,682,359
50%	70%	£41,028,588	£29,724,558	£37,385,270	£39,781,846	£28,476,815	£36,137,528
100%	70%	£100,473,330	£77,863,270	£93,184,693	£97,977,485	£79,367,785	£90,689,208
10%	80%	£5,897,963	£6,359,221	£6,691,390	£6,056,426	£8,517,684	£6,849,844
15%	80%	£11,717,233	£13,886,431	£13,326,824	£38,815	£10,125	£11,717,233
20%	80%	£5,681,360	£678,335	£4,068,572	£5,359,252	£356,227	£3,746,464
40%	80%	£29,429,451	£19,093,424	£26,097,503	£28,763,989	£18,427,962	£25,432,040
45%	80%	£35,409,902	£23,781,871	£31,661,460	£34,661,256	£23,033,225	£30,912,815
50%	80%	£41,390,352	£28,470,318	£37,225,418	£40,558,524	£27,638,490	£36,393,590
10%	60%	£6,036,414	£7,981,357	£6,630,477	£6,362,339	£8,198,283	£6,947,403
15%	60%	£12,072,828	£13,409,824	£13,233,974	£999,944	£3,624,146	£11,717,137
20%	60%	£5,401,963	£1,649,694	£4,192,372	£4,757,745	£1,005,477	£3,548,154
25%	60%	£11,197,666	£6,440,371	£9,660,948	£10,379,223	£5,635,098	£8,842,506
30%	60%	£17,035,633	£11,290,430	£15,166,826	£16,037,439	£10,308,299	£14,184,695
35%	60%	£22,943,930	£16,160,912	£20,757,340	£21,779,370	£15,004,424	£19,592,780
40%	60%	£28,852,229	£21,100,208	£26,353,368	£27,521,303	£19,769,283	£25,022,342
50%	60%	£40,668,824	£30,978,798	£37,545,122	£39,005,167	£29,315,142	£35,881,466

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£22,394,606	£22,394,606	£22,394,606	£22,394,606	£22,394,606	£22,394,606
10%	70%	£11,016,492	£13,170,093	£11,710,732	£11,254,198	£13,407,768	£11,948,426
15%	70%	£5,271,811	£8,855,046	£8,330,293	£5,634,193	£9,314,378	£6,892,375
20%	70%	£491,858	£3,885,798	£919,331	£8,694	£4,968,953	£1,402,495
25%	70%	£6,325,341	£7,833,468	£4,532,504	£5,711,510	£179,514	£3,918,673
30%	70%	£12,202,288	£5,500,193	£10,022,655	£11,453,642	£4,763,594	£9,286,056
35%	70%	£18,146,662	£10,236,599	£15,595,640	£17,273,242	£9,377,235	£14,722,219
40%	70%	£24,091,036	£15,047,012	£21,175,581	£23,092,841	£14,048,818	£20,177,387
45%	70%	£30,035,410	£19,860,983	£26,755,524	£28,912,442	£18,737,915	£25,632,555
50%	70%	£35,979,784	£24,674,754	£32,335,467	£34,732,042	£23,427,011	£31,087,724
100%	70%	£95,423,526	£72,813,466	£88,134,890	£92,928,041	£70,317,881	£85,639,405
10%	80%	£10,947,767	£13,409,025	£11,741,184	£11,106,229	£13,567,488	£11,899,648
15%	80%	£5,167,037	£6,916,235	£6,376,627	£5,408,619	£9,133,930	£6,618,210
20%	80%	£6,811,657	£13,371,668	£11,468,111	£9,909,449	£11,253,340	£8,796,340
40%	80%	£24,379,647	£14,043,620	£21,047,699	£23,714,185	£13,378,158	£20,382,236
45%	80%	£30,360,098	£18,732,067	£26,611,657	£29,611,452	£17,983,421	£25,963,011
50%	80%	£36,340,548	£23,420,514	£32,175,614	£35,508,720	£22,588,686	£31,343,798
10%	60%	£11,085,218	£12,931,161	£11,690,280	£11,402,143	£13,248,087	£11,997,206
15%	60%	£5,376,595	£8,190,796	£6,283,778	£5,869,748	£9,873,949	£6,796,941
20%	60%	£9,821,159	£13,409,110	£9,871,431	£9,929,089	£14,044,327	£11,501,650
25%	60%	£6,147,862	£1,390,567	£4,611,144	£5,329,419	£585,294	£3,792,702
30%	60%	£11,985,829	£6,240,627	£10,117,022	£10,987,635	£5,258,495	£9,134,891
35%	60%	£17,894,127	£11,111,109	£15,707,536	£16,729,567	£9,954,620	£14,542,976
40%	60%	£23,802,425	£16,050,404	£21,303,464	£22,471,499	£14,719,479	£19,972,538
50%	60%	£35,619,020	£25,928,994	£32,495,319	£33,958,369	£24,265,338	£30,831,663

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£5,182,821	£5,182,821	£5,182,821	£5,182,821	£5,182,821	£5,182,821
10%	70%	£6,195,293	£4,041,691	£5,501,052	£5,957,598	£3,803,997	£5,263,358
15%	70%	£11,368,973	£6,656,739	£10,861,581	£11,577,601	£8,297,406	£10,519,209
20%	70%	£17,703,643	£13,325,995	£16,292,453	£17,220,478	£12,842,832	£15,809,290
25%	70%	£23,537,125	£17,995,252	£21,744,288	£22,923,294	£17,391,298	£21,130,457
30%	70%	£29,414,072	£22,711,977	£27,234,439	£28,665,426	£21,975,379	£26,497,841
35%	70%	£35,358,446	£27,448,384	£32,807,424	£34,485,027	£26,589,019	£31,934,004
40%	70%	£41,302,821	£32,258,795	£38,387,398	£40,304,626	£31,269,602	£37,399,172
45%	70%	£47,247,195	£37,072,668	£43,967,308	£46,124,226	£36,049,699	£42,844,340
50%	70%	£53,191,569	£41,886,538	£49,547,251	£51,943,826	£40,838,796	£48,299,509
100%	70%	£112,635,310	£90,025,260	£106,346,674	£110,139,825	£87,529,765	£102,851,189
10%	80%	£6,264,017	£3,802,760	£5,470,600	£6,105,555	£3,644,296	£5,312,137
15%	80%	£12,044,748	£8,295,549	£10,835,157	£11,803,165	£8,057,855	£10,593,575
20%	80%	£17,843,341	£12,840,316	£16,230,553	£17,521,232	£12,618,207	£15,908,444
40%	80%	£41,691,431	£31,255,404	£38,269,464	£40,926,969	£30,589,942	£37,694,021
45%	80%	£47,571,882	£36,943,651	£43,823,441	£46,823,237	£35,195,206	£43,074,795
50%	80%	£53,452,333	£40,632,298	£49,387,398	£52,720,505	£39,800,470	£48,555,570
10%	60%	£6,126,567	£4,280,623	£5,531,504	£5,809,642	£3,963,697	£5,214,578
15%	60%	£11,835,199	£9,020,998	£10,928,006	£11,352,036	£8,537,835	£10,444,843
20%	60%	£17,663,944	£13,811,674	£16,354,353	£16,919,726	£13,167,457	£15,710,135
25%	60%	£23,559,646	£18,602,351	£21,822,928	£22,541,203	£17,797,079	£21,004,486
30%	60%	£29,197,614	£23,452,411	£27,328,807	£28,199,420	£22,470,280	£26,346,676
35%	60%	£35,105,911	£28,322,893	£32,919,320	£33,941,351	£27,166,404	£31,754,760
40%	60%	£41,014,209	£33,262,188	£38,515,249	£39,683,283	£31,931,263	£37,184,323
50%	60%	£52,830,805	£43,140,778	£49,707,103	£51,167,148	£41,477,122	£48,043,447</

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£27,525,317	£27,525,317	£27,525,317	£27,525,317	£27,525,317	£27,525,317
10%	70%	£16,147,203	£19,330,804	£16,841,443	£16,384,897	£16,338,499	£17,079,137
15%	70%	£10,402,522	£13,685,757	£11,460,914	£10,764,894	£14,045,089	£11,823,286
20%	70%	£4,638,853	£9,016,500	£6,050,042	£5,122,017	£9,499,664	£6,533,206
25%	70%	£-1,194,630	£4,347,243	£598,207	£-580,799	£4,951,197	£1,212,038
30%	70%	£-7,071,577	£-369,482	£-4,891,944	£-6,322,931	£367,116	£-4,155,345
35%	70%	£-13,015,951	£-5,105,989	£-10,464,929	£-12,142,531	£-4,246,524	£-9,591,508
40%	70%	£-18,960,326	£-9,916,301	£-16,044,970	£-17,962,131	£-9,918,107	£-15,046,676
45%	70%	£-24,904,700	£-14,730,172	£-21,624,813	£-23,781,731	£-13,607,204	£-20,501,844
50%	70%	£-30,848,073	£-19,544,043	£-27,204,756	£-29,601,331	£-18,296,300	£-25,957,013
100%	70%	£-90,282,815	£-67,682,755	£-83,004,179	£-87,797,330	£-65,187,270	£-80,508,694
10%	80%	£16,078,478	£16,539,736	£16,871,895	£16,236,940	£16,698,199	£17,030,358
15%	80%	£10,297,748	£14,046,946	£11,397,338	£10,539,330	£14,298,640	£11,746,921
20%	80%	£4,489,154	£9,592,178	£6,111,942	£4,921,263	£9,624,298	£6,434,051
40%	80%	£-19,248,936	£-8,912,909	£-15,916,988	£-18,583,474	£-8,247,447	£-15,251,525
45%	80%	£-25,229,387	£-13,601,356	£-21,480,946	£-24,480,741	£-12,852,710	£-20,732,300
50%	80%	£-31,209,837	£-18,289,803	£-27,044,903	£-30,378,009	£-17,457,975	£-26,213,075
10%	60%	£16,215,929	£16,061,872	£16,810,981	£16,532,854	£16,378,798	£17,127,917
15%	60%	£10,507,296	£13,321,497	£11,414,489	£10,399,459	£13,804,660	£11,897,652
20%	60%	£4,776,552	£8,530,821	£5,986,142	£5,422,770	£9,175,038	£6,632,361
25%	60%	£-1,017,151	£3,740,144	£519,567	£-198,708	£4,545,417	£1,338,099
30%	60%	£-6,855,118	£-1,109,916	£-4,986,311	£-5,856,924	£-1,277,84	£-4,004,180
35%	60%	£-12,763,416	£-5,980,398	£-10,576,825	£-11,598,856	£-4,823,909	£-9,412,265
40%	60%	£-18,671,714	£-10,919,693	£-16,172,753	£-17,340,788	£-9,568,768	£-14,941,827
50%	60%	£-24,488,510	£-20,798,293	£-27,364,608	£-28,824,663	£-19,134,627	£-26,700,952

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£29,062,189	£29,062,189	£29,062,189	£29,062,189	£29,062,189	£29,062,189
10%	70%	£17,694,075	£19,837,677	£18,378,315	£17,921,769	£20,075,371	£19,616,010
15%	70%	£11,939,394	£15,222,828	£12,997,786	£12,301,796	£15,591,962	£13,360,155
20%	70%	£8,175,725	£10,553,372	£7,586,915	£6,658,889	£11,036,536	£8,070,078
25%	70%	£342,242	£5,884,115	£2,135,079	£996,074	£6,488,070	£2,748,911
30%	70%	£-5,534,704	£1,167,390	£-3,355,072	£-4,786,059	£1,903,989	£-2,618,473
35%	70%	£-11,479,078	£-3,569,016	£-9,928,056	£-10,605,659	£-2,709,651	£-8,054,636
40%	70%	£-17,423,453	£-8,379,428	£-14,507,998	£-16,425,298	£-7,381,234	£-13,509,804
45%	70%	£-23,367,827	£-13,193,300	£-20,087,941	£-22,244,858	£-12,070,331	£-18,964,972
50%	70%	£-29,312,201	£-18,007,171	£-25,667,883	£-28,064,459	£-16,759,428	£-24,420,141
100%	70%	£-88,755,943	£-66,145,883	£-81,467,306	£-86,260,458	£-63,650,398	£-78,971,821
10%	80%	£17,615,350	£20,076,608	£18,408,767	£17,773,813	£20,235,071	£18,567,231
15%	80%	£11,834,620	£15,283,818	£13,044,211	£12,076,202	£15,821,513	£13,285,793
20%	80%	£6,096,027	£11,039,052	£7,648,815	£6,385,135	£11,961,160	£7,670,023
40%	80%	£-17,712,064	£-7,376,036	£-14,380,116	£-17,046,602	£-6,710,574	£-13,714,653
45%	80%	£-23,692,514	£-12,064,484	£-19,944,073	£-22,943,869	£-11,315,838	£-19,195,428
50%	80%	£-29,672,965	£-16,752,931	£-25,508,031	£-28,841,137	£-15,821,103	£-24,676,203
10%	60%	£17,752,801	£19,598,744	£18,347,864	£18,069,726	£19,915,671	£18,664,790
15%	60%	£12,944,168	£14,859,369	£12,951,361	£12,527,332	£15,341,533	£13,434,525
20%	60%	£8,315,424	£10,067,893	£7,525,015	£6,959,642	£10,711,910	£8,169,233
25%	60%	£519,721	£5,277,016	£2,056,439	£1,338,165	£6,082,289	£2,874,881
30%	60%	£-5,318,246	£426,957	£-3,449,439	£-4,320,052	£1,409,086	£-2,467,308
35%	60%	£-11,226,543	£-4,443,525	£-9,039,953	£-10,061,983	£-3,287,037	£-7,875,393
40%	60%	£-17,134,842	£-9,382,820	£-14,635,981	£-15,803,916	£-8,051,895	£-13,304,955
50%	60%	£-23,051,437	£-19,261,411	£-25,827,735	£-27,287,780	£-17,597,795	£-24,164,079

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£93,940,701	£93,940,701	£93,940,701	£93,940,701	£93,940,701	£93,940,701
10%	70%	£76,998,327	£78,925,686	£77,535,649	£77,207,089	£79,134,447	£77,744,410
15%	70%	£68,513,683	£71,404,720	£69,319,665	£68,826,825	£71,717,863	£69,632,808
20%	70%	£60,004,356	£63,883,755	£61,096,576	£60,428,707	£64,301,277	£61,520,927
25%	70%	£51,443,807	£56,341,009	£52,809,081	£51,974,246	£56,871,447	£53,339,520
30%	70%	£42,880,027	£48,759,899	£44,521,587	£43,519,794	£49,396,426	£45,158,113
35%	70%	£34,229,758	£41,178,790	£36,172,403	£34,984,518	£41,921,404	£38,927,163
40%	70%	£25,544,837	£33,543,163	£27,799,655	£26,421,527	£34,405,746	£28,662,238
45%	70%	£16,788,564	£25,888,353	£19,329,345	£17,777,086	£26,858,759	£20,315,622
50%	70%	£7,916,509	£18,154,182	£10,783,235	£9,030,294	£19,250,044	£11,897,021
100%	70%	£83,468,923	£82,224,968	£77,546,392	£81,167,891	£59,923,937	£75,245,360
10%	80%	£76,946,325	£79,149,021	£77,500,407	£77,085,409	£79,280,195	£77,699,581
15%	80%	£68,435,680	£71,739,723	£69,356,803	£68,644,442	£71,948,484	£69,565,564
20%	80%	£59,898,652	£64,330,424	£61,146,902	£60,181,552	£64,608,773	£61,429,803
25%	80%	£51,311,675	£56,908,477	£52,871,989	£51,665,301	£57,262,103	£53,225,615
30%	80%	£42,718,876	£49,440,862	£44,597,076	£43,149,050	£49,865,213	£45,021,427
35%	80%	£34,041,749	£41,973,246	£36,261,914	£34,544,992	£42,468,322	£38,765,087
40%	80%	£25,338,455	£34,465,962	£27,901,954	£26,910,915	£35,041,017	£29,477,009
45%	80%	£16,538,866	£26,926,503	£19,446,314	£17,202,647	£27,573,439	£20,103,831
50%	80%	£7,838,146	£19,326,547	£10,915,325	£8,381,590	£20,057,121	£11,657,849
10%	60%	£77,050,330	£78,702,351	£77,510,891	£77,328,677	£78,980,699	£77,789,239
15%	60%	£68,591,686	£71,069,718	£69,282,529	£69,009,208	£71,487,240	£69,700,050
20%	60%	£60,110,061	£63,437,085	£61,046,250	£60,575,863	£63,993,782	£61,810,862
25%	60%	£51,575,938	£55,773,539	£52,746,174	£52,283,190	£56,480,791	£53,453,425
30%	60%	£43,041,178	£48,078,937	£44,446,098	£43,890,517	£48,927,838	£45,294,799
35%	60%	£34,417,768	£40,384,333	£36,082,892	£35,424,114	£41,374,485	£37,089,238
40%	60%	£25,763,219	£32,620,364	£27,697,342	£26,932,139	£33,770,473	£28,847,467
45%	60%	£17,036,469	£24,841,341	£19,212,377	£18,351,525	£26,144,078	£20,327,413
50%	60%	£8,193,950	£16,981,816	£10,651,145	£9,678,999	£18,442,967	£12,136,193

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£121,965,602	£121,965,602	£121,965,602	£121,965,602	£121,965,602	£121,965,602
10%	70%	£139,907,976	£136,980,617	£138,370,653	£138,699,214	£136,771,856	£138,161,893
15%	70%	£147,392,620	£144,501,582	£146,586,637	£147,079,478	£144,188,440	£146,273,495
20%	70%	£159,931,946	£152,023,548	£154,809,727	£155,477,695	£151,635,026	£154,395,376
25%	70%	£164,462,495	£159,565,294	£163,097,222	£163,332,057	£159,034,856	£162,566,782
30%	70%	£173,026,276	£167,146,404	£171,384,718	£172,386,519	£166,509,877	£170,748,190
35%	70%	£181,676,544	£174,727,513	£179,733,900	£180,921,784	£173,994,899	£178,979,140
40%	70%	£190,381,466	£182,363,140	£188,106,647	£189,484,776	£187,500,267	£187,244,085
45%	70%	£199,117,799	£190,017,949	£196,576,936	£198,129,217	£196,047,544	£195,593,681
50%	70%	£207,889,794	£197,175,121	£205,123,067	£206,876,008	£204,586,259	£204,003,282
100%	70%	£299,376,226	£278,131,271	£293,452,695	£297,074,194	£275,830,239	£291,151,663
10%	80%	£138,959,977	£136,757,282	£138,345,898	£138,820,803	£136,618,108	£138,206,722
15%	80%	£147,470,623	£144,168,580	£146,549,499	£147,261,861	£143,957,819	£146,340,739
20%	80%	£156,007,651	£151,675,878	£154,759,401	£155,724,751	£153,297,530	£154,476,500
25%	80%	£164,579,946	£161,440,349	£164,804,349	£165,895,389	£163,465,286	£164,429,831
30%	80%	£173,146,404	£168,979,800	£172,859,987	£174,003,655	£171,532,663	£172,492,472
35%	80%	£181,718,876	£176,519,756	£180,990,977	£182,224,713	£179,549,181	£180,248,454
40%	80%	£190,293,950	£184,069,718	£188,181,412	£190,487,625	£187,500,267	£187,244,085
45%	80%	£198,879,024	£191,619,674	£194,800,053	£197,230,439	£194,812,521	£194,295,440
50%	80%	£207,464,100	£199,169,636	£202,812,129	£205,623,113	£203,125,612	£202,603,282
10%	60%	£147,314,616	£144,836,585	£146,623,774	£146,897,095	£144,419,062	£146,206,252
15%	60%	£155,796,241	£152,469,218	£154,809,727	£155,204,439	£152,915,621	£154,295,440
20%	60%	£164,330,364	£160,132,764	£163,160,129	£163,623,113	£161,235,512	£162,452,878
25%	60%	£172,885,125	£167,827,366	£171,460,205	£172,015,786	£169,578,665	£170,611,504
30%	60%	£181,448,535	£175,521,969	£179,823,410	£180,482,189	£177,531,817	£178,817,064
35%	60%	£190,013,083	£183,289,939	£188,208,960	£189,974,163	£187,135,829	£188,058,636
40%	60%	£198,588,531	£191,057,901	£199,590,977	£201,466,147	£198,297,530	£198,519,911
45%	60%	£207,163,024	£198,825,863	£207,255,158	£208,957,365	£206,452,878	£206,630,718
50%	60%	£207,163,024	£198,825,863	£207,255,158	£208,957,365	£206,452,878	£206,630,718

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£74,073,261	£74,073,261	£74,073,261	£74,073,261	£74,073,261	£74,073,261
10%	70%	£91,015,634	£89,089,275	£90,478,312	£90,806,872	£88,879,514	£90,269,551
15%	70%	£99,500,279	£97,609,241	£98,084,296	£98,197,136	£96,259,099	£98,301,154
20%	70%	£108,009,605	£104,130,206	£106,517,385	£107,585,254	£103,712,684	£106,493,034
25%	70%	£116,570,154	£111,672,953	£115,204,680	£116,039,716	£111,142,514	£114,674,441
30%	70%	£125,133,935	£119,254,062	£123,492,374	£124,494,177	£118,617,535	£122,855,848
35%	70%	£133,784,203	£126,835,171	£131,841,558	£133,029,443	£126,092,557	£131,098,798
40%	70%	£142,469,124	£134,470,798	£140,214,308	£141,592,434	£138,608,216	£139,351,723
45%	70%	£151,185,968	£142,125,608	£149,894,816	£150,296,879	£146,115,209	£147,689,160
50%	70%	£160,007,939	£149,859,779	£157,230,728	£158,983,667	£154,763,917	£156,116,940
100%	70%	£251,482,894	£230,238,930	£245,560,353	£249,181,853	£227,937,896	£243,259,321
10%	80%	£91,067,638	£88,864,940	£90,453,554	£90,928,462	£88,725,766	£90,314,380
15%	80%	£99,578,281	£96,274,228	£98,657,158	£99,389,520	£97,085,477	£98,448,937
20%	80%	£108,115,969	£103,893,537	£106,067,059	£107,832,409	£104,585,169	£106,584,334
25%	80%	£116,687,506	£113,547,999	£114,112,008	£114,103,046	£112,972,944	£114,536,952
30%	80%	£125,270,096	£121,187,458	£123,567,647	£124,811,314	£121,440,522	£123,910,130
35%	80%	£133,863,615	£128,811,610	£131,841,558	£133,029,443	£129,578,665	£131,098,798
40%	80%	£142,469,124	£136,470,798	£140,214,308	£141,592,434	£138,608,216	£139,351,723
45%	80%	£151,185,968	£144,125,608	£149,894,816	£150,296,879	£146,115,209	£147,689,160
50%	80%	£160,007,939	£151,859,779	£157,230,728	£158,983,667	£154,763,917	£156,116,940
100%	80%	£251,482,894	£230,238,930	£245,560,353	£249,181,853	£227,937,896	£243,259,321
10%	60%	£90,963,631	£89,311,610	£90,503,070	£90,685,284	£89,033,283	£90,224,722
15%	60%	£99,422,275	£96,944,244	£98,731,433	£99,094,753	£96,526,721	£98,519,911
20%	60%	£107,993,898	£104,576,876	£106,867,711	£107,338,098	£104,020,779	£106,430,089
25%	60%	£116,438,023	£112,240,422	£115,267,787	£115,730,771	£111,533,170	£114,560,536
30%	60%	£124,972,783	£119,935,024	£123,567,647	£124,123,444	£119,086,323	£122,719,162
35%	60%	£133,596,194	£127,629,628	£131,311,069	£132,589,847	£126,639,476	£130,824,723
40%	60%	£142,250,742	£135,393,598	£140,316,619	£141,081,822	£134,243,488	£139,166,494
45%	60%	£150,820,041	£143,163,445	£151,362,816	£152,334,963	£149,570,994	£155,877,768

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£17,121,729	£17,121,729	£17,121,729	£17,121,729	£17,121,729	£17,121,729
10%	70%	£179,398	£2,108,714	£716,678	£988,117	£2,315,475	£325,439
15%	70%	£3,305,289	£5,414,251	£7,499,306	£7,992,147	£5,181,189	£7,486,154
20%	70%	£16,814,615	£12,935,217	£15,722,396	£16,390,264	£12,517,694	£15,298,045
25%	70%	£25,375,164	£20,477,963	£24,009,891	£24,844,726	£19,947,525	£23,479,451
30%	70%	£33,938,945	£28,059,073	£32,297,385	£33,299,187	£27,422,546	£31,660,859
35%	70%	£42,599,213	£35				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£67,002,831	£67,002,831	£67,002,831	£67,002,831	£67,002,831	£67,002,831
10%	70%	£50,066,456	£51,987,817	£50,067,780	£50,289,219	£52,196,577	£50,808,541
15%	70%	£41,575,813	£44,486,851	£42,381,796	£41,888,955	£44,773,993	£42,684,938
20%	70%	£33,066,487	£36,945,885	£34,158,707	£33,490,838	£37,363,408	£34,583,057
25%	70%	£24,505,938	£29,403,139	£25,871,211	£25,036,376	£29,933,577	£26,401,651
30%	70%	£15,942,157	£21,822,029	£17,583,717	£16,581,915	£22,458,556	£18,220,243
35%	70%	£7,391,895	£14,240,921	£9,234,833	£8,040,649	£14,963,594	£9,989,294
40%	70%	£1,393,032	£6,665,294	£2,981,786	£1,516,342	£6,467,576	£1,224,865
45%	70%	£-10,149,306	£-1,049,516	£-7,608,524	£-9,160,783	£-79,111	£-6,822,248
50%	70%	£-19,021,361	£-8,783,688	£-16,154,634	£-17,907,575	£-7,687,825	£-15,040,848
100%	70%	£-110,406,793	£-89,182,838	£-104,484,261	£-108,105,761	£-86,861,806	£-102,183,229
10%	80%	£50,008,456	£52,211,151	£50,622,537	£50,147,630	£52,350,325	£50,761,712
15%	80%	£41,497,810	£44,801,854	£42,418,934	£41,708,572	£45,010,614	£42,827,686
20%	80%	£32,960,782	£37,392,555	£34,209,032	£33,243,683	£37,670,903	£34,491,933
40%	80%	£-1,611,415	£-7,528,093	£-964,084	£-1,026,955	£8,103,148	£1,539,140
45%	80%	£-10,399,004	£-11,367	£-7,491,555	£-9,735,222	£6,505,570	£-6,834,039
50%	80%	£-19,299,723	£-7,611,323	£-16,022,544	£-18,556,280	£-6,880,748	£-15,280,020
10%	60%	£50,112,461	£51,764,462	£50,573,921	£50,390,808	£52,042,829	£50,851,379
15%	60%	£41,653,817	£44,131,845	£42,344,659	£42,071,339	£44,549,371	£42,762,181
20%	60%	£33,172,193	£36,499,216	£34,108,381	£33,737,994	£37,055,913	£34,672,993
25%	60%	£24,638,069	£28,835,670	£25,808,304	£25,345,321	£29,542,922	£26,515,555
30%	60%	£16,103,308	£21,141,067	£17,508,228	£16,952,647	£21,989,769	£18,356,930
35%	60%	£7,379,695	£13,446,464	£9,145,023	£8,495,244	£14,436,616	£10,151,369
40%	60%	£1,174,650	£5,682,494	£799,473	£5,239	£9,322,604	£1,909,997
50%	60%	£-13,743,919	£-9,956,053	£-16,286,724	£-17,258,871	£-8,494,802	£-14,801,677

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£78,442,838	£78,442,838	£78,442,838	£78,442,838	£78,442,838	£78,442,838
10%	70%	£63,427,823	£65,427,823	£62,427,823	£61,709,228	£63,636,984	£62,246,547
15%	70%	£53,015,820	£55,906,857	£53,821,800	£53,328,962	£56,220,000	£54,134,945
20%	70%	£44,506,494	£48,385,892	£45,598,713	£44,930,844	£48,803,414	£46,023,064
25%	70%	£35,945,944	£40,843,146	£37,311,218	£36,476,383	£41,373,584	£37,841,657
30%	70%	£27,382,164	£33,262,036	£29,023,724	£28,021,921	£33,898,563	£29,660,250
35%	70%	£18,731,895	£25,680,927	£20,674,540	£19,466,655	£26,425,541	£21,429,300
40%	70%	£10,046,917	£18,045,303	£12,344,659	£12,023,684	£18,164,383	£13,164,181
45%	70%	£1,290,701	£10,390,490	£3,831,482	£2,278,223	£11,360,896	£4,817,759
50%	70%	£-7,581,354	£-2,656,319	£-4,714,628	£-6,467,569	£3,752,181	£-3,600,842
100%	70%	£-98,968,788	£-77,722,831	£-93,044,255	£-96,685,754	£-75,421,799	£-90,743,223
10%	80%	£61,448,462	£63,651,158	£62,062,544	£61,587,636	£63,790,332	£62,201,718
15%	80%	£52,937,817	£55,241,860	£53,858,940	£53,146,739	£56,467,701	£54,867,701
20%	80%	£44,400,759	£48,532,561	£45,649,039	£44,683,689	£49,110,910	£46,931,940
40%	80%	£9,828,592	£18,968,099	£12,404,091	£10,413,052	£19,543,154	£12,979,148
45%	80%	£1,041,003	£11,426,640	£3,948,451	£1,704,784	£12,075,576	£4,605,968
50%	80%	£-7,859,717	£-3,828,684	£-4,582,538	£-7,116,273	£4,559,258	£-3,840,014
10%	60%	£61,552,467	£63,204,488	£62,013,028	£61,830,815	£63,482,836	£62,291,376
15%	60%	£53,093,824	£55,571,855	£53,794,666	£53,511,345	£55,989,377	£54,022,187
20%	60%	£44,612,199	£47,939,222	£45,548,387	£45,178,000	£48,495,919	£46,112,999
25%	60%	£36,078,075	£40,275,676	£37,248,311	£36,785,327	£40,982,928	£37,955,562
30%	60%	£27,543,315	£32,581,074	£28,948,235	£28,392,654	£33,429,775	£29,796,936
35%	60%	£18,919,905	£24,886,470	£20,585,029	£19,926,251	£25,876,622	£21,591,376
40%	60%	£10,386,366	£17,122,501	£12,199,479	£11,434,276	£18,272,610	£13,349,034
50%	60%	£-7,303,913	£-1,483,953	£-4,846,718	£-5,818,865	£-2,945,104	£-3,361,670

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£83,492,642	£83,492,642	£83,492,642	£83,492,642	£83,492,642	£83,492,642
10%	70%	£66,550,268	£68,477,627	£67,087,590	£66,759,030	£68,686,388	£67,296,351
15%	70%	£56,985,623	£58,956,061	£56,871,606	£56,378,766	£58,184,749	£56,984,749
20%	70%	£49,556,297	£53,435,696	£50,648,517	£49,960,648	£53,853,218	£51,072,868
25%	70%	£40,995,748	£45,892,949	£42,361,022	£41,526,187	£46,423,388	£42,891,461
30%	70%	£32,431,967	£38,311,840	£34,073,528	£33,071,725	£38,948,367	£34,710,054
35%	70%	£23,781,699	£30,730,731	£25,724,344	£24,536,459	£31,473,345	£26,479,104
40%	70%	£15,098,778	£23,095,104	£17,351,596	£15,973,488	£23,957,687	£18,214,179
45%	70%	£6,340,598	£15,440,294	£8,881,286	£7,329,057	£16,410,699	£9,867,563
50%	70%	£-2,531,550	£7,706,123	£-335,176	£-1,417,765	£8,901,985	£1,448,962
100%	70%	£-93,918,982	£-72,673,028	£-97,994,451	£-91,615,950	£-70,371,996	£-85,693,419
10%	80%	£66,498,266	£68,700,962	£67,112,348	£66,637,440	£68,840,136	£67,251,522
15%	80%	£57,987,621	£60,291,694	£56,908,744	£56,196,382	£58,500,425	£56,117,505
20%	80%	£49,476,993	£52,832,365	£49,688,843	£49,743,983	£54,160,984	£52,381,741
40%	80%	£14,878,396	£24,017,903	£17,453,895	£15,462,856	£24,952,558	£18,028,950
45%	80%	£6,090,807	£16,478,444	£8,998,255	£6,754,588	£17,125,380	£9,655,772
50%	80%	£-2,809,913	£8,878,488	£-467,266	£-2,066,469	£9,609,062	£1,209,790
10%	60%	£66,602,271	£68,254,292	£67,062,832	£66,880,618	£68,532,639	£67,341,180
15%	60%	£58,143,627	£60,621,659	£56,834,469	£56,561,149	£61,039,181	£59,251,991
20%	60%	£49,662,003	£52,989,026	£49,598,191	£49,227,804	£53,545,723	£51,662,803
25%	60%	£41,127,879	£45,325,480	£42,298,115	£41,835,131	£46,032,732	£43,005,366
30%	60%	£32,593,119	£37,630,878	£33,998,039	£33,442,458	£38,479,579	£34,846,740
35%	60%	£23,969,709	£29,936,274	£25,634,833	£24,976,055	£30,926,426	£26,641,179
40%	60%	£15,315,160	£22,172,304	£17,249,283	£16,484,080	£23,322,414	£18,399,408
50%	60%	£-2,254,109	£8,533,757	£-203,086	£-769,061	£7,894,908	£1,688,134

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£66,280,857	£66,280,857	£66,280,857	£66,280,857	£66,280,857	£66,280,857
10%	70%	£49,338,484	£51,265,842	£49,875,906	£49,547,245	£51,474,603	£50,084,567
15%	70%	£40,853,339	£43,744,877	£41,659,322	£41,166,381	£44,068,019	£41,972,964
20%	70%	£32,344,513	£36,233,911	£33,436,733	£33,768,864	£36,641,434	£33,861,083
25%	70%	£23,783,964	£28,681,165	£25,149,237	£24,314,402	£29,211,603	£25,679,677
30%	70%	£15,220,183	£21,100,055	£16,861,743	£15,859,941	£21,736,582	£17,498,269
35%	70%	£6,569,915	£13,518,947	£8,512,559	£7,324,675	£14,261,560	£9,267,319
40%	70%	£-2,115,006	£5,893,319	£-139,812	£-1,238,316	£6,746,902	£1,002,895
45%	70%	£-10,871,280	£-1,771,490	£-8,330,498	£-9,882,758	£-801,085	£-7,344,222
50%	70%	£-19,743,335	£-9,505,662	£-18,876,608	£-18,629,549	£-8,409,739	£-15,762,822
100%	70%	£-111,128,767	£-89,884,812	£-105,206,235	£-108,827,735	£-87,583,780	£-102,905,203
10%	80%	£49,286,482	£51,489,177	£49,900,563	£49,425,656	£51,628,351	£50,039,738
15%	80%	£40,775,836	£44,079,880	£41,696,960	£40,994,598	£44,288,640	£41,905,721
20%	80%	£32,298,098	£36,670,581	£33,487,058	£33,521,770	£36,848,929	£33,769,959
40%	80%	£-2,333,389	£8,806,119	£-245,110	£-1,748,929	£7,381,174	£-217,186
45%	80%	£-11,120,978	£-733,341	£-8,213,529	£-10,457,196	£-896,404	£-7,556,013
50%	80%	£-20,021,697	£-8,333,297	£-16,744,518	£-19,278,254	£-7,602,722	£-16,001,994
10%	60%	£49,390,487	£51,042,508	£49,851,047	£49,668,834	£51,320,855	£50,129,396
15%	60%	£40,931,843	£43,409,874	£41,622,685	£41,349,365	£43,627,397	£42,040,207
20%	60%	£32,460,218	£35,777,242	£33,388,407	£33,016,020	£36,333,939	£33,851,019
25%	60%	£23,916,095	£28,113,696	£25,086,330	£24,623,347	£28,820,948	£25,793,581
30%	60%	£15,381,334	£20,419,093	£16,786,254	£16,230,673	£21,267,795	£17,634,956
35%	60%	£6,757,924	£12,724,490	£8,423,049	£7,764,270	£13,714,642	£9,429,395
40%	60%	£1,896,624	£4,960,520	£37,499	£-727,704	£6,11	

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£98,623,352	£98,623,352	£98,623,352	£98,623,352	£98,623,352	£98,623,352
10%	70%	£71,680,979	£73,608,336	£72,218,301	£71,680,979	£73,608,336	£72,427,063
15%	70%	£63,196,334	£66,087,372	£64,002,317	£63,196,334	£66,087,372	£64,315,459
20%	70%	£54,687,008	£58,566,407	£56,779,228	£54,687,008	£58,566,407	£56,203,579
25%	70%	£46,126,459	£51,023,660	£47,491,733	£46,126,459	£51,023,660	£48,022,172
30%	70%	£37,562,678	£43,442,551	£39,204,239	£37,562,678	£43,442,551	£39,840,765
35%	70%	£28,912,410	£35,861,442	£30,655,055	£28,912,410	£35,861,442	£31,609,815
40%	70%	£20,227,489	£28,225,815	£22,482,307	£20,227,489	£28,225,815	£23,344,890
45%	70%	£11,471,216	£20,571,005	£14,011,997	£11,471,216	£20,571,005	£14,988,273
50%	70%	£2,999,160	£12,836,834	£5,465,887	£2,999,160	£12,836,834	£5,579,673
100%	70%	£-88,786,271	£-67,542,317	£-82,863,740	£-88,786,271	£-67,542,317	£-80,562,708
10%	80%	£71,628,977	£73,831,673	£72,243,059	£71,628,977	£73,831,673	£72,382,233
15%	80%	£63,116,332	£66,422,375	£64,039,455	£63,116,332	£66,422,375	£64,248,216
20%	80%	£54,581,304	£58,013,076	£56,829,654	£54,581,304	£58,013,076	£56,112,455
25%	80%	£46,009,107	£49,148,614	£47,584,605	£46,009,107	£49,148,614	£47,159,661
30%	80%	£37,421,517	£41,609,155	£39,128,966	£37,421,517	£41,609,155	£39,025,091
35%	80%	£28,830,798	£34,009,199	£31,597,977	£28,830,798	£34,009,199	£30,340,501
40%	80%	£20,232,982	£26,385,003	£23,193,543	£20,232,982	£26,385,003	£23,471,891
45%	80%	£11,674,336	£18,752,369	£13,965,160	£11,674,336	£18,752,369	£14,382,702
50%	80%	£4,126,714	£11,119,737	£5,728,902	£4,126,714	£11,119,737	£5,293,514
25%	60%	£46,258,590	£50,456,191	£47,428,826	£46,258,590	£50,456,191	£48,136,077
30%	60%	£37,723,830	£42,761,589	£39,128,749	£37,723,830	£42,761,589	£39,977,451
35%	60%	£29,100,419	£35,066,985	£30,765,544	£29,100,419	£35,066,985	£31,771,890
40%	60%	£20,445,971	£27,353,015	£22,379,994	£20,445,971	£27,353,015	£23,530,119
50%	60%	£2,876,602	£11,664,468	£5,333,797	£2,876,602	£11,664,468	£5,616,845

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£90,160,225	£90,160,225	£90,160,225	£90,160,225	£90,160,225	£90,160,225
10%	70%	£73,217,851	£75,145,210	£73,755,173	£73,217,851	£75,145,210	£73,963,934
15%	70%	£64,733,207	£67,624,244	£65,539,190	£64,733,207	£67,624,244	£65,852,332
20%	70%	£56,223,881	£60,103,279	£57,316,100	£56,223,881	£60,103,279	£57,740,451
25%	70%	£47,663,331	£52,580,533	£49,028,605	£47,663,331	£52,580,533	£49,559,044
30%	70%	£39,099,551	£44,979,423	£40,741,111	£39,099,551	£44,979,423	£41,377,637
35%	70%	£30,449,282	£37,388,314	£32,391,927	£30,449,282	£37,388,314	£33,146,687
40%	70%	£21,784,361	£29,782,887	£24,019,180	£21,784,361	£29,782,887	£24,881,762
45%	70%	£13,008,088	£22,107,877	£15,548,869	£13,008,088	£22,107,877	£16,535,146
50%	70%	£4,136,033	£14,373,706	£7,002,759	£4,136,033	£14,373,706	£8,116,545
100%	70%	£-87,249,399	£-66,009,444	£-81,326,868	£-87,249,399	£-66,009,444	£-79,025,836
10%	80%	£73,165,849	£75,368,545	£73,779,931	£73,165,849	£75,368,545	£73,919,105
15%	80%	£64,655,204	£67,359,247	£65,576,327	£64,655,204	£67,359,247	£65,785,088
20%	80%	£56,118,175	£60,549,945	£57,356,426	£56,118,175	£60,549,945	£57,849,327
25%	80%	£47,545,979	£53,685,486	£49,121,478	£47,545,979	£53,685,486	£49,696,534
30%	80%	£38,975,390	£46,027,146	£41,422,171	£38,975,390	£46,027,146	£41,323,355
35%	80%	£30,449,282	£38,388,314	£32,391,927	£30,449,282	£38,388,314	£33,146,687
40%	80%	£21,784,361	£29,782,887	£24,019,180	£21,784,361	£29,782,887	£24,881,762
45%	80%	£13,008,088	£22,107,877	£15,548,869	£13,008,088	£22,107,877	£16,535,146
50%	80%	£4,136,033	£14,373,706	£7,002,759	£4,136,033	£14,373,706	£8,116,545
25%	60%	£47,795,462	£51,993,063	£48,965,698	£47,795,462	£51,993,063	£49,672,949
30%	60%	£39,260,702	£44,298,461	£40,665,622	£39,260,702	£44,298,461	£41,514,323
35%	60%	£30,637,292	£36,603,857	£32,302,416	£30,637,292	£36,603,857	£33,308,763
40%	60%	£21,982,743	£28,839,888	£23,916,866	£21,982,743	£28,839,888	£25,066,991
50%	60%	£4,413,474	£13,201,340	£6,870,669	£4,413,474	£13,201,340	£6,355,717

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Med

No Units	450
Site Area	2.61 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£38,892,352	£38,892,352	£38,892,352	£38,892,352	£38,892,352	£38,892,352
10%	70%	£26,990,981	£29,144,582	£27,685,221	£27,220,444	£29,374,044	£27,914,684
15%	70%	£21,000,046	£24,230,447	£22,041,406	£21,344,238	£24,574,640	£22,385,599
20%	70%	£14,958,218	£19,316,312	£16,369,407	£15,424,648	£19,775,236	£16,835,838
25%	70%	£8,887,806	£14,359,865	£10,651,792	£9,470,843	£14,942,903	£11,234,831
30%	70%	£2,733,795	£9,383,864	£4,865,200	£3,444,884	£10,083,510	£5,586,288
35%	70%	£-3,482,690	£4,399,831	£-931,687	£-2,639,518	£5,189,134	£-88,495
40%	70%	£-9,743,886	£-6,999,862	£-8,208,432	£-8,780,261	£2,599,518	£-5,864,807
45%	70%	£-16,005,082	£-5,830,555	£-12,725,195	£-14,921,004	£-4,746,477	£-11,641,118
50%	70%	£-22,266,278	£-10,961,248	£-18,621,960	£-21,061,748	£-9,756,717	£-17,417,429
100%	70%	£-84,878,240	£-62,268,180	£-77,589,604	£-82,469,179	£-59,859,119	£-75,180,542
10%	80%	£26,918,168	£29,380,427	£27,712,586	£27,072,144	£29,533,402	£27,865,561
15%	80%	£20,892,327	£24,584,214	£22,082,453	£21,121,789	£24,813,677	£22,311,915
20%	80%	£14,812,244	£19,788,001	£16,425,032	£15,123,188	£20,093,951	£16,735,986
25%	80%	£8,705,338	£14,959,120	£10,721,323	£9,094,030	£15,347,812	£11,110,016
30%	80%	£2,511,258	£10,102,971	£4,970,001	£2,985,313	£10,569,401	£5,444,060
35%	80%	£-3,746,568	£5,212,210	£-831,113	£-3,184,454	£5,765,279	£-288,998
40%	80%	£-10,045,461	£285,891	£-8,713,512	£-9,403,044	£917,870	£-8,071,097
45%	80%	£-16,344,354	£-4,716,320	£-12,595,912	£-16,621,635	£-3,993,604	£-11,873,194
50%	80%	£-22,643,247	£-9,723,213	£-18,478,312	£-21,840,227	£-8,920,192	£-17,675,291
10%	60%	£27,062,793	£28,908,737	£27,657,857	£27,368,743	£29,214,687	£27,963,806
15%	60%	£21,107,763	£23,876,679	£22,000,358	£21,566,689	£24,335,603	£22,459,283
20%	60%	£15,194,191	£18,644,621	£16,313,782	£15,728,088	£19,456,521	£16,835,620
25%	60%	£9,070,273	£13,760,609	£10,582,261	£9,847,657	£13,537,992	£11,359,646
30%	60%	£2,956,337	£8,664,757	£4,800,397	£3,904,454	£9,697,618	£5,748,515
35%	60%	£-3,218,811	£3,506,851	£-1,032,221	£-2,094,583	£4,612,989	£90,527
40%	60%	£-9,442,310	£-1,690,290	£-8,943,350	£-8,157,478	£-405,458	£-5,658,517
45%	60%	£-15,685,810	£-8,944,787	£-12,854,478	£-14,220,374	£-5,489,350	£-11,408,042
50%	60%	£-21,889,310	£-12,189,283	£-18,765,808	£-20,283,288	£-10,583,243	£-17,158,567

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-177,013,951	£-177,013,951	£-177,013,951	£-177,013,951	£-177,013,951	£-177,013,951
10%	70%	£-189,915,322	£-186,761,721	£-188,221,081	£-188,685,859	£-186,532,258	£-187,991,619
15%	70%	£-194,906,257	£-191,675,856	£-193,864,897	£-194,582,964	£-191,331,862	£-193,529,704
20%	70%	£-200,948,085	£-196,599,939	£-199,536,896	£-200,481,654	£-196,131,967	£-199,070,465
25%	70%	£-207,018,497	£-201,546,438	£-205,254,510	£-206,435,459	£-200,963,400	£-204,671,472
30%	70%	£-213,172,508	£-206,522,438	£-211,021,103	£-212,461,419	£-205,822,793	£-210,310,015
35%	70%	£-219,388,992	£-211,546,772	£-216,837,969	£-218,545,821	£-210,717,169	£-215,994,798
40%	70%	£-225,650,188	£-216,608,165	£-222,734,734	£-224,688,583	£-215,646,784	£-221,771,109
45%	70%	£-231,911,385	£-221,736,657	£-228,651,488	£-230,827,307	£-220,652,780	£-228,547,420
50%	70%	£-238,172,581	£-226,867,551	£-234,528,263	£-236,668,051	£-225,663,020	£-233,323,732
100%	70%	£-300,784,543	£-278,174,483	£-293,495,907	£-298,375,482	£-275,765,421	£-291,086,845
10%	80%	£-188,987,135	£-186,525,876	£-188,193,717	£-188,834,159	£-186,372,301	£-188,040,742
15%	80%	£-195,013,976	£-191,322,089	£-193,823,849	£-194,784,513	£-191,092,626	£-193,594,388
20%	80%	£-201,084,089	£-196,118,302	£-199,481,271	£-200,783,305	£-195,612,351	£-199,179,317
25%	80%	£-207,164,764	£-201,030,412	£-204,519,815	£-205,907,347	£-201,498,333	£-211,877,439
30%	80%	£-213,250,657	£-206,022,626	£-210,502,215	£-211,527,938	£-207,899,907	£-227,779,497
35%	80%	£-219,345,550	£-211,035,515	£-216,584,615	£-217,746,529	£-213,826,495	£-233,581,594
40%	80%	£-225,440,443	£-216,045,404	£-222,666,515	£-223,965,119	£-219,851,381	£-239,842,497
45%	80%	£-231,535,336	£-221,055,293	£-228,748,404	£-230,183,713	£-225,966,263	£-246,104,019
50%	80%	£-237,630,229	£-226,065,182	£-234,830,293	£-236,402,307	£-232,077,145	£-252,315,541
10%	60%	£-188,843,510	£-186,997,585	£-188,248,446	£-188,537,550	£-186,691,616	£-187,842,497
15%	60%	£-194,798,539	£-190,029,623	£-193,905,845	£-194,339,614	£-191,570,689	£-193,447,019
20%	60%	£-200,802,411	£-195,041,682	£-199,920,821	£-200,380,204	£-196,448,782	£-198,670,613
25%	60%	£-206,838,030	£-200,145,694	£-205,324,042	£-206,058,646	£-201,368,310	£-204,546,657
30%	60%	£-212,949,966	£-205,241,545	£-211,105,905	£-212,001,848	£-206,308,684	£-210,157,788
35%	60%	£-219,125,114	£-210,339,451	£-216,338,523	£-218,000,885	£-211,293,314	£-215,815,775
40%	60%	£-225,348,613	£-215,439,593	£-222,849,652	£-224,083,791	£-216,311,761	£-221,564,620
50%	60%	£-231,573,613	£-220,545,688	£-228,971,911	£-230,189,671	£-222,499,545	£-228,065,679

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-129,121,609	£-129,121,609	£-129,121,609	£-129,121,609	£-129,121,609	£-129,121,609
10%	70%	£-141,022,980	£-138,889,380	£-140,328,740	£-140,793,518	£-138,639,917	£-140,099,277
15%	70%	£-147,013,951	£-144,783,515	£-145,972,955	£-146,880,723	£-143,439,291	£-145,629,353
20%	70%	£-153,005,743	£-148,697,650	£-151,644,556	£-152,589,313	£-148,238,755	£-151,178,123
25%	70%	£-159,126,155	£-153,654,097	£-157,362,169	£-158,543,118	£-153,071,058	£-156,779,131
30%	70%	£-165,280,166	£-158,630,097	£-163,128,762	£-164,569,077	£-157,930,451	£-162,417,674
35%	70%	£-171,496,651	£-163,654,430	£-168,945,628	£-170,653,479	£-162,824,827	£-168,102,456
40%	70%	£-177,757,947	£-168,715,823	£-174,842,393	£-176,794,222	£-167,754,443	£-173,878,768
45%	70%	£-184,019,043	£-173,844,516	£-180,739,157	£-182,934,885	£-172,700,438	£-179,655,079
50%	70%	£-190,280,239	£-178,975,210	£-186,635,921	£-189,075,709	£-177,700,679	£-185,431,390
100%	70%	£-252,892,201	£-230,282,141	£-245,803,565	£-250,483,140	£-227,873,080	£-243,194,503
10%	80%	£-141,094,793	£-138,633,534	£-140,301,375	£-140,941,817	£-138,480,560	£-140,148,400
15%	80%	£-147,121,634	£-143,429,747	£-145,931,508	£-146,892,772	£-143,200,285	£-145,702,046
20%	80%	£-153,201,717	£-148,238,969	£-151,688,929	£-152,880,783	£-147,931,291	£-151,277,993
25%	80%	£-159,325,427	£-153,052,421	£-157,227,474	£-158,417,008	£-153,095,991	£-157,085,058
30%	80%	£-165,458,315	£-157,930,284	£-163,609,673	£-164,635,586	£-157,907,565	£-162,887,155
35%	80%	£-171,657,208	£-162,867,174	£-169,792,274	£-171,054,118	£-162,714,153	£-168,689,252
40%	80%	£-177,918,188	£-167,845,063	£-174,083,875	£-175,372,611	£-167,520,745	£-174,500,353
45%	80%	£-184,189,081	£-172,812,952	£-180,375,376	£-181,791,104	£-172,327,337	£-180,315,271
50%	80%	£-190,460,074	£-177,781,841	£-186,667,877	£-188,196,598	£-177,133,929	£-186,130,193
10%	60%	£-140,951,188	£-139,105,224	£-140,356,105	£-140,645,218	£-138,799,274	£-140,050,155
15%	60%	£-146,906,198	£-144,137,282	£-146,913,603	£-147,447,273	£-143,676,358	£-145,594,678
20%	60%	£-152,902,784	£-149,169,340	£-151,709,178	£-152,287,863	£-148,557,440	£-151,070,271
25%	60%	£-158,943,688	£-154,253,352	£-157,431,700	£-158,166,304	£-153,475,369	£-156,054,316
30%	60%	£-165,057,625	£-159,348,204	£-163,213,564	£-164,109,507	£-158,416,343	£-162,265,446
35%	60%	£-171,232,772	£-164,507,110	£-169,046,182	£-170,108,544	£-163,400,372	£-167,823,434
40%	60%	£-177,456,272	£-169,704,251	£-174,957,311	£-176,171,439	£-168,418,419	£-173,672,479
50%	60%	£-183,693,271	£-174,913,244	£-180,869,569	£-182,287,229	£-173,607,204	£-179,573,528

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-37,926,620	£-37,926,620	£-37,926,620	£-37,926,620	£-37,926,620	£-37,926,620
10%	70%	£-49,827,991	£-47,674,390	£-49,133,750	£-49,598,528	£-47,444,927	£-48,904,288
15%	70%	£-55,818,326	£-53,598,525	£-54,777,666	£-55,474,723	£-53,244,331	£-54,833,373
20%	70%	£-61,880,753	£-59,502,660	£-60,449,565	£-61,394,323	£-57,043,736	£-59,983,134
25%	70%	£-67,931,166	£-65,459,107	£-66,167,179	£-67,348,128	£-61,876,06	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,954,482	£11,954,482	£11,954,482	£11,954,482	£11,954,482	£11,954,482
10%	70%	£53,112	£2,366,712	£741,282	£382,574	£2,436,175	£976,815
15%	70%	£5,937,824	£2,707,423	£4,896,464	£5,933,631	£2,962,229	£4,552,271
20%	70%	£11,979,651	£7,821,558	£10,568,463	£11,513,221	£7,162,634	£10,102,031
25%	70%	£18,050,063	£12,578,005	£16,286,077	£17,467,026	£11,994,967	£15,703,039
30%	70%	£24,204,075	£17,554,005	£22,052,670	£23,492,986	£16,854,360	£21,341,582
35%	70%	£30,420,559	£22,578,338	£27,869,536	£29,577,388	£21,748,736	£27,026,365
40%	70%	£36,681,785	£27,637,731	£33,766,301	£36,718,130	£26,678,351	£32,802,676
45%	70%	£42,942,951	£32,768,424	£39,663,065	£41,858,874	£31,684,347	£38,576,887
50%	70%	£49,204,147	£37,899,118	£45,559,830	£47,999,617	£36,694,587	£44,355,299
100%	70%	£111,816,109	£89,206,049	£104,527,474	£109,407,048	£86,798,988	£102,118,412
10%	80%	£18,701	£2,442,357	£774,717	£134,274	£2,595,532	£927,891
15%	80%	£3,405,543	£2,533,655	£4,855,416	£5,816,080	£2,124,193	£4,625,855
20%	80%	£12,125,626	£7,149,865	£10,512,838	£11,814,671	£5,843,918	£10,201,883
40%	80%	£36,983,330	£26,651,979	£33,651,382	£36,340,814	£26,019,899	£33,008,966
45%	80%	£43,282,223	£31,654,193	£39,533,781	£42,559,504	£30,931,474	£38,811,063
50%	80%	£49,581,116	£36,661,082	£45,416,182	£48,778,096	£35,858,062	£44,613,161
10%	60%	£13,969,923	£1,870,868	£17,938,877	£439,874	£2,276,917	£11,025,807
15%	60%	£5,830,106	£3,061,190	£4,937,511	£5,371,181	£2,602,256	£4,478,586
20%	60%	£11,833,678	£8,093,248	£10,624,087	£11,211,771	£7,481,348	£10,002,179
25%	60%	£17,867,597	£13,177,260	£16,355,608	£17,090,212	£12,399,877	£15,578,224
30%	60%	£23,981,533	£18,273,112	£22,137,472	£23,033,415	£17,340,251	£21,189,354
35%	60%	£30,155,681	£23,431,018	£27,970,990	£29,032,452	£22,324,890	£26,947,342
40%	60%	£36,389,160	£28,628,160	£33,881,219	£35,095,348	£27,343,327	£32,596,387
50%	60%	£48,827,179	£38,137,153	£46,703,477	£47,221,138	£37,531,112	£44,097,437

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£23,394,489	£23,394,489	£23,394,489	£23,394,489	£23,394,489	£23,394,489
10%	70%	£11,495,118	£13,646,710	£12,187,358	£11,722,581	£13,878,181	£12,416,821
15%	70%	£5,502,183	£8,732,584	£6,543,543	£5,846,376	£9,076,776	£6,687,736
20%	70%	£599,645	£3,818,449	£871,544	£73,215	£4,277,373	£1,337,975
25%	70%	£6,610,057	£1,137,998	£4,846,071	£6,027,020	£554,960	£4,263,032
30%	70%	£12,764,068	£6,113,999	£10,612,663	£12,052,979	£5,414,353	£9,901,676
35%	70%	£18,968,593	£11,138,332	£16,429,530	£18,137,381	£10,308,728	£15,566,358
40%	70%	£25,217,749	£16,197,725	£22,326,294	£24,278,124	£12,236,345	£21,362,669
45%	70%	£31,502,945	£21,328,418	£28,223,058	£30,418,867	£20,244,340	£27,138,981
50%	70%	£37,764,141	£26,459,111	£34,119,823	£36,559,611	£25,254,580	£32,915,292
100%	70%	£100,376,103	£77,760,043	£93,087,467	£97,987,042	£75,356,982	£90,678,405
10%	80%	£11,421,305	£13,882,564	£12,214,723	£11,574,281	£14,035,539	£12,367,698
15%	80%	£3,334,464	£3,088,351	£3,584,280	£3,323,326	£3,215,814	£3,114,052
20%	80%	£6,685,619	£4,290,138	£5,927,169	£374,665	£4,596,088	£1,238,125
40%	80%	£25,543,324	£15,211,972	£22,211,375	£24,900,307	£14,579,893	£21,568,960
45%	80%	£31,842,217	£20,214,186	£28,093,775	£31,119,498	£19,491,467	£27,371,057
50%	80%	£38,141,110	£25,221,076	£33,976,175	£37,338,080	£24,418,055	£33,173,154
10%	60%	£11,964,350	£13,410,875	£12,159,394	£11,870,890	£13,716,824	£12,465,943
15%	60%	£5,699,895	£8,378,816	£6,552,495	£6,089,836	£8,377,740	£6,861,420
20%	60%	£9,937,671	£3,346,758	£815,919	£228,235	£3,958,858	£1,437,827
25%	60%	£6,427,590	£1,737,254	£4,915,602	£5,650,206	£959,870	£4,138,217
30%	60%	£12,541,526	£6,833,106	£10,697,466	£11,593,409	£5,900,244	£9,749,348
35%	60%	£18,716,674	£11,991,012	£16,530,084	£17,592,448	£10,884,874	£15,407,336
40%	60%	£24,940,173	£17,188,153	£22,441,213	£23,655,341	£15,903,321	£21,156,380
50%	60%	£37,387,173	£22,697,148	£34,263,471	£35,781,131	£26,091,105	£32,657,430

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£28,444,293	£28,444,293	£28,444,293	£28,444,293	£28,444,293	£28,444,293
10%	70%	£16,542,922	£18,996,523	£17,237,162	£16,772,384	£18,925,985	£17,466,625
15%	70%	£10,551,986	£13,782,387	£11,593,347	£10,886,179	£14,128,581	£11,337,338
20%	70%	£4,510,150	£8,868,252	£5,921,348	£4,976,589	£9,327,177	£6,387,775
25%	70%	£1,560,253	£3,911,805	£203,733	£977,216	£4,494,844	£786,772
30%	70%	£7,714,264	£1,064,155	£5,562,860	£7,003,175	£3,644,549	£4,851,772
35%	70%	£13,930,749	£6,088,528	£11,379,726	£13,087,577	£5,258,925	£10,536,554
40%	70%	£20,191,945	£11,147,921	£17,276,491	£19,228,320	£10,188,541	£16,312,886
45%	70%	£26,453,141	£16,278,514	£23,173,254	£25,369,063	£15,194,536	£22,091,177
50%	70%	£32,714,337	£21,409,308	£29,070,019	£31,509,807	£20,204,777	£27,865,488
100%	70%	£98,326,299	£77,216,239	£88,037,663	£92,917,238	£70,307,178	£85,628,601
10%	80%	£16,471,109	£18,932,368	£17,624,527	£16,624,085	£19,085,343	£17,417,502
15%	80%	£10,444,268	£14,136,155	£11,634,394	£10,673,730	£14,365,617	£11,863,856
20%	80%	£6,486,195	£8,339,842	£6,976,873	£4,675,139	£8,845,952	£6,486,195
40%	80%	£20,493,520	£10,162,168	£17,161,571	£19,851,103	£9,530,089	£16,515,156
45%	80%	£26,792,413	£15,164,382	£23,043,971	£26,069,694	£14,441,663	£22,321,253
50%	80%	£33,091,306	£20,171,272	£28,926,372	£32,288,286	£19,368,251	£28,123,350
10%	60%	£16,614,734	£18,460,678	£17,209,798	£16,920,884	£18,766,628	£17,615,747
15%	60%	£10,659,704	£13,428,620	£11,552,299	£11,118,629	£13,887,544	£12,011,224
20%	60%	£4,696,135	£8,396,462	£5,965,723	£5,278,099	£8,845,952	£6,487,631
25%	60%	£1,377,786	£3,312,550	£134,202	£600,402	£4,089,933	£911,586
30%	60%	£7,491,723	£1,783,302	£5,647,662	£6,543,605	£850,441	£4,899,544
35%	60%	£13,666,870	£6,941,208	£11,480,280	£12,542,642	£5,835,070	£10,357,532
40%	60%	£19,890,370	£12,138,349	£17,391,409	£18,605,537	£10,853,517	£16,106,576
50%	60%	£32,337,369	£22,647,342	£29,215,667	£30,731,327	£21,041,362	£27,697,628

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£11,232,508	£11,232,508	£11,232,508	£11,232,508	£11,232,508	£11,232,508
10%	70%	£668,862	£1,484,738	£25,378	£439,400	£1,714,201	£294,841
15%	70%	£6,959,795	£3,429,397	£5,618,438	£6,315,605	£3,085,203	£5,274,245
20%	70%	£12,701,625	£8,343,532	£11,290,437	£12,235,195	£7,894,608	£10,824,005
25%	70%	£18,772,038	£13,299,979	£17,008,051	£18,189,000	£12,716,941	£16,425,013
30%	70%	£24,926,409	£18,275,979	£22,774,644	£24,214,960	£17,576,334	£22,063,556
35%	70%	£31,142,533	£23,300,312	£28,591,510	£30,299,362	£22,470,710	£27,748,339
40%	70%	£37,403,729	£28,359,705	£34,488,275	£36,440,104	£27,400,325	£33,524,650
45%	70%	£43,684,925	£33,490,398	£40,385,038	£42,580,848	£32,408,321	£39,300,961
50%	70%	£49,926,121	£38,621,092	£46,281,804	£48,721,591	£37,416,561	£45,077,273
100%	70%	£112,538,083	£89,928,023	£105,249,448	£110,129,022	£87,518,962	£102,840,386
10%	80%	£740,675	£1,720,583	£52,743	£587,700	£1,873,558	£206,711
15%	80%	£6,767,617	£3,075,630	£5,577,390	£6,538,054	£2,846,167	£5,347,629
20%	80%	£12,847,600	£7,871,842	£11,234,812	£12,536,645	£7,565,892	£10,923,857
40%	80%	£37,705,305	£27,373,953	£34,373,956	£37,062,888	£26,741,873	£33,730,940
45%	80%	£44,004,198	£32,376,167	£40,255,755	£43,281,478	£31,653,448	£39,533,037
50%	80%	£50,303,091	£37,383,058	£46,138,156	£49,500,070	£36,580,036	£45,335,135
10%	60%	£5,971,051	£1,248,984	£1,967	£291,100	£1,554,843	£303,963
15%	60%	£8,552,080	£3,783,164	£5,659,485	£6,093,155	£3,324,240	£5,200,560
20%	60%	£12,855,652	£8,815,222	£11,346,061	£11,933,745	£8,203,323	£10,724,153
25%	60%	£18,589,571	£13,899,234	£17,077,582	£17,812,186	£13,121,851	£16,300,198
30%	60%	£24,703,507	£18,995,086	£22,859,446	£23,755,389	£18,062,225	£21,911,329
35%	60%	£30,878,655	£24,152,992	£28,692,064	£29,754,426	£23,046,854	£27,569,316
40%	60%	£37,102,154	£29,350,134	£34,603,193	£35,817,322	£28,065,301	£33,318,361
50%	60%	£48,545,153	£39,899,127	£46,425,451	£47,943,112	£38,253,088	£44,819,411

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£33,575,004	£33,575,004	£33,575,004	£33,575,004	£33,575,004	£33,575,004
10%	70%	£21,873,833	£23,927,234	£22,367,873	£21,903,095	£24,068,696	£22,397,336
15%	70%	£15,682,697	£18,913,098	£16,724,058	£16,026,890	£19,257,292	£17,068,250
20%	70%	£9,640,870	£13,998,963	£11,052,059	£10,107,300	£14,457,888	£11,518,490
25%	70%	£3,570,458	£9,042,516	£5,334,444	£4,153,495	£9,625,555	£5,917,482
30%	70%	£2,583,553	£4,066,516	£432,149	£-1,872,464	£4,766,182	£278,939
35%	70%	£-9,800,038	£-957,817	£-6,249,015	£-7,956,896	£-128,214	£-5,405,843
40%	70%	£-15,061,234	£-3,017,210	£-12,145,780	£-14,097,699	£-5,057,830	£-11,182,155
45%	70%	£-21,922,430	£-11,147,903	£-18,042,544	£-20,238,352	£-10,063,825	£-16,958,466
50%	70%	£-27,583,626	£-16,278,597	£-23,939,308	£-26,379,096	£-15,074,066	£-22,734,777
100%	70%	£-30,195,588	£-27,585,528	£-32,306,953	£-37,786,527	£-35,176,467	£-30,497,890
10%	80%	£21,601,820	£24,063,079	£22,395,238	£21,754,796	£24,216,053	£22,548,213
15%	80%	£15,374,979	£19,266,866	£16,765,192	£15,904,441	£19,498,328	£16,994,567
20%	80%	£9,494,896	£14,470,653	£11,107,684	£9,895,850	£14,776,263	£11,418,636
40%	80%	£-15,962,809	£-5,031,458	£-12,030,861	£-14,720,393	£-4,999,378	£-11,388,445
45%	80%	£-21,661,702	£-10,033,671	£-17,913,260	£-20,938,983	£-9,310,952	£-17,190,542
50%	80%	£-27,960,595	£-15,040,561	£-23,795,661	£-27,157,675	£-14,237,540	£-22,992,639
10%	60%	£21,745,445	£23,591,389	£22,340,508	£22,051,395	£23,897,339	£22,946,458
15%	60%	£15,790,415	£18,859,331	£16,683,010	£16,249,340	£19,018,255	£17,141,935
20%	60%	£9,786,843	£13,527,273	£10,996,434	£10,406,750	£14,139,173	£11,618,342
25%	60%	£3,752,924	£8,443,261	£5,264,913	£4,530,309	£9,220,644	£8,042,297
30%	60%	£-2,361,012	£3,347,409	£-516,951	£-1,412,894	£4,280,270	£431,167
35%	60%	£-8,536,159	£-1,810,497	£-6,349,569	£-7,411,931	£-704,359	£-5,226,821
40%	60%	£-14,759,659	£-7,007,638	£-12,260,698	£-13,474,826	£-5,722,906	£-10,975,866
50%	60%	£-27,206,658	£-17,516,631	£-24,082,956	£-28,600,616	£-15,910,591	£-22,476,915

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£35,111,876	£35,111,876	£35,111,876	£35,111,876	£35,111,876	£35,111,876
10%	70%	£23,210,595	£25,364,106	£23,904,746	£23,439,968	£25,593,568	£24,134,208
15%	70%	£17,219,570	£20,449,971	£18,280,930	£17,563,763	£20,794,165	£18,805,123
20%	70%	£11,177,742	£15,535,836	£12,588,931	£11,644,172	£15,994,760	£13,055,362
25%	70%	£5,107,330	£10,579,389	£6,871,316	£5,690,367	£11,162,427	£7,454,955
30%	70%	£1,046,681	£5,603,388	£1,104,724	£-335,592	£6,303,034	£1,815,812
35%	70%	£-7,263,166	£-578,055	£-4,712,143	£-6,419,994	£1,408,658	£-3,868,971
40%	70%	£-13,524,362	£-4,480,338	£-10,698,907	£-12,580,737	£-3,520,958	£-9,945,282
45%	70%	£-19,785,558	£-9,611,031	£-16,505,671	£-18,701,480	£-8,526,953	£-15,421,594
50%	70%	£-26,046,754	£-14,741,724	£-22,402,436	£-24,842,224	£-13,537,193	£-21,197,905
100%	70%	£-38,658,716	£-36,048,658	£-41,370,080	£-46,249,655	£-33,630,595	£-28,961,018
10%	80%	£23,138,692	£25,599,951	£23,932,110	£23,291,668	£25,752,926	£24,085,085
15%	80%	£17,111,851	£20,803,738	£16,391,977	£17,341,313	£21,033,201	£18,531,439
20%	80%	£11,031,766	£16,007,525	£12,644,656	£11,342,722	£16,313,476	£12,958,510
40%	80%	£-13,825,937	£-3,494,585	£-10,493,988	£-13,183,520	£-2,862,506	£-9,851,573
45%	80%	£-20,124,830	£-8,496,799	£-16,376,388	£-19,402,111	£-7,774,080	£-15,653,670
50%	80%	£-26,423,723	£-13,503,688	£-22,258,788	£-25,620,703	£-12,700,668	£-21,455,767
10%	60%	£23,282,317	£25,128,262	£23,877,381	£23,588,267	£25,434,211	£24,183,330
15%	60%	£17,327,287	£20,096,203	£18,219,882	£17,786,213	£20,555,128	£18,878,807
20%	60%	£11,333,716	£15,084,145	£12,533,326	£11,945,622	£15,676,045	£13,155,214
25%	60%	£5,289,797	£9,980,133	£6,801,785	£6,067,181	£10,757,517	£7,579,170
30%	60%	£-824,139	£4,884,281	£1,019,921	£-123,978	£5,817,143	£1,968,039
35%	60%	£-6,999,287	£-273,625	£-4,812,696	£-5,875,058	£-32,813	£-3,889,949
40%	60%	£-13,222,786	£-5,470,768	£-10,723,826	£-11,937,954	£-4,185,934	£-9,436,993
50%	60%	£-25,668,766	£-15,879,759	£-22,546,084	£-24,063,744	£-14,373,718	£-20,940,043

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	2
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£18,876,876	-£18,876,876	-£18,876,876	-£18,876,876	-£18,876,876	-£18,876,876
10%	70%	-£25,876,057	-£23,219,248	-£24,946,470	-£25,637,311	-£22,980,520	-£24,707,724
15%	70%	-£29,375,647	-£25,390,433	-£27,981,266	-£29,017,629	-£25,032,315	-£27,623,148
20%	70%	-£32,875,238	-£27,561,619	-£31,016,063	-£32,397,746	-£27,084,128	-£30,538,572
25%	70%	-£36,374,828	-£29,732,805	-£34,050,859	-£35,777,964	-£29,135,940	-£33,453,996
30%	70%	-£39,874,418	-£31,904,000	-£37,085,656	-£39,158,182	-£31,187,753	-£36,369,420
35%	70%	-£43,374,008	-£34,075,176	-£40,120,453	-£42,538,399	-£33,239,567	-£39,284,843
40%	70%	-£46,873,599	-£36,246,361	-£43,155,250	-£45,918,617	-£35,291,379	-£42,200,267
45%	70%	-£50,373,189	-£38,417,546	-£46,190,046	-£49,298,834	-£37,343,192	-£45,115,691
50%	70%	-£53,872,780	-£40,588,732	-£49,224,843	-£52,679,052	-£39,395,005	-£48,031,115
100%	70%	-£88,868,683	-£62,300,589	-£79,572,810	-£86,481,228	-£59,913,133	-£77,185,354
10%	80%	-£36,006,914	-£22,970,560	-£24,944,528	-£25,847,750	-£22,811,307	-£24,785,364
15%	80%	-£29,571,933	-£25,017,402	-£27,978,354	-£29,333,187	-£24,778,656	-£27,739,608
20%	80%	-£33,136,952	-£27,064,244	-£31,012,180	-£32,818,623	-£26,745,917	-£30,693,853
25%	80%	-£36,701,970	-£29,111,086	-£34,046,006	-£36,304,061	-£28,713,176	-£33,648,097
30%	80%	-£40,266,989	-£31,157,927	-£37,079,832	-£39,789,498	-£30,680,437	-£36,602,341
35%	80%	-£43,832,008	-£33,204,770	-£40,113,658	-£43,274,935	-£32,647,697	-£39,556,585
40%	80%	-£47,397,027	-£35,251,612	-£43,147,484	-£46,760,371	-£34,614,957	-£42,510,829
45%	80%	-£50,962,046	-£37,298,453	-£46,181,310	-£50,245,808	-£36,582,217	-£45,465,073
50%	80%	-£54,527,064	-£39,345,296	-£49,215,136	-£53,731,246	-£38,549,477	-£48,419,317
10%	60%	-£25,745,200	-£23,467,935	-£24,948,411	-£25,426,873	-£23,149,608	-£24,630,083
15%	60%	-£29,179,362	-£25,763,465	-£27,984,179	-£29,701,871	-£25,285,973	-£27,506,687
20%	60%	-£32,613,524	-£28,059,994	-£31,019,946	-£33,197,869	-£27,422,339	-£30,383,291
25%	60%	-£36,047,686	-£30,354,523	-£34,055,713	-£36,521,868	-£29,558,704	-£33,259,895
30%	60%	-£39,481,848	-£32,650,053	-£37,091,481	-£39,826,866	-£31,695,070	-£36,136,498
35%	60%	-£42,916,010	-£34,945,581	-£40,127,248	-£43,180,864	-£33,831,435	-£39,013,101
40%	60%	-£46,350,172	-£37,241,111	-£43,163,016	-£46,576,862	-£35,967,801	-£41,889,706
45%	60%	-£49,784,334	-£39,536,641	-£46,198,783	-£49,971,861	-£38,104,167	-£44,766,309
50%	60%	-£53,218,496	-£41,832,169	-£49,234,549	-£53,366,859	-£40,240,532	-£47,642,913

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£24,783,178	-£24,783,178	-£24,783,178	-£24,783,178	-£24,783,178	-£24,783,178
10%	70%	-£24,782,380	-£23,012,550	-£24,852,772	-£24,543,614	-£23,886,805	-£24,614,027
15%	70%	-£24,781,990	-£24,296,735	-£24,887,599	-£24,923,832	-£24,938,617	-£24,529,451
20%	70%	-£24,781,541	-£24,457,920	-£24,922,385	-£24,939,049	-£24,990,430	-£24,444,755
25%	70%	-£24,781,131	-£24,639,107	-£24,957,162	-£25,164,266	-£24,942,243	-£24,360,298
30%	70%	-£24,780,721	-£24,810,292	-£24,991,958	-£25,064,485	-£24,994,056	-£24,275,722
35%	70%	-£24,780,311	-£24,981,477	-£25,026,756	-£25,064,702	-£24,944,702	-£24,191,146
40%	70%	-£24,779,902	-£25,152,664	-£25,061,552	-£25,184,920	-£25,197,682	-£24,106,570
45%	70%	-£24,779,492	-£25,323,849	-£25,096,348	-£25,285,137	-£25,249,485	-£24,021,994
50%	70%	-£24,779,082	-£25,495,035	-£25,131,145	-£25,385,354	-£25,301,307	-£23,937,418
100%	70%	-£304,774,986	-£276,206,892	-£295,479,113	-£302,387,530	-£276,819,436	-£293,091,657
10%	80%	-£24,781,913	-£23,878,863	-£24,850,830	-£24,754,053	-£23,717,699	-£24,691,667
15%	80%	-£24,781,235	-£24,923,704	-£24,884,658	-£24,829,490	-£24,684,959	-£24,645,911
20%	80%	-£24,780,556	-£24,970,546	-£24,918,493	-£24,874,926	-£24,632,219	-£24,600,155
25%	80%	-£24,779,878	-£25,017,388	-£24,957,335	-£24,920,362	-£24,579,477	-£24,547,131
30%	80%	-£24,779,200	-£25,064,230	-£24,996,172	-£24,972,790	-£24,526,732	-£24,494,385
35%	80%	-£24,778,522	-£25,111,072	-£25,035,010	-£24,966,614	-£24,474,000	-£24,441,639
40%	80%	-£24,777,844	-£25,157,914	-£25,073,848	-£24,956,436	-£24,421,755	-£24,399,393
45%	80%	-£24,777,166	-£25,204,756	-£25,112,686	-£24,946,258	-£24,369,500	-£24,357,147
50%	80%	-£24,776,488	-£25,251,598	-£25,151,524	-£24,936,080	-£24,317,255	-£24,314,901
10%	60%	-£24,781,603	-£23,974,238	-£24,854,713	-£24,733,176	-£23,955,910	-£24,038,386
15%	60%	-£24,780,925	-£24,145,423	-£24,893,551	-£24,723,000	-£23,946,216	-£24,029,990
20%	60%	-£24,780,247	-£24,316,613	-£24,932,389	-£24,712,824	-£23,936,522	-£24,021,594
25%	60%	-£24,779,569	-£24,487,803	-£24,971,227	-£24,702,648	-£23,926,828	-£24,013,198
30%	60%	-£24,778,891	-£24,658,993	-£25,010,065	-£24,692,472	-£23,917,134	-£24,004,802
35%	60%	-£24,778,213	-£24,830,183	-£25,048,903	-£24,682,296	-£23,907,440	-£23,996,406
40%	60%	-£24,777,535	-£25,001,373	-£25,087,741	-£24,672,120	-£23,897,746	-£23,988,010
45%	60%	-£24,776,857	-£25,172,563	-£25,126,579	-£24,661,944	-£23,888,052	-£23,979,614
50%	60%	-£24,776,179	-£25,343,753	-£25,165,417	-£24,651,768	-£23,878,358	-£23,971,218

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£186,890,837	-£186,890,837	-£186,890,837	-£186,890,837	-£186,890,837	-£186,890,837
10%	70%	-£193,890,018	-£191,233,209	-£192,960,431	-£193,651,273	-£190,994,463	-£192,721,685
15%	70%	-£197,390,608	-£193,404,394	-£195,995,227	-£197,031,469	-£193,186,276	-£195,833,709
20%	70%	-£200,891,199	-£195,575,580	-£199,030,024	-£200,411,707	-£195,098,089	-£198,552,533
25%	70%	-£204,388,789	-£197,746,766	-£202,064,620	-£203,791,925	-£197,149,901	-£201,467,957
30%	70%	-£207,888,379	-£199,917,951	-£205,099,617	-£207,172,143	-£199,201,715	-£204,383,381
35%	70%	-£211,387,969	-£202,089,137	-£208,134,414	-£210,552,361	-£201,253,528	-£207,298,805
40%	70%	-£214,887,559	-£204,260,323	-£211,169,211	-£213,932,578	-£203,305,340	-£210,214,228
45%	70%	-£218,387,149	-£206,431,508	-£214,200,007	-£217,312,795	-£205,357,153	-£213,129,652
50%	70%	-£221,886,739	-£208,602,694	-£217,238,804	-£220,693,013	-£207,408,966	-£215,045,076
100%	70%	-£256,882,645	-£230,314,550	-£247,586,771	-£254,495,189	-£227,927,095	-£245,199,315
10%	80%	-£194,020,675	-£190,984,521	-£192,958,489	-£193,861,711	-£190,825,358	-£192,799,325
15%	80%	-£197,585,894	-£193,031,383	-£195,992,315	-£197,247,748	-£192,792,617	-£195,753,570
20%	80%	-£201,187,113	-£195,078,241	-£199,028,141	-£200,632,986	-£194,750,478	-£198,701,214
25%	80%	-£204,788,332	-£197,129,093	-£202,057,373	-£204,774,332	-£202,628,918	-£201,524,780
30%	80%	-£208,388,551	-£199,180,245	-£205,082,606	-£208,815,678	-£204,581,251	-£204,437,204
35%	80%	-£211,988,770	-£201,231,397	-£208,113,839	-£212,857,024	-£206,534,538	-£207,352,628
40%	80%	-£215,588,989	-£203,282,549	-£211,145,071	-£216,898,370	-£208,487,825	-£210,269,052
45%	80%	-£219,189,208	-£205,333,701	-£214,176,303	-£220,939,716	-£210,441,112	-£213,184,476
50%	80%	-£222,789,427	-£207,384,853	-£217,207,535	-£224,981,062	-£212,493,380	-£215,100,900
10%	60%	-£193,759,181	-£191,841,896	-£192,962,372	-£193,440,834	-£191,163,569	-£192,644,045
15%	60%	-£197,359,399	-£193,992,109	-£195,993,140	-£196,715,833	-£193,299,530	-£195,520,648
20%	60%	-£200,959,617	-£196,142,321	-£199,031,907	-£200,990,830	-£195,438,300	-£198,599,252
25%	60%	-£204,559,835	-£198,293,533	-£202,064,620	-£205,265,823	-£197,572,665	-£201,723,856
30%	60%	-£208,159,053	-£200,444,745	-£205,105,442	-£206,540,827	-£199,709,031	-£204,150,459
35%	60%	-£211,759,271	-£202,595,954	-£208,141,209	-£209,815,825	-£201,845,396	-£207,027,063
40%	60%	-£215,359,489	-£204,747,165	-£211,176,977	-£213,090,828	-£203,981,762	-£209,803,667
45%	60%	-£218,959,707	-£206,898,376	-£214,208,209	-£216,375,831	-£206,133,037	-£212,680,191
50%	60%	-£222,559,925	-£209,049,587	-£217,239,441	-£219,660,826	-£208,284,494	-£215,596,674

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£95,695,847	-£95,695,847	-£95,695,847	-£95,695,847	-£95,695,847	-£95,695,847
10%	70%	-£102,695,028	-£100,038,219	-£101,765,447	-£102,456,283	-£99,799,474	-£101,526,696
15%	70%	-£106,194,618	-£102,209,404	-£104,800,238	-£105,836,500	-£101,951,286	-£104,442,130
20%	70%	-£109,694,210	-£104,380,590	-£107,835,034	-£109,216,718	-£103,903,089	-£107,357,544
25%	70%	-£113,193,800	-£106,551,776	-£110,869,831	-£112,596,935	-£105,954,912	-£110,272,967
30%	70%	-£116,693,390	-£108,722,961	-£113,904,627	-£115,977,154	-£108,006,725	-£113,188,391
35%	70%	-£120,192,980	-£110,894,147	-£116,939,425	-£119,357,371	-£110,058,538	-£116,1

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£45,814,745	-£45,814,745	-£45,814,745	-£45,814,745	-£45,814,745	-£45,814,745
10%	70%	-£51,813,526	-£50,157,117	-£51,889,339	-£52,975,181	-£49,918,372	-£51,845,594
15%	70%	-£56,313,516	-£52,328,302	-£54,919,136	-£55,955,398	-£51,970,184	-£54,561,018
20%	70%	-£59,813,107	-£54,499,488	-£57,953,932	-£59,335,616	-£54,021,997	-£57,476,441
25%	70%	-£63,312,698	-£56,670,674	-£60,988,729	-£62,715,833	-£56,073,810	-£60,391,865
30%	70%	-£66,812,288	-£58,841,859	-£64,023,525	-£66,096,051	-£58,125,623	-£63,307,289
35%	70%	-£70,311,878	-£61,013,045	-£67,058,323	-£69,476,269	-£60,177,436	-£66,222,713
40%	70%	-£73,811,469	-£63,184,231	-£70,093,119	-£72,856,486	-£62,229,249	-£69,138,137
45%	70%	-£77,311,059	-£65,355,416	-£73,127,916	-£76,236,704	-£64,281,062	-£72,053,560
50%	70%	-£80,810,649	-£67,526,602	-£76,162,712	-£79,616,921	-£66,332,874	-£74,968,984
100%	70%	-£115,806,553	-£89,238,459	-£106,810,679	-£113,419,097	-£86,851,003	-£104,123,224
10%	80%	-£52,944,783	-£49,908,430	-£51,892,397	-£52,785,619	-£49,749,296	-£51,723,234
15%	80%	-£56,539,902	-£51,955,271	-£54,916,223	-£56,271,057	-£51,716,536	-£54,677,478
20%	80%	-£60,074,821	-£54,002,113	-£57,950,048	-£59,756,493	-£53,683,786	-£57,631,722
25%	80%	-£63,534,896	-£56,189,481	-£60,985,353	-£62,738,241	-£56,522,826	-£60,448,698
30%	80%	-£67,039,915	-£58,376,850	-£64,019,180	-£65,720,077	-£59,372,077	-£63,265,623
35%	80%	-£70,544,933	-£60,564,219	-£67,053,006	-£68,701,914	-£62,219,326	-£66,082,548
40%	80%	-£74,049,951	-£62,751,588	-£70,086,825	-£71,683,751	-£65,066,575	-£68,899,473
45%	80%	-£77,554,969	-£64,938,957	-£73,120,644	-£74,665,588	-£67,919,824	-£71,716,398
50%	80%	-£81,059,987	-£67,126,326	-£76,154,463	-£77,647,425	-£70,772,073	-£74,533,323
100%	80%	-£116,055,891	-£90,240,181	-£107,258,306	-£113,862,424	-£88,962,000	-£105,128,168
10%	60%	-£51,949,333	-£49,000,804	-£50,948,333	-£51,836,174	-£49,726,386	-£50,695,567
15%	60%	-£55,454,351	-£51,188,296	-£53,972,828	-£54,863,911	-£51,777,119	-£53,610,091
20%	60%	-£58,959,369	-£53,375,788	-£57,007,323	-£57,891,646	-£53,827,852	-£56,524,615
25%	60%	-£62,464,387	-£55,563,280	-£60,041,818	-£60,916,381	-£55,888,593	-£59,439,139
30%	60%	-£65,969,405	-£57,750,772	-£63,076,313	-£63,941,116	-£57,949,332	-£62,353,663
35%	60%	-£69,474,423	-£59,938,264	-£66,110,808	-£66,965,851	-£60,000,281	-£65,268,187
40%	60%	-£72,979,441	-£62,125,756	-£69,145,303	-£70,000,586	-£62,051,230	-£68,182,711
45%	60%	-£76,484,459	-£64,313,248	-£72,179,797	-£73,035,321	-£64,102,179	-£71,097,235
50%	60%	-£79,989,477	-£66,500,740	-£75,214,291	-£76,070,056	-£66,153,128	-£74,011,759
100%	60%	-£114,985,381	-£88,614,591	-£106,018,416	-£112,622,534	-£87,242,000	-£103,123,008

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£34,374,739	-£34,374,739	-£34,374,739	-£34,374,739	-£34,374,739	-£34,374,739
10%	70%	-£41,373,930	-£38,017,111	-£41,448,333	-£43,135,174	-£38,476,386	-£41,345,594
15%	70%	-£44,873,516	-£40,888,296	-£43,479,128	-£44,535,392	-£40,530,177	-£43,121,011
20%	70%	-£48,373,107	-£43,059,481	-£46,513,926	-£47,895,609	-£42,581,991	-£46,036,435
25%	70%	-£51,872,698	-£45,230,667	-£49,548,722	-£51,275,827	-£44,633,803	-£48,951,859
30%	70%	-£55,372,288	-£47,401,852	-£52,583,519	-£54,656,045	-£46,685,616	-£51,867,283
35%	70%	-£58,871,878	-£49,573,038	-£55,618,315	-£58,036,262	-£48,737,430	-£54,782,707
40%	70%	-£62,371,469	-£51,744,224	-£58,652,112	-£61,416,480	-£50,788,242	-£57,698,131
45%	70%	-£65,871,059	-£53,915,409	-£61,687,908	-£64,796,697	-£52,841,055	-£60,613,554
50%	70%	-£69,370,649	-£56,086,595	-£64,722,704	-£68,176,915	-£54,892,867	-£63,528,978
100%	70%	-£104,366,546	-£77,798,452	-£95,070,673	-£101,979,091	-£75,410,996	-£92,683,217
10%	80%	-£41,504,777	-£38,468,423	-£40,442,391	-£41,345,613	-£38,309,260	-£40,283,227
15%	80%	-£45,009,796	-£40,616,264	-£43,476,217	-£44,361,060	-£40,275,611	-£43,197,241
20%	80%	-£48,514,815	-£42,787,107	-£46,510,043	-£48,316,486	-£42,243,780	-£46,101,716
25%	80%	-£52,019,834	-£44,957,950	-£49,543,828	-£51,261,911	-£44,115,955	-£49,016,140
30%	80%	-£55,524,853	-£47,129,793	-£52,577,573	-£54,216,336	-£46,000,124	-£51,930,564
35%	80%	-£59,029,872	-£49,301,636	-£55,611,318	-£57,170,761	-£47,883,303	-£54,845,988
40%	80%	-£62,534,891	-£51,473,479	-£58,645,063	-£60,125,186	-£49,756,270	-£57,761,412
45%	80%	-£66,039,910	-£53,645,322	-£61,678,808	-£63,079,611	-£51,629,239	-£60,676,836
50%	80%	-£69,544,929	-£55,817,165	-£64,712,553	-£66,033,956	-£53,502,202	-£63,592,260
100%	80%	-£104,540,833	-£77,798,452	-£95,070,673	-£101,979,091	-£75,410,996	-£92,683,217
10%	60%	-£41,243,063	-£38,965,798	-£40,446,274	-£40,924,736	-£38,647,471	-£40,127,946
15%	60%	-£44,677,225	-£41,251,328	-£43,482,042	-£44,199,724	-£40,783,836	-£43,004,550
20%	60%	-£48,111,387	-£43,556,856	-£46,517,809	-£47,474,732	-£42,920,202	-£45,881,154
25%	60%	-£51,545,549	-£45,852,386	-£49,552,576	-£50,749,731	-£45,056,567	-£48,757,758
30%	60%	-£54,979,711	-£48,147,916	-£52,587,343	-£54,024,729	-£47,192,033	-£51,634,361
35%	60%	-£58,413,873	-£50,443,444	-£55,621,110	-£57,299,727	-£49,329,298	-£54,510,964
40%	60%	-£61,848,035	-£52,738,974	-£58,660,878	-£60,574,725	-£51,465,664	-£57,387,569
45%	60%	-£65,282,197	-£55,034,504	-£61,704,645	-£63,859,723	-£53,607,131	-£60,264,143
50%	60%	-£68,716,359	-£57,330,032	-£64,738,512	-£67,144,721	-£55,738,396	-£63,140,726

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£29,324,935	-£29,324,935	-£29,324,935	-£29,324,935	-£29,324,935	-£29,324,935
10%	70%	-£36,324,116	-£33,667,307	-£35,394,529	-£36,085,371	-£33,428,561	-£35,155,783
15%	70%	-£39,823,706	-£35,838,492	-£38,429,124	-£39,465,688	-£35,480,374	-£38,071,207
20%	70%	-£43,323,297	-£38,009,678	-£41,464,122	-£42,845,805	-£37,532,187	-£40,986,631
25%	70%	-£46,822,887	-£40,180,864	-£44,498,918	-£46,226,023	-£39,583,999	-£43,902,055
30%	70%	-£50,322,477	-£42,352,049	-£47,533,715	-£49,606,241	-£41,635,612	-£46,817,479
35%	70%	-£53,822,067	-£44,523,235	-£50,568,512	-£52,986,459	-£43,687,626	-£49,732,903
40%	70%	-£57,321,658	-£46,694,421	-£53,603,309	-£56,366,676	-£45,738,438	-£52,648,326
45%	70%	-£60,821,249	-£48,865,606	-£56,638,105	-£59,746,893	-£47,791,251	-£55,563,750
50%	70%	-£64,320,839	-£51,036,792	-£59,672,902	-£63,127,111	-£49,844,064	-£58,479,174
100%	70%	-£99,316,743	-£72,748,648	-£90,020,869	-£96,929,287	-£70,361,193	-£87,633,413
10%	80%	-£36,454,973	-£33,418,619	-£35,392,587	-£36,295,809	-£33,259,456	-£35,233,423
15%	80%	-£40,019,992	-£35,465,461	-£38,426,413	-£39,781,248	-£35,226,715	-£38,187,668
20%	80%	-£43,585,011	-£37,616,305	-£41,450,238	-£42,163,365	-£37,180,312	-£41,142,912
25%	80%	-£47,150,030	-£39,767,149	-£44,479,063	-£45,544,482	-£39,131,919	-£44,098,156
30%	80%	-£50,715,049	-£41,917,993	-£47,507,888	-£48,925,599	-£41,083,526	-£47,053,400
35%	80%	-£54,280,068	-£44,068,837	-£50,536,713	-£52,306,716	-£43,035,133	-£50,008,644
40%	80%	-£57,845,087	-£46,219,681	-£53,565,538	-£55,687,833	-£44,986,740	-£52,963,888
45%	80%	-£61,410,106	-£48,370,525	-£56,594,363	-£59,068,950	-£46,938,347	-£55,919,132
50%	80%	-£64,975,125	-£50,521,369	-£59,623,188	-£62,450,067	-£48,889,954	-£58,874,376
100%	80%	-£99,970,029	-£72,748,648	-£90,020,869	-£96,929,287	-£70,361,193	-£87,633,413
10%	60%	-£36,019,992	-£33,465,461	-£38,426,413	-£39,781,248	-£35,226,715	-£38,187,668
15%	60%	-£39,585,011	-£35,616,305	-£41,450,238	-£42,163,365	-£37,180,312	-£41,142,912
20%	60%	-£43,150,030	-£37,767,149	-£44,479,063	-£45,544,482	-£39,131,919	-£44,098,156
25%	60%	-£46,715,049	-£39,917,993	-£47,507,888	-£48,925,599	-£41,083,526	-£47,053,400
30%	60%	-£50,280,068	-£42,068,837	-£50,536,713	-£52,306,716	-£43,035,133	-£50,008,644
35%	60%	-£53,845,087	-£44,219,681	-£53,565,538	-£55,687,833	-£44,986,740	-£52,963,888
40%	60%	-£57,410,106	-£46,370,525	-£56,594,363	-£59,068,950	-£46,938,347	-£55,919,132
45%	60%	-£60,975,125	-£48,521,369	-£59,623,188	-£62,450,067	-£48,889,954	-£58,874,376
50%	60%	-£64,540,144	-£50,672,213	-£62,652,013	-£65,831,184	-£50,841,561	-£61,829,620
100%	60%	-£99,535,048	-£72,748,648	-£90,020,869	-£96,929,287	-£70,361,193	-£87,633,413
10%	80%	-£49,929,907	-£43,098,112	-£47,536,540	-£48,974,525	-£42,143,129	-£46,584,557
15%	80%	-£53,434,926	-£45,248,956	-£50,565,365	-£52,005,350	-£44,194,148	-£48,635,581
20%	80%	-£56,940,945	-£47,409,800	-£53,596,190	-£55,036,175	-£46,245,167	-£50,686,605
25%	80%	-£60,446,964	-£49,570,644	-£56,627,015	-£58,067,000	-£48,296,186	-£52,737,629
30%	80%	-£63,952,983	-£51,731,488	-£59,657,840	-£61,097,825	-£50,347,205	-£54,788,653
35%	80%	-£67,458,002	-£53,882,332	-£62,688,665	-£64,128,650	-£52,398,224	-£56,839,677
40%	80%	-£70,964,021	-£56,033,176	-£65,719,490	-£67,159,475	-£54,449,243	-£58,890,701
45%	80%	-£74,470,040	-£58,184,020	-£68,750,315	-£70,190,300	-£56,500,262	-£60,941,725
50%	80%	-£77,976,059	-£60,334,864	-£71,781,140			

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£24,194,224	-£24,194,224	-£24,194,224	-£24,194,224	-£24,194,224	-£24,194,224
10%	70%	-£31,193,405	-£28,536,596	-£30,263,816	-£30,954,680	-£28,297,650	-£30,025,072
15%	70%	-£34,692,995	-£30,707,781	-£33,298,614	-£34,334,877	-£30,349,663	-£32,940,496
20%	70%	-£38,192,586	-£32,878,967	-£36,333,411	-£37,715,094	-£32,401,476	-£35,855,920
25%	70%	-£41,692,176	-£35,050,153	-£39,368,207	-£41,095,312	-£34,453,288	-£38,771,344
30%	70%	-£45,191,766	-£37,221,338	-£42,403,004	-£44,475,530	-£36,505,102	-£41,686,768
35%	70%	-£48,691,356	-£39,392,524	-£45,437,801	-£47,855,748	-£38,556,915	-£44,602,192
40%	70%	-£52,190,946	-£41,563,710	-£48,472,598	-£51,235,965	-£40,608,727	-£47,517,615
45%	70%	-£55,690,536	-£43,734,895	-£51,507,384	-£54,616,182	-£42,660,540	-£50,433,039
50%	70%	-£59,190,126	-£45,906,081	-£54,542,191	-£57,996,400	-£44,712,353	-£53,348,463
100%	70%	-£94,186,032	-£67,617,937	-£84,890,158	-£91,798,576	-£65,230,482	-£82,502,702
10%	80%	-£31,324,262	-£28,287,908	-£30,261,876	-£31,165,098	-£28,128,745	-£30,102,712
15%	80%	-£34,889,281	-£30,334,750	-£33,295,702	-£34,650,535	-£30,096,004	-£33,056,957
20%	80%	-£38,454,300	-£32,381,592	-£36,329,528	-£38,135,972	-£32,067,265	-£36,011,201
25%	80%	-£42,019,319	-£34,428,434	-£39,363,354	-£41,621,409	-£34,038,526	-£38,966,445
30%	80%	-£45,584,338	-£36,475,276	-£42,397,180	-£45,105,846	-£36,009,787	-£41,921,689
35%	80%	-£49,149,357	-£38,522,118	-£45,431,006	-£48,590,283	-£37,981,048	-£44,876,933
40%	80%	-£52,714,376	-£40,568,960	-£48,464,832	-£52,074,719	-£39,952,309	-£47,832,177
45%	80%	-£56,279,394	-£42,615,801	-£51,498,658	-£55,559,157	-£41,923,570	-£50,787,421
50%	80%	-£59,844,412	-£44,662,644	-£54,532,484	-£59,043,594	-£43,894,831	-£53,742,665
10%	60%	-£31,062,548	-£28,785,283	-£30,265,759	-£30,744,221	-£28,466,956	-£29,947,432
15%	60%	-£34,496,710	-£31,080,813	-£33,301,527	-£34,019,220	-£30,603,321	-£32,824,036
20%	60%	-£37,930,873	-£33,376,341	-£36,337,294	-£37,294,217	-£32,739,587	-£35,700,639
25%	60%	-£41,365,034	-£35,671,871	-£39,373,061	-£40,569,214	-£34,876,052	-£38,577,243
30%	60%	-£44,799,196	-£37,967,401	-£42,408,829	-£43,844,216	-£37,012,418	-£41,453,846
35%	60%	-£48,233,358	-£40,262,929	-£45,444,596	-£47,119,212	-£39,148,783	-£44,330,450
40%	60%	-£51,667,520	-£42,558,458	-£48,480,364	-£50,394,211	-£41,285,149	-£47,207,054
50%	60%	-£58,536,644	-£47,149,517	-£54,251,898	-£56,944,207	-£46,657,681	-£52,860,261

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£22,657,352	-£22,657,352	-£22,657,352	-£22,657,352	-£22,657,352	-£22,657,352
10%	70%	-£29,656,533	-£26,999,723	-£26,726,946	-£29,417,787	-£26,760,978	-£26,486,200
15%	70%	-£33,156,123	-£29,170,908	-£31,761,742	-£32,798,005	-£28,812,790	-£31,403,624
20%	70%	-£36,655,714	-£31,342,094	-£34,796,539	-£36,178,222	-£30,864,604	-£34,319,048
25%	70%	-£40,155,304	-£33,513,280	-£37,831,335	-£39,558,440	-£32,916,416	-£37,234,472
30%	70%	-£43,654,894	-£35,684,465	-£40,866,132	-£42,938,658	-£34,968,229	-£40,149,896
35%	70%	-£47,154,484	-£37,855,651	-£43,900,929	-£46,318,875	-£37,020,043	-£43,065,319
40%	70%	-£50,654,074	-£40,026,837	-£46,935,726	-£49,699,093	-£39,071,855	-£45,980,743
45%	70%	-£54,153,664	-£42,198,022	-£49,970,522	-£53,079,310	-£41,123,668	-£48,896,167
50%	70%	-£57,653,254	-£44,369,208	-£53,005,319	-£56,459,528	-£43,175,480	-£51,811,591
100%	70%	-£92,649,159	-£66,081,065	-£83,353,286	-£90,261,704	-£63,693,609	-£80,965,830
10%	80%	-£29,787,390	-£26,751,036	-£28,725,004	-£29,628,226	-£26,591,873	-£26,565,840
15%	80%	-£33,352,408	-£28,797,877	-£31,758,830	-£33,113,663	-£28,559,132	-£31,520,084
20%	80%	-£36,917,427	-£30,844,720	-£34,792,656	-£36,599,089	-£30,526,393	-£34,474,329
25%	80%	-£40,482,445	-£32,891,562	-£37,827,482	-£40,083,515	-£32,497,654	-£37,429,573
30%	80%	-£44,047,464	-£34,938,404	-£40,862,308	-£43,567,941	-£34,468,915	-£40,384,817
35%	80%	-£47,612,482	-£36,985,246	-£43,897,134	-£47,052,367	-£36,440,176	-£43,340,061
40%	80%	-£51,177,501	-£39,032,088	-£46,926,960	-£50,540,847	-£38,411,437	-£46,295,305
45%	80%	-£54,742,520	-£41,078,929	-£49,961,786	-£54,028,284	-£40,382,693	-£49,250,549
50%	80%	-£58,307,539	-£43,125,771	-£52,996,612	-£57,511,721	-£42,353,953	-£52,199,793
10%	60%	-£29,525,676	-£27,248,411	-£28,728,886	-£29,207,349	-£26,930,084	-£26,410,559
15%	60%	-£32,959,838	-£29,343,941	-£31,764,654	-£32,462,347	-£28,966,449	-£31,287,163
20%	60%	-£36,394,000	-£31,439,469	-£34,800,421	-£35,757,345	-£31,002,815	-£34,163,767
25%	60%	-£39,828,161	-£33,534,999	-£37,836,188	-£39,032,344	-£33,039,180	-£37,040,371
30%	60%	-£43,262,324	-£35,630,529	-£40,871,956	-£42,307,342	-£35,075,546	-£39,916,974
35%	60%	-£46,696,486	-£37,726,057	-£43,907,723	-£45,582,340	-£37,111,911	-£42,793,577
40%	60%	-£50,130,648	-£39,821,587	-£46,943,491	-£48,857,338	-£39,148,277	-£45,670,182
50%	60%	-£56,998,971	-£45,612,646	-£53,015,026	-£56,407,435	-£44,021,008	-£51,423,388

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	High

No Units	450
Site Area	2.61 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£5,497,311	-£5,497,311	-£5,497,311	-£5,497,311	-£5,497,311	-£5,497,311
10%	70%	-£13,747,156	-£11,170,077	-£12,847,981	-£13,505,170	-£10,928,090	-£12,605,995
15%	70%	-£17,872,078	-£14,006,460	-£16,523,316	-£17,509,098	-£13,643,481	-£16,160,337
20%	70%	-£21,997,000	-£16,842,842	-£20,198,651	-£21,513,028	-£16,356,870	-£19,714,678
25%	70%	-£26,121,923	-£19,679,226	-£23,873,986	-£25,516,956	-£19,074,259	-£23,269,020
30%	70%	-£30,246,845	-£22,515,609	-£27,549,321	-£29,520,886	-£21,789,649	-£26,823,361
35%	70%	-£34,371,768	-£25,351,991	-£31,224,656	-£33,524,814	-£24,505,038	-£30,377,704
40%	70%	-£38,496,690	-£28,188,374	-£34,899,990	-£37,528,744	-£27,220,429	-£33,932,045
45%	70%	-£42,621,611	-£31,024,757	-£38,575,326	-£41,532,673	-£29,935,818	-£37,486,387
50%	70%	-£46,746,534	-£33,861,140	-£42,250,660	-£45,536,602	-£32,651,207	-£41,040,728
100%	70%	-£87,995,757	-£62,224,968	-£79,004,010	-£85,575,893	-£59,805,103	-£76,584,145
10%	80%	-£13,869,143	-£10,923,911	-£12,841,516	-£13,707,819	-£10,762,585	-£12,680,190
15%	80%	-£18,055,060	-£13,637,210	-£16,513,617	-£17,813,073	-£13,395,223	-£16,271,630
20%	80%	-£22,240,975	-£16,350,509	-£20,185,719	-£21,918,327	-£16,027,861	-£19,863,070
25%	80%	-£26,426,892	-£19,063,808	-£23,857,820	-£26,023,581	-£18,660,498	-£23,454,509
30%	80%	-£30,612,807	-£21,777,108	-£27,529,923	-£30,128,835	-£21,293,136	-£27,045,949
35%	80%	-£34,798,723	-£24,490,408	-£31,202,024	-£34,234,089	-£23,925,772	-£30,637,389
40%	80%	-£38,984,639	-£27,203,707	-£34,874,126	-£38,339,342	-£26,558,410	-£34,229,829
45%	80%	-£43,170,555	-£29,917,006	-£38,546,228	-£42,444,595	-£29,191,047	-£37,820,268
50%	80%	-£47,356,471	-£32,630,306	-£42,218,330	-£46,549,849	-£31,823,685	-£41,411,709
10%	60%	-£13,625,168	-£11,416,244	-£12,854,447	-£13,302,520	-£11,093,595	-£12,531,799
15%	60%	-£17,689,097	-£14,375,710	-£16,533,016	-£17,205,124	-£13,891,737	-£16,049,042
20%	60%	-£21,753,026	-£17,335,176	-£20,211,583	-£21,107,728	-£16,586,286	-£19,156,286
25%	60%	-£25,816,954	-£20,294,642	-£23,890,152	-£25,010,333	-£19,488,021	-£22,083,530
30%	60%	-£29,880,882	-£23,254,108	-£27,568,719	-£28,912,937	-£22,286,163	-£26,600,773
35%	60%	-£33,944,810	-£26,213,575	-£31,247,287	-£32,815,541	-£25,084,304	-£30,118,017
40%	60%	-£38,008,738	-£29,173,041	-£34,925,855	-£36,718,145	-£27,882,446	-£33,635,261
45%	60%	-£42,072,666	-£32,132,507	-£38,604,423	-£40,620,750	-£30,680,589	-£37,152,504
50%	60%	-£46,136,594	-£35,091,974	-£42,282,992	-£44,523,354	-£33,478,730	-£40,668,748

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£221,403,614	-£221,403,614	-£221,403,614	-£221,403,614	-£221,403,614	-£221,403,614
10%	70%	-£229,653,488	-£227,076,380	-£228,754,283	-£229,411,473	-£226,834,383	-£228,512,298
15%	70%	-£235,778,381	-£229,812,783	-£232,429,619	-£233,415,401	-£229,549,783	-£232,096,639
20%	70%	-£242,903,274	-£232,749,145	-£236,104,953	-£237,419,312	-£232,265,172	-£235,630,881
25%	70%	-£249,028,167	-£235,685,528	-£239,780,289	-£241,423,259	-£234,980,562	-£239,175,322
30%	70%	-£246,153,148	-£238,421,911	-£243,455,623	-£245,427,188	-£237,695,952	-£242,729,664
35%	70%	-£250,278,070	-£241,258,293	-£247,130,959	-£249,431,117	-£240,411,341	-£246,284,006
40%	70%	-£254,402,993	-£244,094,677	-£250,806,293	-£253,435,046	-£243,126,731	-£249,838,348
45%	70%	-£258,527,916	-£246,931,060	-£254,481,629	-£257,438,976	-£245,842,121	-£253,392,690
50%	70%	-£262,652,839	-£249,767,443	-£258,156,963	-£261,442,904	-£248,557,510	-£256,947,031
100%	70%	-£303,902,059	-£278,131,211	-£294,910,312	-£301,482,195	-£275,711,406	-£292,490,448
10%	80%	-£229,775,446	-£226,830,213	-£228,747,817	-£229,614,121	-£226,688,888	-£228,586,943
15%	80%	-£233,991,382	-£229,543,513	-£232,419,920	-£233,719,375	-£229,301,526	-£232,177,933
20%	80%	-£238,117,278	-£232,256,812	-£236,992,022	-£237,824,629	-£231,994,164	-£235,769,372
25%	80%	-£242,241,174	-£234,970,110	-£240,565,124	-£241,936,878	-£234,684,713	-£240,136,811
30%	80%	-£246,365,070	-£237,683,408	-£244,138,218	-£246,049,126	-£237,375,262	-£244,501,250
35%	80%	-£250,488,966	-£240,396,706	-£247,710,312	-£249,163,374	-£240,064,711	-£248,876,689
40%	80%	-£254,612,862	-£243,110,004	-£251,282,406	-£252,277,622	-£242,750,160	-£253,252,128
45%	80%	-£258,736,758	-£245,823,302	-£254,852,500	-£255,391,870	-£245,435,609	-£257,627,571
50%	80%	-£262,860,654	-£248,536,600	-£258,422,594	-£258,506,118	-£248,120,058	-£261,993,014
10%	60%	-£229,531,471	-£227,322,546	-£228,760,750	-£229,208,823	-£226,999,898	-£228,438,101
15%	60%	-£233,655,367	-£230,282,012	-£232,439,318	-£233,111,427	-£229,798,040	-£231,955,345
20%	60%	-£237,779,263	-£233,241,478	-£236,117,886	-£237,014,031	-£233,586,181	-£235,471,686
25%	60%	-£241,903,159	-£236,200,945	-£239,796,454	-£240,916,636	-£236,394,324	-£239,989,832
30%	60%	-£246,027,055	-£239,160,411	-£243,475,022	-£244,819,240	-£239,192,466	-£244,507,076
35%	60%	-£249,851,114	-£242,119,878	-£247,153,590	-£248,721,844	-£240,990,607	-£246,024,320
40%	60%	-£253,975,042	-£245,079,344	-£250,832,158	-£252,624,448	-£243,788,749	-£249,541,583
50%	60%	-£258,098,970	-£248,038,810	-£254,510,726	-£256,526,052	-£246,580,891	-£253,058,837

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£173,511,272	-£173,511,272	-£173,511,272	-£173,511,272	-£173,511,272	-£173,511,272
10%	70%	-£181,761,117	-£179,184,038	-£180,861,942	-£181,519,131	-£178,942,052	-£180,619,956
15%	70%	-£193,986,069	-£192,020,421	-£194,237,271	-£195,953,000	-£184,377,442	-£193,074,296
20%	70%	-£190,010,982	-£184,856,804	-£188,212,612	-£189,506,989	-£184,372,831	-£187,726,639
25%	70%	-£194,135,884	-£187,693,187	-£191,887,947	-£193,530,918	-£187,088,220	-£191,282,981
30%	70%	-£198,260,786	-£190,529,570	-£195,563,282	-£197,534,847	-£189,803,610	-£194,837,322
35%	70%	-£202,385,688	-£193,365,952	-£199,238,617	-£201,538,775	-£192,519,000	-£198,391,665
40%	70%	-£206,510,590	-£196,202,335	-£202,913,952	-£205,542,705	-£195,234,390	-£201,946,006
45%	70%	-£210,635,492	-£199,038,718	-£206,589,287	-£209,546,634	-£197,949,779	-£205,498,348
50%	70%	-£214,760,394	-£201,875,101	-£210,264,621	-£213,550,563	-£200,665,168	-£209,050,689
100%	70%	-£256,009,718	-£230,238,930	-£247,017,971	-£253,589,854	-£227,819,064	-£244,598,107
10%	80%	-£181,883,104	-£178,937,872	-£180,858,476	-£181,721,780	-£178,776,547	-£180,694,152
15%	80%	-£186,008,021	-£181,651,171	-£184,527,578	-£185,827,034	-£181,409,184	-£184,285,591
20%	80%	-£190,132,938	-£184,364,471	-£188,199,880	-£189,632,288	-£184,871,622	-£188,879,038
25%	80%	-£194,257,855	-£187,077,688	-£191,875,181	-£193,539,304	-£187,544,371	-£192,242,790
30%	80%	-£198,382,772	-£189,790,987	-£195,548,474	-£197,534,320	-£190,217,120	-£195,798,132
35%	80%	-£202,507,689	-£192,504,286	-£199,223,767	-£201,539,246	-£192,889,870	-£199,352,474
40%	80%	-£206,632,606	-£195,217,585	-£202,909,060	-£205,544,172	-£195,561,620	-£202,906,816
45%	80%	-£210,757,523	-£197,930,884	-£206,584,353	-£209,549,100	-£198,274,370	-£206,461,158
50%	80%	-£214,882,440	-£200,644,183	-£210,269,646	-£213,554,028	-£200,986,120	-£210,016,500
10%	60%	-£181,839,130	-£179,430,205	-£180,868,408	-£181,316,481	-£178,107,556	-£180,545,780
15%	60%	-£185,964,047	-£182,143,504	-£184,546,977	-£185,219,985	-£181,905,698	-£184,063,003
20%	60%	-£190,088,964	-£184,856,804	-£188,221,612	-£189,506,989	-£184,372,831	-£187,726,639
25%	60%	-£194,213,881	-£187,570,103	-£191,899,947	-£193,530,918	-£187,088,220	-£191,282,981
30%	60%	-£198,338,798	-£190,283,402	-£195,584,282	-£197,534,847	-£189,803,610	-£194,837,322
35%	60%	-£202,463,715	-£193,036,701	-£199,238,617	-£201,538,775	-£192,519,000	-£198,391,665
40%	60%	-£206,588,632	-£195,750,000	-£202,913,952	-£205,542,705	-£195,234,390	-£201,946,006
45%	60%	-£210,713,549	-£198,463,299	-£206,589,287	-£209,546,634	-£197,949,779	-£205,498,348
50%	60%	-£214,838,466	-£201,176,598	-£210,264,621	-£213,550,563	-£200,665,168	-£209,050,689
100%	60%	-£256,009,718	-£230,238,930	-£247,017,971	-£253,589,854	-£227,819,064	-£244,598,107
10%	80%	-£181,883,104	-£178,937,872	-£180,858,476	-£181,721,780	-£178,776,547	-£180,694,152
15%	80%	-£186,008,021	-£181,651,171	-£184,527,578	-£185,827,034	-£181,409,184	-£184,285,591
20%	80%	-£190,132,938	-£184,364,471	-£188,199,880	-£189,632,288	-£184,871,622	-£188,879,038
25%	80%	-£194,257,855	-£187,077,688	-£191,875,181	-£193,539,304	-£187,544,371	-£192,242,790
30%	80%	-£198,382,772	-£189,790,987	-£195,548,474	-£197,534,320	-£190,217,120	-£195,798,132
35%	80%	-£202,507,689	-£192,504,286	-£199,223,767	-£201,539,246	-£192,889,870	-£199,352,474
40%	80%	-£206,632,606	-£195,217,585	-£202,909,060	-£205,544,172	-£195,561,620	-£202,906,816
45%	80%	-£210,757,523	-£197,930,884	-£206,589,287	-£209,546,634	-£197	



Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£10,814,659	-£10,814,659	-£10,814,659	-£10,814,659	-£10,814,659	-£10,814,659
10%	70%	-£19,064,504	-£16,487,425	-£18,185,329	-£18,822,518	-£16,245,439	-£17,923,343
15%	70%	-£23,189,426	-£19,323,806	-£21,840,664	-£22,826,447	-£18,960,529	-£21,477,685
20%	70%	-£27,314,349	-£22,160,191	-£25,515,999	-£26,830,376	-£21,676,218	-£25,032,026
25%	70%	-£31,439,271	-£24,996,574	-£29,191,334	-£30,834,304	-£24,391,607	-£28,586,368
30%	70%	-£35,564,193	-£27,832,957	-£32,866,669	-£34,838,234	-£27,106,997	-£32,140,709
35%	70%	-£39,689,116	-£30,669,339	-£36,542,004	-£38,842,162	-£29,822,387	-£35,695,052
40%	70%	-£43,814,038	-£33,505,722	-£40,217,339	-£42,846,092	-£32,537,777	-£39,249,395
45%	70%	-£47,938,960	-£36,342,105	-£43,892,674	-£46,850,021	-£35,253,166	-£42,803,735
50%	70%	-£52,063,882	-£39,178,488	-£47,568,008	-£50,853,950	-£37,968,555	-£46,358,076
100%	70%	-£93,313,105	-£67,542,317	-£84,321,358	-£90,893,241	-£65,122,451	-£81,901,494
10%	80%	-£19,186,491	-£16,241,259	-£18,158,863	-£19,025,167	-£16,079,934	-£17,997,538
15%	80%	-£23,372,408	-£18,854,558	-£21,830,865	-£23,130,421	-£18,712,571	-£21,585,978
20%	80%	-£27,558,323	-£21,667,856	-£25,503,967	-£27,235,676	-£21,345,209	-£25,180,418
40%	80%	-£44,901,987	-£32,521,055	-£40,191,475	-£43,656,691	-£31,875,758	-£39,546,177
45%	80%	-£48,487,903	-£35,234,355	-£43,863,676	-£47,761,944	-£34,508,395	-£43,137,616
50%	80%	-£52,673,820	-£37,947,654	-£47,535,678	-£51,867,197	-£37,141,033	-£46,729,057
10%	60%	-£18,942,517	-£16,733,592	-£18,171,795	-£18,619,868	-£16,410,943	-£17,849,147
15%	60%	-£23,006,445	-£19,693,058	-£21,650,384	-£22,522,472	-£19,209,085	-£21,366,390
20%	60%	-£27,070,374	-£22,652,525	-£25,528,931	-£26,425,076	-£22,007,227	-£24,883,634
25%	60%	-£31,134,302	-£25,611,990	-£29,207,500	-£30,327,681	-£24,805,369	-£28,400,878
30%	60%	-£35,198,231	-£28,571,456	-£32,886,067	-£34,230,285	-£27,603,511	-£31,918,121
35%	60%	-£39,262,160	-£31,530,923	-£36,564,635	-£38,132,889	-£30,401,653	-£35,435,366
40%	60%	-£43,326,089	-£34,490,389	-£40,243,204	-£42,035,493	-£33,199,794	-£38,952,609
50%	60%	-£51,453,945	-£40,409,822	-£47,600,340	-£49,840,702	-£39,796,079	-£45,987,697

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£9,277,787	-£9,277,787	-£9,277,787	-£9,277,787	-£9,277,787	-£9,277,787
10%	70%	-£17,527,632	-£14,950,553	-£16,628,457	-£17,285,646	-£14,706,586	-£16,386,471
15%	70%	-£21,652,554	-£17,786,936	-£20,303,792	-£21,289,574	-£17,423,956	-£19,840,812
20%	70%	-£25,777,476	-£20,623,318	-£23,979,127	-£25,293,504	-£20,139,346	-£23,495,154
25%	70%	-£29,902,399	-£23,459,701	-£27,654,462	-£29,297,432	-£22,854,735	-£27,049,495
30%	70%	-£34,027,321	-£26,296,085	-£31,329,796	-£33,301,362	-£25,570,125	-£30,603,837
35%	70%	-£38,152,244	-£29,132,467	-£35,005,132	-£37,305,290	-£28,285,514	-£34,158,179
40%	70%	-£42,277,166	-£31,968,850	-£38,680,466	-£41,309,220	-£31,000,905	-£37,712,521
45%	70%	-£46,402,089	-£34,805,233	-£42,355,802	-£45,313,149	-£33,716,294	-£41,266,863
50%	70%	-£50,527,010	-£37,641,616	-£46,031,136	-£49,317,078	-£36,431,683	-£44,821,204
100%	70%	-£91,776,233	-£66,005,444	-£82,784,486	-£89,356,368	-£63,585,579	-£80,364,621
10%	80%	-£17,649,619	-£14,704,387	-£16,621,990	-£17,488,295	-£14,543,061	-£16,460,666
15%	80%	-£21,835,535	-£17,417,688	-£20,294,093	-£21,593,549	-£17,175,699	-£20,052,106
20%	80%	-£26,021,451	-£20,130,985	-£23,966,195	-£25,698,803	-£19,808,337	-£23,643,546
40%	80%	-£42,765,115	-£30,984,183	-£38,654,602	-£42,119,818	-£30,338,886	-£38,009,304
45%	80%	-£46,951,031	-£33,697,482	-£42,326,704	-£46,225,071	-£32,971,523	-£41,600,744
50%	80%	-£51,136,947	-£36,410,782	-£46,038,806	-£50,330,325	-£35,604,161	-£45,192,185
10%	60%	-£17,405,644	-£15,196,720	-£16,634,923	-£17,082,996	-£14,874,071	-£16,312,274
15%	60%	-£21,469,573	-£18,156,185	-£20,313,491	-£20,985,600	-£17,672,213	-£19,829,518
20%	60%	-£25,533,502	-£21,115,652	-£23,992,059	-£24,888,204	-£20,470,354	-£23,346,762
25%	60%	-£29,597,430	-£24,075,118	-£27,670,628	-£28,790,809	-£23,268,497	-£26,864,006
30%	60%	-£33,661,358	-£27,034,584	-£31,349,195	-£32,693,413	-£26,066,639	-£30,381,249
35%	60%	-£37,725,287	-£29,994,051	-£35,027,763	-£36,596,017	-£28,864,780	-£33,898,493
40%	60%	-£41,789,216	-£32,953,517	-£38,706,331	-£40,498,621	-£31,662,922	-£37,415,737
50%	60%	-£49,917,073	-£39,872,449	-£46,063,467	-£48,303,630	-£37,269,206	-£44,450,224

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Med

No Units 450  
Site Area 2.61 Ha

Sales value inflation 25.80%  
Build cost inflation 26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£13,779,067	-£13,779,067	-£13,779,067	-£13,779,067	-£13,779,067	-£13,779,067
10%	70%	-£21,274,925	-£18,627,979	-£20,345,338	-£21,117,201	-£18,470,256	-£20,187,614
15%	70%	-£25,022,854	-£21,052,435	-£23,628,472	-£24,786,269	-£20,815,850	-£23,391,887
20%	70%	-£28,770,782	-£23,476,890	-£26,911,607	-£28,455,335	-£23,161,444	-£26,596,160
25%	70%	-£32,518,710	-£25,901,346	-£30,194,742	-£32,124,402	-£25,507,037	-£29,800,434
30%	70%	-£36,266,639	-£28,325,802	-£33,477,876	-£35,793,469	-£27,852,631	-£33,004,707
35%	70%	-£40,014,568	-£30,750,257	-£36,761,012	-£39,462,536	-£30,198,225	-£36,208,980
40%	70%	-£43,762,496	-£33,174,713	-£40,044,147	-£43,131,603	-£32,543,819	-£39,413,254
45%	70%	-£47,510,425	-£35,599,168	-£43,327,282	-£46,800,670	-£34,889,414	-£42,617,527
50%	70%	-£51,258,354	-£38,023,624	-£46,610,416	-£50,469,737	-£37,235,008	-£45,821,800
100%	70%	-£88,737,639	-£62,266,180	-£79,441,765	-£87,160,406	-£60,690,947	-£77,964,532
10%	80%	-£21,405,453	-£18,380,372	-£20,343,067	-£21,300,304	-£18,275,223	-£20,237,919
15%	80%	-£25,218,646	-£20,681,024	-£23,625,067	-£25,060,922	-£20,523,300	-£23,467,343
20%	80%	-£29,031,838	-£22,981,676	-£26,907,067	-£28,821,540	-£22,771,379	-£26,696,769
25%	80%	-£32,845,031	-£25,282,328	-£30,189,066	-£32,582,159	-£25,019,456	-£29,926,195
30%	80%	-£36,658,223	-£27,582,980	-£33,471,066	-£36,342,776	-£27,267,533	-£33,155,619
35%	80%	-£40,471,415	-£29,883,632	-£36,753,066	-£40,103,395	-£29,515,611	-£36,385,045
40%	80%	-£44,284,608	-£32,184,284	-£40,035,066	-£43,864,012	-£31,763,689	-£39,614,470
45%	80%	-£48,097,801	-£34,484,937	-£43,317,066	-£47,624,631	-£34,011,766	-£42,843,896
50%	80%	-£51,910,994	-£36,785,588	-£46,559,065	-£51,385,249	-£36,259,844	-£46,073,321
10%	60%	-£21,144,397	-£18,875,586	-£20,347,608	-£20,934,099	-£18,665,288	-£20,137,310
15%	60%	-£24,827,061	-£21,423,845	-£23,631,878	-£24,511,614	-£21,106,398	-£23,316,431
20%	60%	-£28,509,725	-£23,972,105	-£26,916,148	-£27,801,131	-£23,551,505	-£26,500,552
25%	60%	-£32,192,390	-£26,520,363	-£30,200,417	-£31,686,646	-£25,994,619	-£29,674,673
30%	60%	-£35,875,055	-£29,068,623	-£33,484,687	-£35,244,162	-£28,437,730	-£32,853,794
35%	60%	-£39,557,720	-£31,616,882	-£36,768,957	-£38,821,678	-£30,880,840	-£36,032,915
40%	60%	-£43,240,384	-£34,165,141	-£40,053,228	-£42,399,193	-£33,323,950	-£39,212,037
45%	60%	-£46,923,049	-£36,713,401	-£43,337,498	-£45,976,709	-£35,767,061	-£42,391,158
50%	60%	-£50,605,713	-£39,261,659	-£46,621,767	-£49,554,226	-£38,210,171	-£45,570,279

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£229,685,370	-£229,685,370	-£229,685,370	-£229,685,370	-£229,685,370	-£229,685,370
10%	70%	-£237,181,228	-£234,534,281	-£236,251,640	-£237,023,504	-£234,376,559	-£236,093,917
15%	70%	-£240,929,156	-£236,959,737	-£239,534,775	-£240,692,572	-£236,722,153	-£239,298,190
20%	70%	-£244,677,084	-£239,385,192	-£242,817,910	-£244,361,638	-£239,067,746	-£242,502,463
25%	70%	-£248,425,013	-£241,807,648	-£246,101,045	-£248,030,705	-£241,413,340	-£245,706,737
30%	70%	-£252,172,942	-£244,232,105	-£249,384,179	-£251,699,772	-£243,758,334	-£248,911,010
35%	70%	-£255,920,870	-£246,656,560	-£252,667,314	-£255,368,838	-£246,104,528	-£252,115,282
40%	70%	-£259,668,799	-£249,081,016	-£255,950,449	-£259,037,906	-£248,450,122	-£255,319,556
45%	70%	-£263,416,728	-£251,505,471	-£259,233,585	-£262,706,972	-£250,796,716	-£258,523,829
50%	70%	-£267,164,657	-£253,929,927	-£262,516,719	-£266,376,040	-£253,141,310	-£261,728,102
100%	70%	-£304,643,942	-£278,174,483	-£295,348,067	-£303,066,709	-£276,597,250	-£293,770,834
10%	80%	-£237,311,755	-£234,286,675	-£236,249,369	-£237,206,608	-£234,181,526	-£236,144,221
15%	80%	-£241,124,948	-£236,587,326	-£239,531,370	-£240,967,225	-£236,429,603	-£239,373,646
20%	80%	-£244,938,141	-£238,887,978	-£242,813,370	-£244,727,843	-£238,677,681	-£242,603,072
25%	80%	-£248,748,334	-£241,188,630	-£245,941,369	-£248,488,961	-£240,929,765	-£244,827,500
30%	80%	-£252,558,527	-£243,489,281	-£249,052,389	-£252,250,084	-£243,180,849	-£247,051,928
35%	80%	-£256,368,720	-£245,790,000	-£252,163,409	-£255,961,202	-£245,431,938	-£249,276,356
40%	80%	-£260,178,913	-£248,090,719	-£255,274,429	-£260,672,320	-£247,683,027	-£251,501,784
45%	80%	-£263,989,106	-£250,391,438	-£258,385,449	-£264,383,438	-£249,934,116	-£253,727,212
50%	80%	-£267,799,299	-£252,692,157	-£261,496,469	-£268,094,556	-£252,185,205	-£255,952,640
10%	60%	-£237,050,700	-£234,781,889	-£236,253,910	-£236,840,402	-£234,571,591	-£236,043,612
15%	60%	-£240,733,364	-£237,330,148	-£239,538,181	-£240,417,917	-£237,014,701	-£239,222,733
20%	60%	-£244,416,028	-£239,878,407	-£242,822,451	-£243,995,433	-£239,457,815	-£241,451,855
25%	60%	-£248,098,692	-£242,426,666	-£246,106,720	-£247,572,949	-£241,900,922	-£243,680,976
30%	60%	-£251,781,357	-£244,974,925	-£249,390,990	-£251,150,464	-£244,344,032	-£245,907,097
35%	60%	-£255,464,022	-£247,523,185	-£252,675,260	-£254,727,981	-£246,787,143	-£248,133,218
40%	60%	-£259,146,687	-£250,071,444	-£255,960,530	-£258,305,496	-£249,230,253	-£250,358,339
50%	60%	-£262,829,352	-£252,619,703	-£259,243,800	-£261,883,012	-£251,681,364	-£252,583,460

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£181,793,029	-£181,793,029	-£181,793,029	-£181,793,029	-£181,793,029	-£181,793,029
10%	70%	-£189,288,896	-£186,641,940	-£188,359,299	-£189,131,163	-£186,494,217	-£188,201,575
15%	70%	-£193,036,815	-£189,066,396	-£191,642,433	-£192,800,230	-£189,405,346	-£191,469,346
20%	70%	-£196,784,734	-£191,490,851	-£194,925,568	-£196,469,297	-£191,775,405	-£194,610,121
25%	70%	-£200,532,653	-£193,915,307	-£198,208,703	-£200,138,363	-£193,520,599	-£197,814,395
30%	70%	-£204,280,572	-£196,339,763	-£201,491,838	-£203,807,430	-£195,866,592	-£201,018,668
35%	70%	-£208,028,491	-£198,764,218	-£204,774,973	-£207,476,497	-£198,212,186	-£204,222,941
40%	70%	-£211,776,410	-£201,188,674	-£208,058,108	-£211,145,564	-£200,557,780	-£207,427,215
45%	70%	-£215,524,329	-£203,613,129	-£211,341,243	-£214,814,631	-£202,848,869	-£210,631,488
50%	70%	-£219,272,248	-£206,037,585	-£214,624,377	-£218,483,698	-£205,140,966	-£213,835,761
100%	70%	-£256,751,600	-£230,282,141	-£247,455,726	-£255,174,367	-£228,704,366	-£245,878,493
10%	80%	-£189,419,414	-£186,394,333	-£188,357,028	-£189,314,265	-£186,289,184	-£188,251,890
15%	80%	-£193,222,007	-£188,694,985	-£191,639,028	-£193,074,883	-£188,537,261	-£191,481,305
20%	80%	-£197,029,799	-£191,095,637	-£194,924,028	-£196,356,901	-£190,703,340	-£194,710,630
25%	80%	-£200,835,591	-£193,496,289	-£198,215,173	-£201,641,031	-£192,917,420	-£196,941,951
30%	80%	-£204,641,383	-£195,897,041	-£201,506,317	-£206,927,101	-£195,028,500	-£200,173,222
35%	80%	-£208,447,175	-£198,297,793	-£204,797,462	-£212,212,171	-£197,140,579	-£203,404,493
40%	80%	-£212,252,967	-£200,698,545	-£208,088,607	-£217,507,241	-£199,257,659	-£205,636,764
45%	80%	-£216,058,759	-£203,099,297	-£211,380,752	-£222,802,311	-£201,368,738	-£207,869,035
50%	80%	-£219,864,551	-£205,499,049	-£214,681,902	-£228,097,381	-£203,479,817	-£210,100,306
10%	60%	-£189,158,358	-£186,889,547	-£188,361,569	-£189,348,060	-£186,679,249	-£188,151,271
15%	60%	-£192,964,023	-£189,437,807	-£191,645,639	-£193,526,576	-£189,122,360	-£191,330,392
20%	60%	-£196,769,688	-£191,986,066	-£194,930,109	-£198,703,092	-£190,903,470	-£193,561,913
25%	60%	-£200,575,353	-£194,534,324	-£198,214,378	-£203,880,607	-£192,684,550	-£195,793,434
30%	60%	-£204,381,018	-£197,082,584	-£201,496,648	-£209,063,123	-£194,451,691	-£198,027,755
35%	60%	-£208,186,683	-£199,630,843	-£204,782,919	-£214,248,639	-£196,228,830	-£200,267,026
40%	60%	-£211,992,348	-£202,179,102	-£208,067,189	-£219,431,154	-£198,000,911	-£202,500,298
50%	60%	-£215,798,013	-£204,727,361	-£211,350,459	-£224,613,669	-£200,772,002	-£204,732,570

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£90,598,039	-£90,598,039	-£90,598,039	-£90,598,039	-£90,598,039	-£90,598,039
10%	70%	-£98,093,896	-£95,446,959	-£97,164,309	-£97,936,173	-£95,289,228	-£97,006,586
15%	70%	-£101,841,825	-£97,871,406	-£100,447,443	-£101,605,240	-£97,620,280	-£99,210,659
20%	70%	-£105,589,754	-£100,295,861	-£103,730,579	-£105,274,307	-£99,950,415	-£101,415,132
25%	70%	-£109,337,682	-£102,720,317	-£107,013,714	-£108,943,373	-£102,326,009	-£103,610,406
30%	70%	-£113,085,610	-£105,144,773	-£110,296,848	-£112,612,441	-£104,671,603	-£105,815,679
35%	70%	-£116,833,539	-£107,569,228	-£113,579,983	-£116,281,507	-£107,017,197	-£108,020,951
40%	70%	-£120,581,468	-£109,993,683	-£116,863,118	-£119,950,575	-£109,362,791	-£110,226,225
45%	70%	-£124,3					

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£40,716,937	-£40,716,937	-£40,716,937	-£40,716,937	-£40,716,937	-£40,716,937
0%	70%	-£48,212,784	-£45,866,846	-£47,293,207	-£48,055,071	-£46,408,125	-£47,125,464
15%	70%	-£51,960,723	-£47,980,304	-£50,566,341	-£51,724,138	-£47,753,719	-£50,329,577
20%	70%	-£55,708,652	-£50,414,759	-£53,849,476	-£55,393,205	-£50,099,313	-£53,534,029
25%	70%	-£59,456,580	-£52,839,215	-£57,132,612	-£59,062,271	-£52,444,907	-£56,738,303
30%	70%	-£63,204,508	-£55,263,671	-£60,415,746	-£62,731,339	-£54,790,591	-£59,942,576
35%	70%	-£66,952,437	-£57,688,126	-£63,698,881	-£66,400,405	-£57,136,085	-£63,146,849
40%	70%	-£70,700,366	-£60,112,582	-£66,982,016	-£70,069,473	-£59,481,688	-£66,351,123
45%	70%	-£74,448,294	-£62,537,037	-£70,265,151	-£73,736,539	-£61,827,283	-£69,556,396
50%	70%	-£78,196,223	-£64,961,494	-£73,548,285	-£77,407,607	-£64,172,877	-£72,759,669
100%	70%	-£115,675,509	-£89,206,049	-£106,370,634	-£114,098,276	-£87,628,616	-£104,802,401
10%	80%	-£48,343,322	-£45,918,241	-£47,280,936	-£48,238,173	-£45,213,092	-£47,175,788
15%	80%	-£52,156,515	-£47,618,893	-£50,562,936	-£51,988,792	-£47,461,170	-£50,405,213
20%	80%	-£55,969,707	-£49,919,545	-£53,844,937	-£55,799,409	-£49,703,248	-£53,634,639
40%	80%	-£71,222,478	-£59,122,153	-£66,972,935	-£70,801,882	-£58,701,558	-£66,552,339
45%	80%	-£75,035,670	-£61,422,806	-£70,254,935	-£74,562,590	-£60,949,635	-£69,781,765
50%	80%	-£78,848,863	-£63,723,458	-£73,536,935	-£78,323,118	-£63,197,714	-£73,011,191
10%	80%	-£48,092,267	-£45,913,456	-£47,285,477	-£48,991,989	-£46,093,156	-£47,076,178
15%	80%	-£51,784,931	-£48,961,715	-£50,569,247	-£51,449,484	-£48,046,268	-£50,254,300
20%	60%	-£55,447,595	-£50,909,974	-£53,854,017	-£55,027,000	-£50,489,376	-£53,433,421
25%	60%	-£59,130,260	-£53,458,233	-£57,138,287	-£58,604,516	-£52,932,489	-£56,612,543
30%	60%	-£62,812,924	-£56,006,492	-£60,422,557	-£62,182,031	-£55,375,599	-£59,791,664
35%	60%	-£66,495,589	-£58,554,751	-£63,706,827	-£65,759,547	-£57,818,709	-£62,970,785
40%	60%	-£70,178,254	-£61,103,011	-£66,991,097	-£69,337,063	-£60,261,820	-£66,149,906
50%	60%	-£73,860,919	-£63,651,270	-£70,273,367	-£73,812,594	-£62,705,931	-£69,321,027

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£29,276,930	-£29,276,930	-£29,276,930	-£29,276,930	-£29,276,930	-£29,276,930
0%	70%	-£36,172,688	-£34,126,841	-£35,843,201	-£36,915,064	-£33,961,119	-£35,685,477
15%	70%	-£40,520,717	-£36,850,298	-£39,126,335	-£40,284,132	-£36,313,713	-£38,889,570
20%	70%	-£44,268,645	-£39,874,753	-£42,409,470	-£43,953,198	-£38,659,307	-£42,094,023
25%	70%	-£48,016,573	-£41,399,209	-£45,692,605	-£47,622,265	-£41,004,900	-£45,298,297
30%	70%	-£51,764,502	-£43,923,665	-£48,975,739	-£51,291,332	-£43,350,494	-£48,502,570
35%	70%	-£55,512,430	-£46,448,120	-£52,258,873	-£54,960,399	-£45,691,688	-£51,706,843
40%	70%	-£59,260,359	-£48,972,576	-£55,542,010	-£58,629,466	-£48,041,688	-£54,911,117
45%	70%	-£63,008,288	-£51,497,031	-£58,825,145	-£62,298,533	-£50,387,277	-£58,115,390
50%	70%	-£66,756,217	-£54,021,487	-£62,108,279	-£65,967,600	-£52,732,871	-£61,319,662
100%	70%	-£104,235,502	-£77,766,043	-£94,939,628	-£102,658,269	-£76,188,110	-£93,362,395
10%	80%	-£36,903,316	-£33,878,235	-£35,540,930	-£36,798,167	-£33,773,096	-£35,735,782
15%	80%	-£40,716,509	-£36,176,887	-£38,826,039	-£40,558,105	-£36,021,163	-£38,889,206
20%	80%	-£44,529,701	-£38,479,538	-£42,404,930	-£44,319,403	-£38,269,241	-£42,194,632
40%	80%	-£59,782,471	-£47,682,147	-£55,532,929	-£59,361,875	-£47,261,552	-£55,112,333
45%	80%	-£63,595,663	-£49,982,799	-£58,814,929	-£63,122,494	-£49,509,629	-£58,341,758
50%	80%	-£67,408,855	-£52,283,451	-£62,096,928	-£66,883,112	-£51,757,707	-£61,571,184
10%	80%	-£36,642,260	-£34,373,449	-£35,845,471	-£36,431,962	-£34,163,151	-£35,635,173
15%	80%	-£40,324,924	-£36,921,708	-£39,129,741	-£40,093,477	-£36,696,261	-£38,814,294
20%	60%	-£44,007,589	-£39,469,968	-£42,414,011	-£43,586,994	-£39,049,372	-£41,993,416
25%	60%	-£47,690,253	-£42,018,226	-£45,698,280	-£47,164,509	-£41,492,482	-£45,172,536
30%	60%	-£51,372,917	-£44,566,485	-£48,982,550	-£50,742,024	-£43,935,932	-£48,351,657
35%	60%	-£55,055,581	-£47,114,745	-£52,266,820	-£54,319,541	-£46,378,703	-£51,530,778
40%	60%	-£58,738,245	-£49,663,004	-£55,551,091	-£57,897,066	-£48,821,813	-£54,709,899
50%	60%	-£62,420,909	-£52,211,264	-£58,835,361	-£61,474,586	-£51,265,924	-£57,881,020

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£24,227,126	-£24,227,126	-£24,227,126	-£24,227,126	-£24,227,126	-£24,227,126
10%	70%	-£31,722,884	-£29,076,038	-£30,793,397	-£31,565,260	-£28,916,315	-£30,635,673
15%	70%	-£35,470,913	-£31,500,494	-£34,076,531	-£35,234,328	-£31,263,909	-£33,839,946
20%	70%	-£39,218,941	-£33,924,949	-£37,359,665	-£38,903,394	-£33,609,503	-£37,044,219
25%	70%	-£42,966,969	-£36,349,405	-£40,642,801	-£42,572,461	-£35,955,097	-£40,248,493
30%	70%	-£46,714,998	-£38,773,861	-£43,925,935	-£46,241,528	-£38,300,690	-£43,452,766
35%	70%	-£50,462,927	-£41,198,316	-£47,209,071	-£49,910,595	-£40,646,284	-£46,657,039
40%	70%	-£54,210,955	-£43,622,772	-£50,492,205	-£53,579,662	-£42,991,878	-£49,861,313
45%	70%	-£57,958,984	-£46,047,227	-£53,775,341	-£57,248,729	-£45,337,473	-£53,065,586
50%	70%	-£61,706,913	-£48,471,683	-£57,058,475	-£60,917,796	-£47,683,067	-£56,269,859
100%	70%	-£99,185,698	-£72,716,239	-£89,889,824	-£97,608,465	-£71,139,006	-£88,312,591
10%	80%	-£31,853,512	-£28,828,431	-£30,791,126	-£31,748,363	-£28,723,282	-£30,685,978
15%	80%	-£35,666,705	-£31,129,083	-£34,073,126	-£35,508,381	-£30,971,359	-£33,915,403
20%	80%	-£39,479,898	-£33,429,735	-£37,355,126	-£38,269,399	-£33,213,148	-£37,044,219
40%	80%	-£54,732,668	-£42,632,943	-£50,483,125	-£54,312,071	-£42,211,748	-£50,062,529
45%	80%	-£58,545,860	-£44,932,996	-£53,765,125	-£58,072,690	-£44,459,825	-£53,291,955
50%	80%	-£62,359,052	-£47,233,047	-£57,047,124	-£61,833,308	-£46,707,903	-£56,521,380
10%	60%	-£31,592,456	-£29,333,645	-£30,795,667	-£31,382,158	-£29,113,347	-£30,585,369
15%	60%	-£35,275,121	-£31,871,905	-£34,079,937	-£34,959,674	-£31,556,458	-£33,764,490
20%	60%	-£38,957,785	-£34,420,164	-£37,364,207	-£38,837,190	-£33,999,568	-£36,949,611
25%	60%	-£42,640,449	-£36,968,422	-£40,648,476	-£42,714,705	-£36,442,678	-£40,122,732
30%	60%	-£46,323,114	-£39,516,682	-£43,932,746	-£46,692,221	-£38,885,789	-£43,301,853
35%	60%	-£50,005,779	-£42,064,941	-£47,217,017	-£49,289,737	-£41,328,899	-£46,480,975
40%	60%	-£53,688,443	-£44,613,200	-£50,501,287	-£52,847,252	-£43,772,009	-£49,660,096
50%	60%	-£57,371,107	-£47,161,459	-£53,784,557	-£56,404,767	-£46,215,119	-£52,839,217

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£41,438,911	-£41,438,911	-£41,438,911	-£41,438,911	-£41,438,911	-£41,438,911
0%	70%	-£48,934,768	-£46,297,822	-£48,005,161	-£48,777,045	-£46,130,099	-£47,847,458
15%	70%	-£52,682,697	-£48,712,278	-£51,288,315	-£52,446,112	-£48,476,693	-£51,051,731
20%	70%	-£56,430,626	-£51,136,733	-£54,573,451	-£56,115,179	-£50,821,287	-£54,256,004
25%	70%	-£60,178,554	-£53,561,189	-£57,858,586	-£59,784,245	-£53,166,881	-£57,460,277
30%	70%	-£63,926,482	-£55,985,645	-£61,137,720	-£63,453,313	-£55,512,475	-£60,664,550
35%	70%	-£67,674,411	-£58,410,100	-£64,420,855	-£67,122,379	-£57,858,089	-£63,868,823
40%	70%	-£71,422,340	-£60,834,556	-£67,703,990	-£70,791,447	-£60,203,692	-£67,073,097
45%	70%	-£75,170,269	-£63,259,012	-£70,987,125	-£74,460,513	-£62,549,297	-£70,277,370
50%	70%	-£78,918,197	-£65,683,468	-£74,270,260	-£78,129,581	-£64,894,851	-£73,481,643
100%	70%	-£116,397,483	-£89,928,023	-£107,101,608	-£114,820,250	-£88,350,790	-£105,524,375
10%	80%	-£49,065,296	-£46,040,215	-£48,002,910	-£48,960,147	-£45,935,066	-£47,897,762
15%	80%	-£52,878,489	-£48,340,667	-£51,284,910	-£52,270,766	-£48,183,144	-£51,127,187
20%	80%	-£56,691,681	-£50,641,619	-£54,568,911	-£56,491,383	-£50,431,222	-£54,355,613
40%	80%	-£71,944,452	-£69,844,127	-£67,894,909	-£71,523,866	-£69,423,322	-£67,274,313
45%	80%	-£75,757,644	-£72,144,790	-£71,179,909	-£75,284,474	-£71,671,609	-£70,503,739
50%	80%	-£79,570,837	-£74,445,432	-£74,558,909	-£79,045,092	-£73,919,688	-£73,733,165
10%	60%	-£48,804,241	-£46,335,430	-£48,007,451	-£48,993,943	-£46,325,132	-£47,797,153
15%	60%	-£52,498,905	-£48,983,699	-£51,291,721	-£52,171,468	-£48,768,242	-£50,976,274
20%	60%	-£56,193,569	-£51,631,946	-£54,575,891	-£56,748,974	-£51,211,352	-£54,155,395
25%	60%	-£59,882,234	-£54,280,207	-£57,860,261	-£59,326,490	-£53,654,463	-£57,334,517
30%	60%	-£63,574,898	-£56,928,466	-£61,144,531	-£62,904,005	-£56,097,573	-£60,513,638
35%	60%	-£67,271,563	-£59,576,725	-£64,428,801	-£66,481,521	-£58,540,683	-£63,692,759
40%	60%	-£70,968,228					

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£19,096,416	-£19,096,416	-£19,096,416	-£19,096,416	-£19,096,416	-£19,096,416
10%	70%	-£26,592,273	-£23,945,327	-£25,662,686	-£26,434,580	-£23,767,604	-£25,504,962
15%	70%	-£30,340,202	-£26,369,763	-£28,945,820	-£30,103,617	-£26,133,198	-£28,709,235
20%	70%	-£34,068,131	-£28,794,238	-£32,228,955	-£33,772,684	-£28,478,792	-£31,913,508
25%	70%	-£37,836,058	-£31,218,694	-£35,512,090	-£37,441,750	-£30,824,386	-£35,117,782
30%	70%	-£41,563,987	-£33,643,150	-£38,795,225	-£41,110,817	-£33,169,979	-£38,322,055
35%	70%	-£45,311,916	-£36,067,605	-£42,078,360	-£44,779,884	-£35,515,573	-£41,526,328
40%	70%	-£49,079,844	-£38,492,061	-£45,361,495	-£48,448,951	-£37,861,167	-£44,730,602
45%	70%	-£52,827,773	-£40,916,516	-£48,644,630	-£52,118,018	-£40,206,762	-£47,934,875
50%	70%	-£56,575,702	-£43,340,972	-£51,927,764	-£55,787,085	-£42,552,356	-£51,138,148
100%	70%	-£84,054,987	-£67,585,528	-£84,759,113	-£92,477,754	-£66,008,295	-£83,181,880
10%	80%	-£26,722,801	-£23,697,720	-£25,660,415	-£26,617,652	-£23,592,571	-£25,555,267
15%	80%	-£30,535,994	-£25,998,372	-£28,942,415	-£30,378,270	-£25,840,649	-£28,784,692
20%	80%	-£34,349,186	-£28,299,024	-£32,224,415	-£34,138,888	-£28,088,727	-£32,014,117
40%	80%	-£49,601,957	-£37,501,632	-£45,352,414	-£49,181,361	-£37,081,037	-£44,931,816
45%	80%	-£53,415,149	-£39,802,285	-£48,634,414	-£52,941,979	-£39,329,114	-£48,161,244
50%	80%	-£57,228,342	-£42,102,938	-£51,916,413	-£56,702,597	-£41,577,192	-£51,390,669
10%	60%	-£26,461,745	-£24,192,934	-£25,664,956	-£26,251,447	-£23,982,636	-£25,454,658
15%	60%	-£30,144,410	-£26,741,194	-£28,949,226	-£29,838,963	-£26,425,747	-£28,633,779
20%	60%	-£33,827,074	-£29,289,453	-£32,233,496	-£33,406,479	-£28,868,857	-£31,812,900
25%	60%	-£37,509,738	-£31,837,711	-£35,517,765	-£36,983,984	-£31,311,967	-£34,992,021
30%	60%	-£41,192,403	-£34,385,971	-£38,802,035	-£40,561,510	-£33,755,078	-£38,171,142
35%	60%	-£44,875,068	-£36,934,230	-£42,086,308	-£44,139,026	-£36,198,188	-£41,350,264
40%	60%	-£48,557,732	-£39,482,489	-£45,370,576	-£47,716,541	-£38,641,298	-£44,529,385
50%	60%	-£55,923,061	-£44,579,007	-£51,939,115	-£54,891,573	-£43,627,519	-£50,887,627

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£17,559,543	-£17,559,543	-£17,559,543	-£17,559,543	-£17,559,543	-£17,559,543
10%	70%	-£25,055,401	-£22,408,454	-£24,125,814	-£24,897,677	-£22,250,732	-£23,968,090
15%	70%	-£28,803,329	-£24,832,910	-£27,409,948	-£28,568,745	-£24,596,336	-£27,172,363
20%	70%	-£32,551,258	-£27,257,366	-£30,692,083	-£32,235,811	-£26,941,520	-£30,376,636
25%	70%	-£36,299,186	-£29,681,822	-£33,975,218	-£35,904,878	-£28,287,513	-£33,580,910
30%	70%	-£40,047,115	-£32,106,278	-£37,258,352	-£39,573,945	-£31,633,107	-£36,785,183
35%	70%	-£43,795,043	-£34,530,733	-£40,541,487	-£43,243,012	-£33,978,701	-£39,989,456
40%	70%	-£47,542,972	-£36,955,189	-£43,824,623	-£46,912,079	-£36,324,295	-£43,193,730
45%	70%	-£51,290,901	-£39,379,644	-£47,107,758	-£50,581,146	-£38,669,890	-£46,398,002
50%	70%	-£55,038,830	-£41,804,100	-£50,390,892	-£54,250,213	-£41,015,483	-£49,602,275
100%	70%	-£82,518,115	-£66,048,656	-£83,222,241	-£90,940,882	-£64,471,423	-£81,645,008
10%	80%	-£25,185,929	-£22,160,848	-£24,123,543	-£25,080,780	-£22,055,699	-£24,018,395
15%	80%	-£28,999,122	-£24,461,500	-£27,405,543	-£28,941,398	-£24,303,776	-£27,247,819
20%	80%	-£32,812,314	-£26,762,151	-£30,687,543	-£32,602,016	-£26,551,854	-£30,477,245
40%	80%	-£48,065,084	-£35,964,760	-£43,815,542	-£47,644,488	-£35,544,165	-£43,364,846
45%	80%	-£51,878,276	-£38,265,412	-£47,097,542	-£51,405,107	-£37,792,242	-£46,624,371
50%	80%	-£55,691,470	-£40,566,064	-£50,379,541	-£55,165,725	-£40,040,320	-£49,853,797
10%	60%	-£24,924,873	-£22,656,062	-£24,128,084	-£24,714,575	-£22,445,764	-£23,917,786
15%	60%	-£28,697,537	-£25,204,321	-£27,412,354	-£28,292,080	-£24,888,874	-£27,096,907
20%	60%	-£32,290,202	-£27,752,581	-£30,696,624	-£31,869,607	-£27,331,985	-£30,276,028
25%	60%	-£35,972,866	-£30,300,839	-£33,980,893	-£35,447,122	-£29,775,095	-£33,455,149
30%	60%	-£39,655,530	-£32,849,098	-£37,265,163	-£39,024,637	-£32,218,205	-£36,634,270
35%	60%	-£43,338,196	-£35,397,358	-£40,549,433	-£42,602,154	-£34,661,316	-£39,813,391
40%	60%	-£47,020,860	-£37,945,617	-£43,833,703	-£46,179,669	-£37,104,426	-£42,992,512
50%	60%	-£54,396,169	-£44,042,135	-£50,402,243	-£53,334,701	-£44,990,647	-£49,350,755

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	3
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£22,060,824	-£22,060,824	-£22,060,824	-£22,060,824	-£22,060,824	-£22,060,824
10%	70%	-£28,830,242	-£26,317,879	-£27,876,323	-£28,850,767	-£26,338,404	-£27,896,850
15%	70%	-£32,214,950	-£28,446,406	-£30,784,074	-£32,245,739	-£28,477,194	-£30,814,862
20%	70%	-£35,599,659	-£30,574,933	-£33,691,824	-£35,640,709	-£30,615,984	-£33,732,875
25%	70%	-£38,984,368	-£32,703,460	-£36,599,573	-£38,935,681	-£32,754,774	-£36,650,888
30%	70%	-£42,369,076	-£34,831,987	-£39,507,323	-£42,430,653	-£34,893,564	-£39,568,900
35%	70%	-£45,753,784	-£36,960,515	-£42,415,073	-£45,825,624	-£37,032,354	-£42,486,913
40%	70%	-£49,138,493	-£39,089,042	-£45,322,823	-£49,220,596	-£39,171,145	-£45,404,926
45%	70%	-£52,523,201	-£41,217,569	-£48,230,572	-£52,615,567	-£41,309,934	-£48,322,938
50%	70%	-£55,907,910	-£43,346,096	-£51,138,323	-£56,010,538	-£43,448,724	-£51,240,951
100%	70%	-£89,754,997	-£64,631,368	-£80,215,821	-£89,960,253	-£64,836,624	-£80,421,077
10%	80%	-£28,961,928	-£26,900,856	-£27,671,737	-£29,975,612	-£26,104,339	-£27,885,420
15%	80%	-£32,412,480	-£28,105,572	-£30,777,183	-£32,433,005	-£28,126,098	-£30,797,718
20%	80%	-£35,863,032	-£30,120,488	-£33,682,648	-£35,890,400	-£30,147,856	-£33,710,016
25%	80%	-£39,313,584	-£32,135,404	-£36,588,105	-£39,347,793	-£32,169,614	-£36,622,314
30%	80%	-£42,764,136	-£34,150,320	-£39,493,561	-£42,805,186	-£34,191,372	-£39,534,612
35%	80%	-£46,214,688	-£36,165,236	-£42,399,017	-£46,262,581	-£36,213,129	-£42,446,910
40%	80%	-£49,665,240	-£38,180,152	-£45,304,474	-£49,719,974	-£38,234,887	-£45,359,208
45%	80%	-£53,115,791	-£40,195,068	-£48,209,929	-£53,177,369	-£40,256,645	-£48,271,506
50%	80%	-£56,566,344	-£42,209,984	-£51,115,386	-£56,634,762	-£42,278,403	-£51,183,805
10%	60%	-£28,698,555	-£26,545,101	-£27,680,911	-£28,725,923	-£26,572,468	-£27,908,279
15%	60%	-£32,017,420	-£28,787,239	-£30,790,954	-£32,058,471	-£28,826,291	-£30,832,006
20%	60%	-£35,336,285	-£31,029,377	-£33,901,000	-£35,369,999	-£31,061,112	-£33,953,737
25%	60%	-£38,655,151	-£33,271,516	-£36,611,042	-£38,723,569	-£33,339,335	-£36,679,460
30%	60%	-£41,974,016	-£35,513,654	-£39,521,085	-£41,956,118	-£35,595,757	-£39,603,188
35%	60%	-£45,292,881	-£37,755,792	-£42,431,129	-£45,388,668	-£37,851,579	-£42,526,915
40%	60%	-£48,611,747	-£39,997,931	-£45,341,172	-£48,721,217	-£40,107,401	-£45,450,642
45%	60%	-£51,930,612	-£42,240,069	-£48,251,215	-£51,953,766	-£42,363,224	-£48,374,370
50%	60%	-£55,249,478	-£44,482,208	-£51,161,260	-£55,386,315	-£44,619,045	-£51,298,098

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£237,967,127	-£237,967,127	-£237,967,127	-£237,967,127	-£237,967,127	-£237,967,127
10%	70%	-£244,736,544	-£242,224,182	-£243,782,628	-£244,757,070	-£242,244,707	-£243,803,152
15%	70%	-£249,121,292	-£244,352,709	-£246,890,376	-£249,152,041	-£244,383,497	-£249,221,194
20%	70%	-£253,506,040	-£248,481,236	-£249,998,127	-£253,547,012	-£248,512,286	-£249,639,177
25%	70%	-£257,890,788	-£248,609,763	-£252,505,876	-£257,941,984	-£248,661,077	-£252,557,190
30%	70%	-£262,275,536	-£250,738,290	-£255,013,626	-£262,336,956	-£250,799,867	-£255,475,202
35%	70%	-£266,660,284	-£252,866,817	-£257,521,375	-£266,741,928	-£252,938,657	-£258,393,215
40%	70%	-£271,045,032	-£254,995,344	-£260,029,125	-£271,146,899	-£255,077,447	-£261,311,228
45%	70%	-£275,429,780	-£257,123,871	-£262,536,874	-£275,551,870	-£257,216,237	-£264,229,240
50%	70%	-£279,814,528	-£259,252,398	-£265,044,623	-£279,956,841	-£259,355,027	-£267,147,253
100%	70%	-£305,661,299	-£280,537,671	-£296,122,124	-£305,866,556	-£280,742,927	-£296,327,380
10%	80%	-£244,868,231	-£241,996,959	-£243,778,039	-£244,881,914	-£242,010,642	-£243,791,723
15%	80%	-£249,318,782	-£244,611,874	-£246,883,496	-£249,339,308	-£244,032,401	-£249,704,021
20%	80%	-£253,769,333	-£246,026,791	-£249,988,951	-£253,796,702	-£246,054,159	-£249,616,319
25%	80%	-£258,219,884	-£248,086,455	-£251,210,776	-£258,251,096	-£248,111,909	-£251,265,111
30%	80%	-£262,670,435	-£250,146,119	-£252,434,600	-£262,701,488	-£250,173,659	-£255,716,862
35%	80%	-£267,120,986	-£252,205,783	-£253,658,424	-£267,151,880	-£252,225,409	-£260,168,613
40%	80%	-£271,571,537	-£254,265,447	-£254,882,248	-£271,602,272	-£254,277,159	-£264,620,364
45%	80%	-£276,022,088	-£256,325,111	-£256,106,072	-£276,052,664	-£256,329,909	-£269,072,115
50%	80%	-£280,472,639	-£258,384,775	-£257,329,896	-£280,503,056	-£258,381,659	-£273,523,866
10%	60%	-£244,804,858	-£242,451,403	-£243,787,214	-£244,832,225	-£242,477,771	-£243,814,581
15%	60%	-£249,255,409	-£244,693,542	-£246,897,267	-£249,284,698	-£244,734,593	-£246,738,309
20%	60%	-£253,705,960	-£246,935,680	-£249,997,319	-£253,737,170	-£246,990,415	-£249,650,036
25%	60%	-£258,156,511	-£249,177,818	-£252,513,344	-£258,189,642	-£249,246,238	-£252,565,763
30%	60%	-£262,607,062	-£251,419,957	-£255,027,368	-£262,639,114	-£251,502,059	-£255,509,490
35%	60%	-£267,057,613	-£253,662,095	-£257,541,392	-£267,089,586	-£253,757,882	-£258,433,218
40%	60%	-£271,508,164	-£255,904,233	-£260,055,416	-£271,539,058	-£255,910,704	-£261,356,945
50%	60%	-£275,958,715	-£258,146,371	-£262,569,440	-£275,988,530	-£258,162,526	-£264,280,672

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£190,074,785	-£190,074,785	-£190,074,785	-£190,074,785	-£190,074,785	-£190,074,785
10%	70%	-£198,844,203	-£194,331,840	-£195,890,285	-£198,864,728	-£194,352,365	-£195,910,811
15%	70%	-£203,238,951	-£196,460,367	-£198,798,035	-£203,259,700	-£196,481,155	-£198,823,323
20%	70%	-£207,633,699	-£198,588,894	-£201,705,785	-£207,654,617	-£198,609,945	-£201,746,536
25%	70%	-£212,028,447	-£200,717,421	-£204,613,534	-£212,049,642	-£200,738,736	-£204,664,849
30%	70%	-£216,423,195	-£202,845,948	-£207,521,285	-£216,444,614	-£202,767,525	-£207,582,861
35%	70%	-£220,817,943	-£204,974,476	-£210,429,034	-£220,838,586	-£204,796,314	-£210,500,874
40%	70%	-£225,212,691	-£207,103,003	-£213,336,784	-£225,233,558	-£206,825,103	-£213,418,887
45%	70%	-£229,607,439	-£209,231,530	-£216,244,533	-£229,628,530	-£208,853,892	-£216,336,899
50%	70%	-£234,002,187	-£211,360,057	-£219,152,284	-£234,023,502	-£210,882,681	-£219,254,912
100%	70%	-£257,768,958	-£232,645,329	-£248,229,762	-£257,794,214	-£232,850,585	-£248,435,039
10%	80%	-£196,975,890	-£194,104,617	-£195,886,698	-£196,989,573	-£194,118,301	-£195,899,381
15%	80%	-£200,426,441	-£196,119,533	-£198,791,154	-£200,446,966	-£196,140,059	-£198,811,690
20%	80%	-£203,876,992	-£198,134,450	-£201,696,610	-£203,894,361	-£198,161,917	-£201,723,999
25%	80%	-£207,327,543	-£200,149,113	-£213,318,435	-£207,346,756	-£200,188,775	-£213,373,168
30%	80%	-£210,778,094	-£202,163,776	-£215,940,259	-£210,796,149	-£202,217,633	-£215,982,337
35%	80%	-£214,228,645	-£204,178,439	-£218,562,083	-£214,248,542	-£204,246,491	-£218,591,506
40%	80%	-£217,679,196	-£206,193,102	-£221,183,907	-£217,699,935	-£206,275,349	-£221,600,675
45%	80%	-£221,129,747	-£208,207,765	-£223,805,731	-£221,150,328	-£208,304,207	-£223,609,844
50%	80%	-£224,580,298	-£210,222,428	-£226,427,555	-£224,600,720	-£210,333,065	-£226,419,013
10%	60%	-£198,712,516	-£194,559,062	-£195,894,872	-£198,733,884	-£194,586,423	-£195,922,240
15%	60%	-£200,031,381	-£196,801,200	-£198,904,916	-£200,052,433	-£196,828,252	-£198,935,967
20%	60%	-£201,350,246	-£199,043,339	-£201,714,960	-£201,371,484	-£199,074,394	-£201,728,695
25%	60%	-£202,669,111	-£201,285,477	-£204,526,000	-£202,687,530	-£201,303,536	-£204,537,421
30%	60%	-£203,987,976	-£203,527,615	-£207,337,046	-£203,999,579	-£203,335,678	-£207,346,149
35%	60%	-£205,306,841	-£205,769,754	-£210,148,092	-£205,318,624	-£205,367,820	-£210,154,876
40%	60%	-£206,625,706	-£208,011,892	-£212,959,138	-£206,643,670	-£207,618,962	-£212,966,604
50%	60%	-£207,944,571	-£210,254,030	-£215,770,184	-£207,958,716	-£209,870,104	-£215,775,332

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£98,879,795	-£98,879,795	-£98,879,795	-£98,879,795	-£98,879,795	-£98,879,795
10%	70%	-£105,649,213	-£103,136,850	-£104,895,295	-£105,669,739	-£103,157,376	-£104,715,821
15%	70%	-£109,033,961	-£105,265,377	-£107,603,045	-£109,054,710	-£105,288,166	-£107,633,323
20%	70%	-£112,418,709	-£107,393,904	-£110,310,795	-£112,439,681	-£107,418,955	-£110,551,846
25%	70%	-£115,803,457	-£109,522,431	-£113,018,545	-£115,824,652	-£109,543,746	-£113,469,859
30%	70%	-£119,188,205	-£111,650,958	-£115,726,295	-£119,203,623	-£111,670,535	-£115,387,871
35%	70%	-£122,572,953	-£113,779,486	-£118,434,044	-£122,593,594	-£113,791,324	-£118,305,884
40%	70%	-£125,957,701	-£115,908,013	-£121,141,			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£48,998,693	-£48,998,693	-£48,998,693	-£48,998,693	-£48,998,693	-£48,998,693
10%	70%	-£55,768,111	-£53,256,746	-£54,814,193	-£55,768,637	-£53,256,746	-£54,814,193
15%	70%	-£59,152,819	-£55,384,275	-£57,721,943	-£59,183,608	-£55,415,063	-£57,721,943
20%	70%	-£62,537,528	-£57,512,802	-£60,629,693	-£62,578,579	-£57,553,853	-£60,670,744
25%	70%	-£65,922,237	-£59,641,329	-£63,537,443	-£65,973,551	-£59,692,644	-£63,588,757
30%	70%	-£69,306,945	-£61,769,856	-£66,445,193	-£69,368,522	-£61,831,434	-£66,506,769
35%	70%	-£72,691,654	-£63,898,384	-£69,352,942	-£72,753,494	-£63,970,223	-£69,424,782
40%	70%	-£76,076,363	-£66,026,911	-£72,260,692	-£76,146,466	-£66,109,014	-£72,342,795
45%	70%	-£79,461,071	-£68,155,438	-£75,168,442	-£79,539,436	-£68,247,804	-£75,260,807
50%	70%	-£82,845,780	-£70,283,965	-£78,076,192	-£82,932,408	-£70,386,593	-£78,178,820
100%	70%	-£116,692,866	-£91,569,237	-£107,153,691	-£116,898,122	-£91,774,494	-£107,358,947
10%	80%	-£55,899,798	-£53,028,526	-£54,809,606	-£55,913,481	-£53,042,209	-£54,823,289
15%	80%	-£59,350,349	-£55,043,441	-£57,715,062	-£59,370,675	-£55,063,968	-£57,735,588
20%	80%	-£62,800,901	-£57,058,358	-£60,620,518	-£62,826,269	-£57,085,725	-£60,647,885
40%	80%	-£76,603,109	-£65,118,021	-£72,242,343	-£76,657,844	-£65,172,757	-£72,297,077
45%	80%	-£80,053,661	-£67,132,937	-£75,147,799	-£80,115,238	-£67,194,514	-£75,209,376
50%	80%	-£83,504,213	-£69,147,854	-£78,052,255	-£83,572,632	-£69,216,272	-£78,121,674
10%	80%	-£55,899,798	-£53,028,526	-£54,809,606	-£55,913,481	-£53,042,209	-£54,823,289
15%	80%	-£59,350,349	-£55,043,441	-£57,715,062	-£59,370,675	-£55,063,968	-£57,735,588
20%	80%	-£62,800,901	-£57,058,358	-£60,620,518	-£62,826,269	-£57,085,725	-£60,647,885
40%	80%	-£76,603,109	-£65,118,021	-£72,242,343	-£76,657,844	-£65,172,757	-£72,297,077
45%	80%	-£80,053,661	-£67,132,937	-£75,147,799	-£80,115,238	-£67,194,514	-£75,209,376
50%	80%	-£83,504,213	-£69,147,854	-£78,052,255	-£83,572,632	-£69,216,272	-£78,121,674
10%	80%	-£55,899,798	-£53,028,526	-£54,809,606	-£55,913,481	-£53,042,209	-£54,823,289
15%	80%	-£59,350,349	-£55,043,441	-£57,715,062	-£59,370,675	-£55,063,968	-£57,735,588
20%	80%	-£62,800,901	-£57,058,358	-£60,620,518	-£62,826,269	-£57,085,725	-£60,647,885
40%	80%	-£76,603,109	-£65,118,021	-£72,242,343	-£76,657,844	-£65,172,757	-£72,297,077
45%	80%	-£80,053,661	-£67,132,937	-£75,147,799	-£80,115,238	-£67,194,514	-£75,209,376
50%	80%	-£83,504,213	-£69,147,854	-£78,052,255	-£83,572,632	-£69,216,272	-£78,121,674
10%	80%	-£55,899,798	-£53,028,526	-£54,809,606	-£55,913,481	-£53,042,209	-£54,823,289
15%	80%	-£59,350,349	-£55,043,441	-£57,715,062	-£59,370,675	-£55,063,968	-£57,735,588
20%	80%	-£62,800,901	-£57,058,358	-£60,620,518	-£62,826,269	-£57,085,725	-£60,647,885
40%	80%	-£76,603,109	-£65,118,021	-£72,242,343	-£76,657,844	-£65,172,757	-£72,297,077
45%	80%	-£80,053,661	-£67,132,937	-£75,147,799	-£80,115,238	-£67,194,514	-£75,209,376
50%	80%	-£83,504,213	-£69,147,854	-£78,052,255	-£83,572,632	-£69,216,272	-£78,121,674
10%	80%	-£55,899,798	-£53,028,526	-£54,809,606	-£55,913,481	-£53,042,209	-£54,823,289
15%	80%	-£59,350,349	-£55,043,441	-£57,715,062	-£59,370,675	-£55,063,968	-£57,735,588
20%	80%	-£62,800,901	-£57,058,358	-£60,620,518	-£62,826,269	-£57,085,725	-£60,647,885
40%	80%	-£76,603,109	-£65,118,021	-£72,242,343	-£76,657,844	-£65,172,757	-£72,297,077
45%	80%	-£80,053,661	-£67,132,937	-£75,147,799	-£80,115,238	-£67,194,514	-£75,209,376
50%	80%	-£83,504,213	-£69,147,854	-£78,052,255	-£83,572,632	-£69,216,272	-£78,121,674

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£37,558,687	-£37,558,687	-£37,558,687	-£37,558,687	-£37,558,687	-£37,558,687
10%	70%	-£44,328,106	-£41,816,742	-£43,374,196	-£44,328,632	-£41,836,267	-£43,394,713
15%	70%	-£47,712,813	-£43,944,269	-£46,281,937	-£47,713,002	-£43,975,057	-£46,312,725
20%	70%	-£51,097,522	-£46,072,796	-£49,189,678	-£51,138,572	-£46,113,847	-£49,230,738
25%	70%	-£54,482,230	-£48,201,323	-£52,097,436	-£54,533,544	-£48,252,637	-£52,148,751
30%	70%	-£57,866,938	-£50,329,850	-£55,005,186	-£57,928,516	-£50,391,427	-£55,066,763
35%	70%	-£61,251,647	-£52,458,377	-£57,912,938	-£61,283,487	-£52,493,217	-£57,986,776
40%	70%	-£64,636,355	-£54,586,904	-£60,820,690	-£64,678,459	-£54,635,007	-£60,906,789
45%	70%	-£68,021,064	-£56,715,432	-£63,728,443	-£68,113,430	-£56,807,797	-£63,820,801
50%	70%	-£71,405,773	-£58,843,959	-£66,636,185	-£71,508,401	-£58,946,587	-£66,738,814
100%	70%	-£105,252,860	-£80,123,231	-£95,713,684	-£105,458,116	-£80,334,887	-£95,818,940
10%	80%	-£44,459,791	-£41,988,519	-£43,369,600	-£44,473,475	-£41,802,202	-£43,383,283
15%	80%	-£47,844,500	-£44,017,046	-£46,274,056	-£47,838,447	-£44,036,987	-£46,303,296
20%	80%	-£51,229,209	-£46,145,573	-£49,179,308	-£51,222,419	-£46,177,777	-£49,223,309
40%	80%	-£65,032,417	-£54,264,100	-£60,802,337	-£65,026,389	-£54,308,567	-£60,843,320
45%	80%	-£68,417,126	-£56,392,627	-£63,707,792	-£68,410,360	-£56,449,357	-£63,763,333
50%	80%	-£71,801,835	-£58,521,154	-£66,617,247	-£71,804,331	-£58,590,147	-£66,683,346
10%	80%	-£44,459,791	-£41,988,519	-£43,369,600	-£44,473,475	-£41,802,202	-£43,383,283
15%	80%	-£47,844,500	-£44,017,046	-£46,274,056	-£47,838,447	-£44,036,987	-£46,303,296
20%	80%	-£51,229,209	-£46,145,573	-£49,179,308	-£51,222,419	-£46,177,777	-£49,223,309
40%	80%	-£65,032,417	-£54,264,100	-£60,802,337	-£65,026,389	-£54,308,567	-£60,843,320
45%	80%	-£68,417,126	-£56,392,627	-£63,707,792	-£68,410,360	-£56,449,357	-£63,763,333
50%	80%	-£71,801,835	-£58,521,154	-£66,617,247	-£71,804,331	-£58,590,147	-£66,683,346
10%	80%	-£44,459,791	-£41,988,519	-£43,369,600	-£44,473,475	-£41,802,202	-£43,383,283
15%	80%	-£47,844,500	-£44,017,046	-£46,274,056	-£47,838,447	-£44,036,987	-£46,303,296
20%	80%	-£51,229,209	-£46,145,573	-£49,179,308	-£51,222,419	-£46,177,777	-£49,223,309
40%	80%	-£65,032,417	-£54,264,100	-£60,802,337	-£65,026,389	-£54,308,567	-£60,843,320
45%	80%	-£68,417,126	-£56,392,627	-£63,707,792	-£68,410,360	-£56,449,357	-£63,763,333
50%	80%	-£71,801,835	-£58,521,154	-£66,617,247	-£71,804,331	-£58,590,147	-£66,683,346
10%	80%	-£44,459,791	-£41,988,519	-£43,369,600	-£44,473,475	-£41,802,202	-£43,383,283
15%	80%	-£47,844,500	-£44,017,046	-£46,274,056	-£47,838,447	-£44,036,987	-£46,303,296
20%	80%	-£51,229,209	-£46,145,573	-£49,179,308	-£51,222,419	-£46,177,777	-£49,223,309
40%	80%	-£65,032,417	-£54,264,100	-£60,802,337	-£65,026,389	-£54,308,567	-£60,843,320
45%	80%	-£68,417,126	-£56,392,627	-£63,707,792	-£68,410,360	-£56,449,357	-£63,763,333
50%	80%	-£71,801,835	-£58,521,154	-£66,617,247	-£71,804,331	-£58,590,147	-£66,683,346

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£32,508,883	-£32,508,883	-£32,508,883	-£32,508,883	-£32,508,883	-£32,508,883
10%	70%	-£39,278,301	-£36,765,938	-£38,324,382	-£39,298,826	-£36,786,463	-£38,344,908
15%	70%	-£42,663,009	-£39,034,465	-£41,232,133	-£42,683,798	-£39,025,253	-£41,262,921
20%	70%	-£46,047,718	-£41,303,992	-£44,139,883	-£46,088,769	-£41,064,043	-£44,180,934
25%	70%	-£49,432,427	-£43,573,519	-£47,047,632	-£49,483,740	-£43,202,834	-£47,098,947
30%	70%	-£52,817,135	-£45,843,046	-£49,955,383	-£52,878,712	-£45,341,623	-£49,916,959
35%	70%	-£56,201,844	-£48,112,573	-£52,863,132	-£56,273,684	-£47,480,413	-£52,934,972
40%	70%	-£59,586,552	-£50,382,100	-£55,770,882	-£59,668,655	-£49,619,204	-£55,852,985
45%	70%	-£62,971,260	-£52,651,627	-£58,678,631	-£62,963,626	-£51,757,993	-£58,770,997
50%	70%	-£66,355,969	-£54,921,154	-£61,586,380	-£66,358,597	-£53,896,783	-£61,689,010
100%	70%	-£100,203,056	-£75,073,427	-£90,663,880	-£100,408,312	-£75,284,683	-£90,869,137
10%	80%	-£39,409,988	-£36,538,715	-£38,319,796	-£39,423,671	-£36,552,399	-£38,333,479
15%	80%	-£42,794,696	-£38,808,242	-£41,225,542	-£42,818,643	-£38,741,187	-£41,243,490
20%	80%	-£46,179,404	-£41,077,769	-£44,133,293	-£46,193,614	-£40,880,000	-£44,158,502
40%	80%	-£59,982,612	-£52,197,296	-£55,752,533	-£59,997,584	-£52,326,811	-£55,807,267
45%	80%	-£63,367,320	-£54,466,823	-£58,660,282	-£63,382,555	-£54,466,823	-£58,689,279
50%	80%	-£66,752,028	-£56,736,350	-£61,568,031	-£66,767,526	-£56,736,350	-£61,671,291
10%	80%	-£39,409,988	-£36,538,715	-£38,319,796	-£39,423,671	-£36,552,399	-£38,333,479
15%	80%	-£42,794,696	-£38,808,242	-£41,225,542	-£42,818,643	-£38,741,187	-£41,243,490
20%	80%	-£46,179,404	-£41,077,769	-£44,133,293	-£46,193,614	-£40,880,000	-£44,158,502
40%	80%	-£59,982,612	-£52,197,296	-£55,752,533	-£59,997,584	-£52,326,811	-£55,807,267
45%	80%	-£63,367,320	-£54,466,823	-£58,660,282	-£63,382,555	-£54,466,823	-£58,689,279
50%	80%	-£66,752,028	-£56,736,350	-£61,568,031	-£66,767,526	-£56,736,350	-£61,671,291
10%	80%	-£39,409,988	-£36,538,715	-£38,319,796	-£39,423,671	-£36,552,399	-£38,333,479
15%	80%	-£42,794,696	-£38,808,242	-£41,225,542	-£42,818,		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£27,378,172	-£27,378,172	-£27,378,172	-£27,378,172	-£27,378,172	-£27,378,172
10%	70%	-£34,147,590	-£31,836,227	-£33,193,872	-£34,168,115	-£31,855,752	-£33,214,198
15%	70%	-£37,632,288	-£33,763,754	-£36,101,422	-£37,583,087	-£33,794,542	-£36,132,210
20%	70%	-£40,917,007	-£35,892,281	-£39,008,172	-£40,958,068	-£35,933,332	-£39,050,223
25%	70%	-£44,301,716	-£38,020,808	-£41,916,921	-£44,353,029	-£38,072,123	-£41,968,236
30%	70%	-£47,686,424	-£40,149,335	-£44,824,672	-£47,748,001	-£40,210,912	-£44,886,248
35%	70%	-£51,071,133	-£42,277,863	-£47,732,421	-£51,142,973	-£42,349,702	-£47,804,261
40%	70%	-£54,455,842	-£44,406,390	-£50,640,171	-£54,537,944	-£44,488,493	-£50,722,274
45%	70%	-£57,840,549	-£46,534,917	-£53,547,920	-£57,932,915	-£46,627,282	-£53,640,286
50%	70%	-£61,225,258	-£48,663,444	-£56,455,671	-£61,327,887	-£48,766,072	-£56,558,299
100%	70%	-£95,072,345	-£69,948,716	-£85,533,189	-£95,277,801	-£70,153,972	-£85,738,426
10%	80%	-£34,279,277	-£31,408,004	-£33,189,085	-£34,292,960	-£31,421,688	-£33,202,768
15%	80%	-£37,729,828	-£33,422,920	-£36,094,541	-£37,750,363	-£33,443,446	-£36,115,067
20%	80%	-£41,189,380	-£35,437,837	-£39,009,997	-£41,207,748	-£35,465,204	-£39,027,364
40%	80%	-£54,982,587	-£43,497,500	-£50,621,822	-£55,037,322	-£43,552,236	-£50,676,556
45%	80%	-£58,433,140	-£45,512,418	-£53,527,277	-£58,494,717	-£45,573,993	-£53,588,855
50%	80%	-£61,883,692	-£47,527,332	-£56,432,734	-£61,952,110	-£47,595,791	-£56,501,153
10%	60%	-£34,015,903	-£31,862,449	-£33,198,259	-£34,043,271	-£31,889,816	-£33,225,627
15%	60%	-£37,334,768	-£34,104,567	-£36,108,303	-£37,375,820	-£34,145,639	-£36,148,354
20%	60%	-£40,653,633	-£36,346,726	-£39,018,347	-£40,708,369	-£36,401,461	-£39,073,082
25%	60%	-£43,972,499	-£38,588,864	-£41,928,390	-£44,040,917	-£38,657,283	-£41,996,808
30%	60%	-£47,291,365	-£40,831,002	-£44,838,433	-£47,373,466	-£40,913,105	-£44,920,536
35%	60%	-£50,610,229	-£43,073,141	-£47,748,477	-£50,706,016	-£43,168,928	-£47,844,263
40%	60%	-£53,929,095	-£45,315,279	-£50,658,520	-£54,038,565	-£45,424,749	-£50,767,991
50%	60%	-£60,566,826	-£49,789,856	-£56,478,808	-£60,703,663	-£49,836,384	-£56,615,644

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£25,841,300	-£25,841,300	-£25,841,300	-£25,841,300	-£25,841,300	-£25,841,300
10%	70%	-£32,610,718	-£30,098,355	-£31,656,799	-£32,631,243	-£30,118,890	-£31,677,326
15%	70%	-£36,995,426	-£32,226,882	-£34,564,550	-£36,985,815	-£32,257,670	-£34,595,338
20%	70%	-£39,980,134	-£34,355,409	-£37,472,300	-£39,421,185	-£34,396,460	-£37,513,351
25%	70%	-£42,764,843	-£36,483,936	-£40,380,049	-£42,816,157	-£36,535,250	-£40,431,364
30%	70%	-£46,149,551	-£38,612,463	-£43,287,799	-£46,211,129	-£38,674,040	-£43,349,376
35%	70%	-£49,534,260	-£40,740,991	-£46,195,549	-£49,606,100	-£40,812,830	-£46,267,389
40%	70%	-£52,918,968	-£42,869,518	-£49,103,299	-£53,001,072	-£42,951,620	-£49,185,402
45%	70%	-£56,303,677	-£44,998,045	-£52,011,048	-£56,396,043	-£45,090,410	-£52,103,414
50%	70%	-£59,688,386	-£47,126,572	-£54,918,798	-£59,791,014	-£47,229,200	-£55,021,427
100%	70%	-£93,535,473	-£68,411,844	-£83,996,297	-£93,740,729	-£68,617,100	-£84,201,553
10%	80%	-£32,742,404	-£29,871,132	-£31,652,212	-£32,756,088	-£29,884,815	-£31,665,896
15%	80%	-£36,192,956	-£31,886,048	-£34,557,669	-£36,213,461	-£31,906,574	-£34,578,194
20%	80%	-£39,643,508	-£33,900,964	-£37,463,124	-£39,610,875	-£33,928,332	-£37,490,492
40%	80%	-£53,445,715	-£41,960,628	-£49,084,950	-£53,500,450	-£42,015,383	-£49,159,684
45%	80%	-£56,896,267	-£43,975,544	-£51,990,405	-£56,957,845	-£44,037,121	-£52,061,882
50%	80%	-£60,346,820	-£45,990,460	-£54,895,861	-£60,415,238	-£46,058,679	-£54,964,281
10%	60%	-£32,479,031	-£30,325,576	-£31,661,387	-£32,506,398	-£30,352,944	-£31,688,755
15%	60%	-£35,797,896	-£32,367,715	-£34,571,430	-£35,838,947	-£32,388,767	-£34,612,462
20%	60%	-£39,116,761	-£34,409,853	-£37,481,474	-£39,171,486	-£34,424,586	-£37,536,210
25%	60%	-£42,435,627	-£37,051,992	-£40,391,518	-£42,504,045	-£37,120,411	-£40,459,936
30%	60%	-£45,754,492	-£39,294,130	-£43,301,561	-£45,836,594	-£39,376,233	-£43,383,663
35%	60%	-£49,073,357	-£41,536,268	-£46,211,605	-£49,169,144	-£41,632,085	-£46,307,391
40%	60%	-£52,392,223	-£43,778,407	-£49,121,648	-£52,501,693	-£43,887,937	-£49,231,118
50%	60%	-£59,028,954	-£48,262,683	-£54,941,735	-£59,166,791	-£48,399,521	-£55,078,572

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£195,095,999	£195,095,999	£195,095,999	£195,095,999	£195,095,999	£195,095,999
10%	70%	£166,239,526	£167,824,803	£165,908,444	£165,908,444	£168,144,283	£166,227,926
15%	70%	£150,231,996	£154,162,372	£151,248,949	£150,717,700	£154,648,077	£151,734,654
20%	70%	£136,164,197	£140,458,037	£136,539,790	£135,821,190	£141,105,643	£137,196,784
25%	70%	£119,996,852	£126,703,270	£121,742,890	£120,830,772	£127,524,511	£122,576,811
30%	70%	£104,689,813	£112,862,342	£106,819,327	£105,706,864	£113,883,047	£107,836,398
35%	70%	£89,328,254	£98,959,644	£91,942,107	£90,532,245	£100,146,227	£93,028,690
40%	70%	£75,858,013	£84,999,215	£76,743,803	£75,296,287	£86,355,310	£78,122,077
45%	70%	£58,239,127	£60,937,073	£61,538,738	£59,815,045	£72,487,631	£63,114,656
50%	70%	£42,429,841	£56,787,684	£46,179,769	£44,233,232	£58,538,705	£47,959,427
100%	70%	£127,257,674	£95,510,749	£119,043,413	£123,334,482	£91,587,567	£115,120,221
10%	80%	£165,190,479	£168,135,082	£165,944,959	£165,933,466	£168,348,070	£166,157,946
15%	80%	£150,142,229	£154,634,088	£151,304,461	£150,466,031	£154,957,891	£151,628,264
20%	80%	£135,042,773	£141,086,991	£136,614,879	£135,480,769	£141,518,728	£137,052,875
25%	80%	£119,842,728	£127,500,859	£121,838,200	£120,398,676	£128,048,354	£122,394,148
30%	80%	£104,501,840	£113,854,225	£106,935,570	£105,179,888	£114,521,362	£107,613,617
35%	80%	£89,103,365	£100,112,052	£91,977,224	£89,807,359	£100,963,107	£92,768,779
40%	80%	£73,601,132	£86,316,253	£76,901,329	£74,522,133	£87,220,316	£77,820,178
45%	80%	£57,947,869	£72,442,973	£61,718,852	£58,998,481	£73,476,678	£62,769,464
50%	80%	£42,056,549	£58,488,273	£46,383,169	£43,301,393	£59,655,620	£47,569,608
10%	60%	£166,298,571	£167,514,523	£165,871,931	£165,724,545	£167,940,498	£166,297,905
15%	60%	£150,321,763	£153,690,657	£151,193,437	£150,969,368	£154,338,262	£151,841,043
20%	60%	£135,285,222	£139,820,983	£136,484,701	£136,161,812	£140,889,070	£137,340,692
25%	60%	£120,150,975	£125,905,682	£121,647,580	£121,282,870	£127,000,670	£122,759,473
30%	60%	£104,877,787	£111,910,459	£106,703,083	£106,233,881	£113,244,732	£108,059,179
35%	60%	£89,549,143	£97,807,236	£91,706,489	£91,157,130	£99,389,347	£93,288,601
40%	60%	£74,112,743	£83,672,590	£76,586,277	£75,950,442	£85,490,304	£78,423,976
45%	60%	£58,530,385	£69,431,172	£61,358,623	£60,631,610	£71,498,983	£63,459,847
50%	60%	£42,784,133	£55,087,096	£45,976,367	£45,155,964	£57,421,790	£48,349,246

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£213,897,961	£213,897,961	£213,897,961	£213,897,961	£213,897,961	£213,897,961
10%	70%	£243,754,434	£241,169,157	£243,085,515	£243,434,953	£240,849,676	£242,766,033
15%	70%	£258,761,964	£254,931,587	£257,745,010	£258,276,259	£254,345,892	£257,259,306
20%	70%	£273,829,762	£269,385,922	£272,454,189	£273,172,789	£267,899,316	£271,173,175
25%	70%	£288,997,107	£282,290,689	£287,251,070	£288,163,187	£281,469,448	£286,417,149
30%	70%	£304,304,146	£296,111,617	£302,174,633	£303,287,075	£295,110,912	£301,157,561
35%	70%	£319,667,705	£310,034,316	£317,151,653	£316,461,715	£308,847,732	£315,965,269
40%	70%	£335,135,946	£323,994,744	£332,250,157	£333,757,672	£332,638,650	£330,891,893
45%	70%	£350,754,832	£338,056,987	£352,455,222	£350,176,914	£338,506,359	£336,939,804
50%	70%	£366,564,118	£352,206,275	£362,814,191	£364,760,728	£350,455,255	£361,034,533
100%	70%	£536,251,633	£504,504,708	£528,037,372	£532,328,441	£500,581,516	£524,114,180
10%	80%	£243,813,480	£240,858,877	£243,049,001	£243,600,493	£240,645,890	£242,836,013
15%	80%	£258,851,731	£254,359,871	£257,689,498	£258,527,928	£254,036,069	£257,365,695
20%	80%	£273,951,198	£267,996,969	£272,879,080	£273,613,190	£267,475,231	£271,941,985
25%	80%	£289,092,827	£282,677,107	£287,092,631	£287,874,452	£281,773,845	£285,173,789
30%	80%	£304,246,090	£296,550,966	£302,275,107	£303,995,478	£295,517,281	£300,224,496
35%	80%	£319,398,410	£310,505,686	£308,610,790	£309,652,567	£308,338,340	£306,424,351
40%	80%	£243,695,388	£241,479,437	£243,122,028	£243,269,414	£241,053,461	£242,696,054
45%	80%	£258,872,197	£255,303,303	£257,800,523	£258,024,591	£254,655,697	£257,152,917
50%	80%	£273,708,338	£269,164,877	£272,629,266	£272,835,347	£268,901,402	£271,853,307
100%	80%	£288,942,984	£283,088,278	£287,346,380	£287,731,089	£281,993,289	£286,234,486
30%	60%	£304,116,173	£297,083,500	£302,290,876	£302,760,078	£295,749,227	£300,934,781
35%	60%	£319,444,817	£311,186,724	£317,287,470	£317,836,830	£309,604,613	£315,705,359
40%	60%	£334,881,216	£325,321,369	£332,407,682	£333,043,517	£323,903,655	£330,589,993
50%	60%	£350,229,826	£339,908,863	£343,017,592	£343,838,598	£337,672,169	£340,644,714

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£123,174,910	£123,174,910	£123,174,910	£123,174,910	£123,174,910	£123,174,910
10%	70%	£153,031,383	£150,446,106	£152,362,465	£152,711,903	£150,726,626	£152,042,983
15%	70%	£168,039,813	£164,138,537	£167,021,980	£167,563,209	£163,622,832	£166,356,255
20%	70%	£183,106,712	£177,812,872	£181,731,319	£182,449,719	£177,165,266	£181,074,125
25%	70%	£198,274,057	£191,567,638	£196,528,019	£197,440,137	£190,746,398	£195,694,098
30%	70%	£213,441,402	£205,388,567	£211,451,582	£212,564,025	£204,387,861	£210,434,511
35%	70%	£228,608,747	£219,211,265	£224,228,602	£224,738,664	£218,128,682	£225,242,210
40%	70%	£243,775,092	£233,033,964	£237,800,106	£238,324,021	£231,915,599	£240,148,932
45%	70%	£258,941,437	£246,856,663	£252,972,606	£253,506,931	£245,703,278	£250,611,653
50%	70%	£274,107,782	£260,679,362	£268,145,106	£268,681,856	£259,490,204	£260,314,374
100%	70%	£444,526,583	£413,781,658	£437,314,322	£441,605,391	£409,856,466	£433,391,130
10%	80%	£153,090,430	£150,135,827	£152,325,590	£152,777,443	£149,922,839	£152,112,963
15%	80%	£168,128,880	£163,636,821	£166,965,448	£167,504,877	£163,313,018	£166,642,646
20%	80%	£183,167,330	£177,818,919	£181,658,030	£182,197,146	£176,719,146	£180,219,034
25%	80%	£198,205,780	£191,573,018	£196,569,580	£197,480,696	£190,759,359	£195,400,721
30%	80%	£213,244,230	£205,388,567	£211,451,582	£212,564,025	£204,387,861	£210,434,511
35%	80%	£228,282,680	£219,211,265	£224,228,602	£224,738,664	£218,128,682	£225,242,210
40%	80%	£243,321,130	£233,033,964	£237,800,106	£238,324,021	£231,915,599	£240,148,932
45%	80%	£258,359,580	£246,856,663	£252,972,606	£253,506,931	£245,703,278	£250,611,653
50%	80%	£273,398,030	£260,679,362	£268,145,106	£268,681,856	£259,490,204	£260,314,374
100%	80%	£444,526,583	£413,781,658	£437,314,322	£441,605,391	£409,856,466	£433,391,130
10%	60%	£153,090,430	£150,135,827	£152,325,590	£152,777,443	£149,922,839	£152,112,963
15%	60%	£168,128,880	£163,636,821	£166,965,448	£167,504,877	£163,313,018	£166,642,646
20%	60%	£183,167,330	£177,818,919	£181,658,030	£182,197,146	£176,719,146	£180,219,034
25%	60%	£198,205,780	£191,573,018	£196,569,580	£197,480,696	£190,759,359	£195,400,721
30%	60%	£213,244,230	£205,388,567	£211,451,582	£212,564,025	£204,387,861	£210,434,511
35%	60%	£228,282,680	£219,211,265	£224,228,602	£224,738,664	£218,128,682	£225,242,210
40%	60%	£243,321,130	£233,033,964	£237,800,106	£238,324,021	£231,915,599	£240,148,932
45%	60%	£258,359,580	£246,856,663	£252,972,606	£253,506,931	£245,703,278	£250,611,653
50%	60%	£273,398,030	£260,679,362	£268,145,106	£268,681,856	£259,490,204	£260,314,374
100%	60%	£444,526,583	£413,781,658	£437,314,322	£441,605,391	£409,856,466	£433,391,130
10%	60%	£153,090,430	£150,135,827	£152,325,590	£152,777,443	£149,922,839	£152,112,963
15%	60%	£168,128,880	£163,636,821	£166,965,448	£167,504,877	£163,313,018	£166,642,646
20%	60%	£183,167,330	£177,818,919	£181,658,030	£182,197,146	£176,719,146	£180,219,034
25%	60%	£198,205,780	£191,573,018	£196,569,580	£197,480,696	£190,759,359	£195,400,721
30%	60%	£213,244,230	£205,388,567	£211,451,582	£212,564,025	£204,387,861	£210,434,511
35%	60%	£228,282,680	£219,211,265	£224,228,602	£224,738,664	£218,128,682	£225,242,210
40%	60%	£243,321,130	£233,033,964	£237,800,106	£238,324,021	£231,915,599	£240,148,932
45%	60%	£258,359,580	£246,856,663	£252,972,606	£253,506,931	£245,703,278	£250,611,653
50%	60%	£273,398,030	£260,679,362	£268,145,106	£268,681,856	£259,490,204</	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£144,067,262	£144,067,262	£144,067,262	£144,067,262	£144,067,262	£144,067,262
10%	70%	£114,210,789	£115,738,066	£114,870,708	£114,530,270	£117,115,547	£115,199,190
15%	70%	£93,203,250	£103,133,636	£100,220,212	£99,688,964	£103,619,340	£100,705,917
20%	70%	£84,135,460	£89,429,301	£85,511,053	£84,792,454	£90,076,906	£86,168,047
25%	70%	£68,968,116	£75,674,533	£70,714,153	£69,802,036	£76,495,775	£71,548,074
30%	70%	£53,661,076	£61,853,606	£55,790,590	£54,678,148	£62,854,311	£56,807,662
35%	70%	£39,297,518	£47,930,907	£40,913,370	£39,503,508	£49,117,490	£41,999,953
40%	70%	£22,829,217	£33,970,479	£25,715,066	£24,207,851	£36,306,573	£27,093,340
45%	70%	£7,210,390	£19,908,336	£10,510,001	£8,786,308	£21,458,894	£12,085,919
50%	70%	£-8,598,895	£5,758,944	£-4,848,968	£-6,795,505	£7,509,968	£-3,069,310
100%	70%	£-178,286,411	£-146,539,496	£-170,072,150	£-174,963,219	£-142,616,294	£-166,148,958
10%	80%	£114,151,742	£117,106,348	£114,916,222	£114,364,730	£117,319,333	£115,129,209
15%	80%	£90,113,492	£103,635,351	£100,275,724	£99,437,295	£103,829,154	£100,599,527
20%	80%	£84,014,036	£90,058,254	£85,586,143	£84,452,033	£90,489,992	£86,024,138
25%	80%	£22,572,396	£35,287,516	£25,672,592	£23,493,396	£36,191,580	£26,791,441
30%	80%	£6,919,132	£21,414,236	£10,690,116	£7,969,745	£22,447,941	£11,740,727
35%	80%	£-8,933,187	£7,459,536	£-4,645,668	£-7,727,344	£8,626,883	£-3,459,128
40%	80%	£14,269,834	£16,485,786	£14,843,194	£14,695,809	£16,911,761	£15,269,169
45%	80%	£19,293,028	£20,581,920	£19,164,700	£19,940,832	£20,309,528	£20,812,306
50%	80%	£84,256,885	£88,800,346	£85,435,965	£85,132,876	£89,683,821	£86,311,956
25%	60%	£68,122,239	£74,876,945	£70,618,843	£70,234,133	£75,971,934	£71,730,737
30%	60%	£53,849,050	£60,881,723	£55,674,347	£55,205,144	£62,215,995	£57,030,442
35%	60%	£38,520,406	£46,778,499	£40,677,753	£40,128,393	£46,300,610	£42,259,854
40%	60%	£23,084,807	£32,843,854	£25,557,540	£24,921,798	£31,461,589	£27,295,299
50%	60%	£-8,264,603	£4,058,359	£-5,052,969	£-6,873,373	£6,393,053	£-2,679,491

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£165,738,207	£165,738,207	£165,738,207	£165,738,207	£165,738,207	£165,738,207
10%	70%	£138,467,011	£138,467,011	£138,467,011	£138,467,011	£138,467,011	£138,467,011
15%	70%	£120,874,204	£124,804,580	£121,891,157	£121,359,809	£125,290,285	£122,376,662
20%	70%	£105,806,405	£111,100,245	£107,181,998	£106,463,398	£111,747,851	£107,838,992
25%	70%	£90,639,060	£97,345,478	£92,385,098	£91,472,980	£98,166,719	£93,219,019
30%	70%	£75,332,021	£83,524,500	£77,461,535	£76,349,092	£84,525,256	£78,478,606
35%	70%	£59,968,463	£69,601,852	£62,494,315	£61,174,453	£67,789,435	£63,670,898
40%	70%	£44,504,841	£54,841,423	£47,386,011	£45,876,485	£56,907,518	£48,761,236
45%	70%	£28,881,335	£41,579,281	£32,180,946	£30,457,253	£43,129,839	£33,756,864
50%	70%	£13,072,050	£27,429,892	£16,821,977	£14,875,440	£29,180,913	£18,601,635
100%	70%	£-166,616,466	£-124,868,541	£-148,401,205	£-152,692,274	£-120,845,349	£-144,478,013
10%	80%	£135,822,087	£138,777,290	£136,587,167	£136,035,674	£138,990,278	£136,990,154
15%	80%	£120,784,437	£125,296,699	£121,946,669	£121,108,235	£125,600,999	£122,270,472
20%	80%	£105,684,981	£111,729,199	£107,257,087	£106,122,977	£112,180,936	£107,696,083
25%	80%	£44,243,341	£56,958,461	£47,543,537	£45,164,341	£57,862,524	£48,462,386
30%	80%	£28,590,077	£43,085,181	£32,361,060	£29,640,689	£44,118,886	£33,411,672
35%	80%	£12,737,758	£29,130,481	£17,025,377	£13,943,601	£30,297,828	£18,211,816
40%	80%	£-3,940,739	£13,156,731	£-1,964,139	£-1,366,753	£13,882,706	£10,940,113
45%	80%	£-10,983,071	£124,332,865	£121,835,645	£121,811,576	£124,880,470	£122,483,251
50%	80%	£105,927,830	£110,471,291	£107,108,910	£106,803,820	£111,334,765	£107,582,900
25%	60%	£90,793,183	£96,547,890	£92,288,788	£91,905,078	£97,642,878	£93,401,681
30%	60%	£75,519,995	£82,552,667	£77,345,291	£76,876,089	£83,886,940	£78,701,387
35%	60%	£60,191,351	£68,444,444	£62,346,697	£61,799,338	£70,031,555	£63,930,809
40%	60%	£44,764,951	£54,778,954	£47,228,486	£46,592,650	£56,132,512	£49,086,184
50%	60%	£13,406,341	£25,729,304	£16,618,575	£15,797,572	£28,063,998	£18,991,454

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£175,304,112	£175,304,112	£175,304,112	£175,304,112	£175,304,112	£175,304,112
10%	70%	£145,447,639	£148,039,616	£146,116,558	£145,767,120	£148,352,397	£146,436,040
15%	70%	£130,440,109	£134,370,486	£131,457,062	£130,925,814	£134,886,190	£131,942,767
20%	70%	£115,372,311	£120,666,151	£116,747,903	£116,029,304	£121,313,756	£117,404,697
25%	70%	£100,204,966	£106,911,383	£101,951,003	£101,038,886	£107,732,625	£102,784,924
30%	70%	£84,897,926	£93,090,456	£87,027,440	£85,914,998	£94,091,161	£88,044,512
35%	70%	£69,534,368	£79,167,757	£72,050,220	£70,740,358	£80,354,340	£73,236,803
40%	70%	£54,086,127	£65,207,329	£56,951,916	£55,444,401	£66,593,423	£58,330,190
45%	70%	£39,447,241	£51,145,186	£41,746,851	£40,023,159	£52,695,744	£43,322,769
50%	70%	£22,637,955	£36,955,798	£26,387,882	£24,441,345	£38,746,816	£28,167,540
100%	70%	£-147,049,561	£-115,302,636	£-138,835,300	£-143,126,369	£-111,379,444	£-134,912,108
10%	80%	£145,388,593	£148,343,196	£146,153,072	£145,601,580	£148,556,183	£146,366,059
15%	80%	£130,350,242	£134,842,201	£131,512,574	£130,674,145	£135,166,004	£131,836,377
20%	80%	£115,290,886	£120,781,024	£116,822,993	£116,115,888,983	£121,776,946	£117,290,989
25%	80%	£93,809,246	£96,524,366	£95,109,442	£94,730,246	£97,428,430	£95,028,291
30%	80%	£78,155,982	£82,651,096	£81,926,966	£80,206,599	£85,694,791	£82,477,577
35%	80%	£62,303,663	£68,696,386	£66,591,283	£64,509,506	£70,863,733	£67,777,722
40%	80%	£46,506,684	£52,722,636	£48,080,044	£46,932,659	£53,148,612	£49,506,019
45%	80%	£30,529,976	£33,898,770	£31,401,550	£30,177,482	£34,546,376	£32,049,156
50%	80%	£15,403,735	£19,037,196	£16,672,815	£15,163,699,726	£19,900,671	£17,548,806
25%	60%	£100,359,089	£106,113,795	£101,855,693	£101,470,983	£107,208,784	£102,967,587
30%	60%	£85,085,900	£92,118,573	£86,911,197	£86,441,994	£93,452,845	£88,267,292
35%	60%	£69,757,256	£78,015,349	£71,914,603	£71,365,243	£79,597,460	£73,496,714
40%	60%	£54,320,857	£63,880,704	£56,794,390	£56,158,556	£65,698,418	£58,632,089
50%	60%	£100,359,089	£106,113,795	£101,855,693	£101,470,983	£107,208,784	£102,967,587

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£142,699,618	£142,699,618	£142,699,618	£142,699,618	£142,699,618	£142,699,618
10%	70%	£112,843,145	£115,428,422	£113,512,063	£113,162,625	£115,747,902	£113,831,545
15%	70%	£97,835,615	£101,765,391	£98,352,598	£98,321,319	£102,251,696	£99,338,273
20%	70%	£82,767,816	£88,051,656	£84,143,409	£83,424,809	£88,700,262	£84,800,403
25%	70%	£67,600,471	£74,306,889	£69,346,509	£68,434,391	£75,128,130	£70,190,430
30%	70%	£52,293,432	£60,485,961	£54,422,946	£53,310,503	£61,486,667	£55,440,017
35%	70%	£36,929,874	£46,563,263	£39,445,726	£38,135,864	£47,749,846	£40,632,309
40%	70%	£21,461,632	£32,602,934	£24,347,422	£22,839,906	£33,939,929	£25,725,696
45%	70%	£5,842,746	£18,540,692	£9,142,957	£7,418,664	£20,091,250	£10,718,275
50%	70%	£-9,966,540	£4,391,303	£-6,216,612	£-8,163,149	£6,142,324	£-4,436,954
100%	70%	£-179,664,055	£-147,907,130	£-171,439,794	£-175,730,863	£-143,983,938	£-167,516,602
10%	80%	£112,784,098	£115,738,701	£113,548,578	£112,997,086	£115,951,689	£113,781,585
15%	80%	£97,745,848	£102,237,707	£98,908,080	£98,069,650	£102,561,510	£99,231,883
20%	80%	£82,646,392	£88,690,610	£84,218,499	£83,084,388	£89,122,247	£84,656,494
25%	80%	£67,504,751	£73,919,872	£72,504,948	£71,163,726	£74,823,935	£70,423,797
30%	80%	£52,361,488	£58,046,592	£56,322,471	£54,602,100	£60,290,297	£56,373,083
35%	80%	£37,200,831	£43,091,892	£40,121,212	£38,094,988	£47,259,239	£42,826,773
40%	80%	£22,040,190	£28,118,142	£24,173,550	£23,328,164	£28,544,117	£24,901,524
45%	80%	£6,925,362	£11,154,276	£8,797,056	£8,572,987	£10,941,881	£9,444,662
50%	80%	£-8,889,241	£37,432,702	£84,968,320	£83,765,231	£89,298,176	£84,944,311
25%	60%	£67,754,594	£73,509,301	£69,251,190	£68,686,488	£74,504,289	£70,363,092
30%	60%	£52,481,406	£59,514,078	£54,306,702	£53,		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£185,023,281	£185,023,281	£185,023,281	£185,023,281	£185,023,281	£185,023,281
10%	70%	£185,186,808	£187,752,985	£185,833,727	£185,486,288	£188,071,866	£186,155,208
15%	70%	£140,159,278	£144,089,654	£141,176,231	£140,644,982	£144,575,359	£141,561,936
20%	70%	£125,091,479	£130,385,319	£126,467,072	£125,748,472	£131,032,925	£127,124,066
25%	70%	£106,924,134	£116,630,552	£111,670,172	£110,758,054	£117,451,794	£112,504,093
30%	70%	£94,617,095	£102,809,624	£96,746,609	£95,634,167	£103,810,330	£97,763,680
35%	70%	£79,253,537	£88,886,926	£81,769,389	£80,459,527	£90,073,509	£82,955,972
40%	70%	£63,785,286	£74,926,498	£66,671,085	£65,163,570	£76,282,932	£69,049,359
45%	70%	£48,166,409	£60,864,355	£51,466,020	£49,742,327	£62,414,913	£53,041,938
50%	70%	£32,357,124	£46,714,967	£36,107,051	£34,160,514	£46,465,987	£37,886,709
100%	70%	£137,330,382	£105,583,467	£128,116,131	£133,407,200	£101,660,275	£125,192,939
10%	80%	£156,107,761	£159,062,364	£155,872,241	£155,320,749	£158,275,352	£156,085,228
15%	80%	£140,069,511	£144,561,370	£141,231,783	£140,393,314	£144,885,173	£141,555,546
20%	80%	£124,370,055	£131,014,273	£126,542,161	£125,408,051	£131,446,011	£126,980,157
40%	80%	£63,528,415	£76,243,535	£66,828,611	£64,449,415	£77,147,598	£67,747,460
45%	80%	£47,875,151	£62,370,255	£51,646,134	£49,925,764	£63,403,960	£52,696,746
50%	80%	£32,022,832	£48,415,555	£36,310,451	£33,228,675	£49,582,902	£37,496,890
10%	60%	£156,225,853	£157,441,805	£155,799,213	£155,651,827	£157,867,790	£156,225,188
15%	60%	£140,249,045	£143,617,539	£141,120,719	£140,988,850	£144,265,545	£141,758,325
20%	60%	£125,212,904	£129,756,365	£126,391,884	£126,088,855	£130,619,840	£127,267,974
25%	60%	£110,078,258	£115,832,964	£111,574,862	£111,190,152	£116,927,952	£112,686,755
30%	60%	£94,805,069	£101,837,742	£96,630,365	£96,161,163	£103,172,014	£97,986,461
35%	60%	£79,476,425	£87,734,518	£81,633,772	£81,084,412	£89,316,629	£83,215,883
40%	60%	£64,040,025	£73,599,873	£66,513,559	£65,877,724	£75,417,586	£68,351,258
50%	60%	£39,691,416	£46,014,378	£39,903,650	£39,082,646	£47,349,072	£39,276,528

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£187,934,597	£187,934,597	£187,934,597	£187,934,597	£187,934,597	£187,934,597
10%	70%	£158,078,124	£160,663,401	£158,747,043	£158,397,604	£160,962,892	£159,066,524
15%	70%	£143,070,594	£147,000,970	£144,087,547	£143,556,299	£147,486,875	£144,573,252
20%	70%	£128,002,795	£133,296,635	£123,378,388	£128,659,788	£133,944,241	£130,036,382
25%	70%	£112,835,451	£119,541,868	£114,581,488	£113,669,370	£120,363,110	£115,415,409
30%	70%	£97,528,411	£105,720,941	£99,657,925	£98,545,483	£106,721,646	£100,674,996
35%	70%	£82,164,853	£91,798,242	£84,680,705	£83,370,843	£92,984,825	£89,867,288
40%	70%	£66,896,612	£77,837,814	£69,562,401	£68,074,886	£79,193,908	£76,960,675
45%	70%	£51,077,725	£63,775,671	£54,377,336	£52,653,643	£65,326,229	£55,953,254
50%	70%	£35,268,440	£49,626,283	£39,018,367	£37,071,830	£51,377,303	£40,798,025
100%	70%	£134,419,076	£102,672,151	£126,204,815	£130,495,884	£98,748,959	£122,281,623
10%	80%	£158,019,077	£160,973,681	£158,783,557	£158,232,065	£161,186,668	£158,996,544
15%	80%	£142,980,827	£147,472,698	£144,143,059	£143,304,630	£147,786,489	£144,466,862
20%	80%	£127,861,371	£133,925,589	£129,453,477	£128,319,367	£134,357,327	£129,891,473
40%	80%	£66,439,731	£79,154,851	£69,739,927	£67,360,731	£80,058,914	£70,656,776
45%	80%	£50,786,467	£65,281,571	£54,557,451	£51,837,080	£66,315,276	£55,608,062
50%	80%	£34,934,148	£51,326,871	£39,221,767	£36,139,991	£52,494,218	£40,408,206
10%	60%	£158,137,169	£160,353,121	£158,710,529	£158,563,143	£160,779,096	£159,136,504
15%	60%	£143,160,361	£146,529,255	£144,032,035	£143,807,966	£147,176,861	£144,679,641
20%	60%	£128,124,220	£132,667,681	£129,303,300	£129,000,211	£133,531,156	£130,179,290
25%	60%	£112,989,574	£118,744,280	£114,486,178	£114,101,468	£119,839,268	£115,598,071
30%	60%	£97,116,385	£104,749,058	£99,541,682	£99,072,479	£106,083,330	£100,897,777
35%	60%	£82,387,741	£90,645,834	£84,545,088	£83,995,728	£92,227,945	£86,127,199
40%	60%	£66,951,341	£76,511,189	£69,424,875	£68,789,040	£78,328,902	£71,262,574
50%	60%	£36,603,732	£47,926,694	£39,814,966	£37,993,962	£50,260,398	£41,187,844

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£124,374,588	£124,374,588	£124,374,588	£124,374,588	£124,374,588	£124,374,588
10%	70%	£100,832,142	£100,832,142	£101,646,207	£101,170,870	£104,017,813	£101,980,424
15%	70%	£88,987,814	£93,294,980	£90,188,911	£89,475,906	£93,803,072	£90,697,004
20%	70%	£77,070,548	£82,873,041	£78,725,306	£77,759,084	£83,550,497	£79,409,073
25%	70%	£65,092,923	£72,422,819	£67,161,371	£65,953,593	£73,283,489	£68,022,042
30%	70%	£53,013,804	£61,911,172	£55,536,039	£54,063,001	£62,843,977	£56,585,735
35%	70%	£40,826,824	£51,338,683	£43,818,150	£42,071,499	£52,583,329	£45,082,826
40%	70%	£28,494,835	£40,696,813	£31,969,406	£29,840,585	£42,119,299	£33,415,157
45%	70%	£15,977,830	£29,947,929	£19,950,654	£17,630,902	£31,566,833	£21,603,724
50%	70%	£3,172,701	£19,053,559	£7,721,873	£5,070,019	£20,890,304	£9,588,659
100%	70%	£-128,356,276	£-95,510,749	£-119,087,483	£-124,499,579	£-91,854,052	£-115,230,786
10%	80%	£100,754,675	£104,013,796	£101,685,036	£100,980,494	£104,235,980	£101,907,534
15%	80%	£88,851,614	£93,796,946	£90,247,154	£89,190,342	£94,135,675	£90,585,882
20%	80%	£76,913,080	£83,542,330	£78,804,234	£77,372,104	£83,983,967	£79,280,911
25%	80%	£64,896,089	£73,273,113	£67,260,030	£65,469,868	£73,846,894	£67,833,811
30%	80%	£52,773,240	£62,931,525	£55,656,365	£53,473,038	£63,620,062	£56,356,164
35%	80%	£40,542,169	£52,548,564	£43,960,827	£41,971,862	£53,364,994	£44,730,612
40%	80%	£28,164,194	£42,102,149	£32,135,133	£29,128,029	£43,040,113	£33,098,987
45%	80%	£15,599,776	£31,547,539	£20,140,146	£16,701,823	£32,614,403	£21,242,193
50%	80%	£2,738,789	£20,868,160	£7,935,862	£4,003,667	£22,078,490	£9,180,386
10%	60%	£100,909,608	£103,355,276	£101,607,378	£101,361,246	£103,799,647	£102,053,312
15%	60%	£89,084,013	£92,793,013	£90,130,669	£89,761,470	£93,470,470	£90,806,126
20%	60%	£77,228,014	£82,293,572	£78,045,373	£76,146,063	£83,077,027	£80,297,225
25%	60%	£65,289,756	£71,572,524	£67,062,712	£66,437,318	£72,720,086	£68,210,274
30%	60%	£53,263,368	£60,890,820	£55,415,711	£54,652,964	£62,267,893	£56,815,307
35%	60%	£41,111,479	£50,128,801	£43,675,473	£42,771,047	£51,761,683	£45,335,041
40%	60%	£28,825,475	£39,291,478	£31,803,680	£30,763,143	£41,188,126	£33,731,348
45%	60%	£16,385,985	£28,341,069	£19,761,162	£18,559,979	£30,509,696	£21,985,256
50%	60%	£3,606,615	£17,238,958	£7,407,882	£5,136,372	£19,687,952	£9,996,631

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£284,619,371	£284,619,371	£284,619,371	£284,619,371	£284,619,371	£284,619,371
10%	70%	£308,161,817	£305,309,424	£307,347,752	£307,823,089	£304,976,146	£307,013,536
15%	70%	£320,026,145	£315,898,980	£318,805,048	£319,518,053	£315,190,887	£318,296,956
20%	70%	£341,923,412	£328,120,919	£330,268,653	£331,234,615	£325,443,452	£329,584,895
25%	70%	£343,901,037	£336,571,140	£341,832,588	£343,040,366	£335,710,470	£340,971,918
30%	70%	£355,980,655	£347,082,787	£353,457,921	£354,930,959	£346,049,982	£352,408,224
35%	70%	£368,167,136	£357,655,276	£365,175,809	£366,922,480	£356,430,630	£363,931,134
40%	70%	£380,499,124	£368,297,146	£377,024,553	£379,053,374	£368,874,660	£375,578,802
45%	70%	£392,916,129	£379,048,030	£389,043,306	£391,363,087	£377,427,121	£387,980,235
50%	70%	£405,821,258	£389,940,400	£401,272,087	£403,923,940	£388,103,655	£399,405,300
100%	70%	£537,350,235	£504,504,708	£528,081,442	£533,493,538	£500,648,011	£524,224,745
10%	80%	£308,239,284	£304,980,164	£307,308,924	£308,013,466	£304,757,979	£307,086,425
15%	80%	£320,142,346	£315,197,013	£318,746,805	£319,803,618	£314,858,284	£318,408,077
20%	80%	£332,080,879	£325,451,630	£330,189,725	£331,621,895	£324,999,892	£329,733,048
25%	80%	£340,829,765	£336,991,810	£338,858,668	£340,895,091	£335,853,846	£337,894,931
30%	80%	£349,394,184	£347,446,421	£346,853,814	£349,292,136	£346,379,556	£349,761,767
35%	80%	£406,255,171	£388,125,799	£401,058,097	£404,990,292	£386,915,469	£399,813,573
40%	80%	£308,084,351	£305,638,683	£307,386,581	£307,632,713	£305,194,313	£306,940,647
15%	60%	£319,909,946	£316,200,946	£318,883,281	£319,232,489	£315,523,489	£318,185,833
20%	60%	£331,945,945	£328,790,207	£330,790,580	£330,847,896	£325,898,932	£329,436,724
25%	60%	£343,704,204	£337,421,435	£341,931,247	£342,556,642	£338,273,873	£340,783,661
30%	60%	£355,740,592	£348,103,140	£353,578,248	£354,340,996	£346,726,066	£352,178,652
35%	60%	£367,882,480	£358,865,158	£365,318,486	£366,222,913	£357,232,297	£363,658,919
40%	60%	£380,168,484	£369,702,481	£377,190,280	£378,240,616	£367,805,833	£375,262,612
50%	60%	£405,387,344	£391,755,002	£401,468,077	£402,857,588	£389,306,007	£398,697,029

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£193,896,321	£193,896,321	£193,896,321	£193,896,321	£193,896,321	£193,896,321
10%	70%	£217,438,767	£214,586,373	£216,624,701	£217,100,039	£214,253,096	£216,290,485
15%	70%	£229,033,995	£224,978,928	£228,081,988	£228,788,093	£224,467,837	£227,033,809
20%	70%	£241,200,381	£235,397,668	£239,545,603	£240,511,825	£234,720,412	£238,861,836
25%	70%	£253,177,986	£245,848,090	£251,109,538	£252,317,316	£244,987,420	£250,248,867
30%	70%	£265,257,605	£256,359,737	£262,734,670	£264,207,908	£255,326,932	£261,685,173
35%	70%	£277,444,085	£266,932,226	£274,452,759	£276,199,410	£265,707,580	£273,208,083
40%	70%	£289,776,074	£277,574,096	£286,301,503	£288,339,323	£276,151,610	£284,895,752
45%	70%	£302,076,078	£288,222,880	£298,320,529	£299,640,017	£285,293,076	£295,667,195
50%	70%	£315,088,208	£299,217,506	£310,549,036	£312,200,890	£297,380,605	£308,682,250
100%	70%	£446,627,185	£413,781,658	£437,358,392	£442,770,488	£409,924,961	£433,501,695
10%	80%	£217,516,234	£214,257,113	£216,585,873	£217,290,415	£214,034,929	£216,363,375
15%	80%	£229,419,295	£224,473,963	£228,023,755	£229,080,587	£224,135,233	£227,085,026
20%	80%	£241,357,879	£234,798,978	£239,466,676	£240,689,885	£234,270,942	£239,909,998
25%	80%	£253,108,715	£246,168,760	£248,135,776	£249,182,880	£245,230,796	£248,171,942
30%	80%	£265,071,133	£256,723,370	£258,130,763	£259,569,086	£248,656,506	£259,028,716
35%	80%	£277,532,120	£267,402,749	£270,335,047	£272,267,242	£258,192,419	£269,090,523
40%	80%	£289,361,301	£278,191,633	£280,663,531	£282,009,683	£274,471,422	£281,217,597
45%	80%	£299,186,896	£288,477,996	£292,140,240	£293,509,439	£284,900,439	£292,462,783
50%	80%	£311,945,895	£299,067,157	£303,654,529	£305,124,946	£295,153,882	£304,918,674
10%	60%	£252,981,153	£246,698,385	£251,208,197	£251,833,591	£245,550,823	£250,080,635
15%	60%	£265,017,541	£257,380,089	£262,855,198	£263,617,945	£256,030,016	£261,455,601
20%	60%	£277,159,430	£268,142,108	£274,595,436	£275,499,862	£266,509,246	£272,935,868
25%	60%	£289,445,434	£278,979,431	£286,467,229	£287,517,766	£277,082,783	£284,539,561
30%	60%	£314,664,294	£301,031,951	£310,763,027	£312,134,597	£298,582,957	£308,273,978

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,144,533	£21,144,533	£21,144,533	£21,144,533	£21,144,533	£21,144,533
10%	70%	£44,686,979	£41,834,585	£43,872,913	£44,348,250	£41,501,307	£43,538,697
15%	70%	£56,351,307	£53,224,141	£52,330,299	£52,806,636	£51,164,049	£51,822,117
20%	70%	£68,448,873	£62,646,080	£66,793,815	£67,760,036	£61,968,623	£66,110,048
25%	70%	£80,426,198	£73,096,302	£78,357,750	£79,565,528	£72,235,632	£77,497,079
30%	70%	£92,505,817	£83,607,949	£89,983,082	£91,456,120	£82,575,144	£88,933,385
35%	70%	£104,692,297	£94,180,438	£101,700,970	£103,447,622	£92,955,792	£100,456,295
40%	70%	£117,029,296	£104,822,308	£113,589,714	£115,578,535	£103,999,621	£112,033,868
45%	70%	£129,541,291	£115,571,192	£125,568,467	£127,688,219	£113,962,286	£121,915,396
50%	70%	£142,346,419	£126,465,962	£137,797,248	£140,449,102	£124,628,817	£135,930,462
100%	70%	£273,876,397	£241,029,870	£264,606,604	£270,018,000	£237,173,173	£260,749,907
10%	80%	£44,764,446	£41,505,325	£43,834,085	£44,538,627	£41,283,141	£43,611,587
15%	80%	£56,667,607	£51,722,175	£55,271,987	£56,328,778	£51,383,445	£54,933,238
20%	80%	£68,608,841	£61,976,791	£66,714,897	£67,874,016		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£73,345,852	£73,345,852	£73,345,852	£73,345,852	£73,345,852	£73,345,852
10%	70%	£49,893,405	£53,685,799	£50,817,471	£50,142,134	£53,989,977	£50,951,687
15%	70%	£37,938,077	£42,266,243	£39,160,175	£38,447,170	£42,774,335	£39,688,267
20%	70%	£26,041,811	£31,844,304	£27,696,569	£26,730,348	£32,521,761	£28,380,336
25%	70%	£14,064,186	£21,394,082	£16,132,635	£14,924,856	£22,254,753	£16,993,305
30%	70%	£1,984,567	£10,882,435	£4,507,302	£3,034,264	£11,915,240	£5,556,939
35%	70%	£-10,201,919	£309,340	£7,210,586	£8,367,238	£1,534,321	£3,965,911
40%	70%	£-22,533,902	£-10,331,924	£-10,059,330	£-10,089,151	£-8,909,437	£-17,613,580
45%	70%	£-35,050,906	£-21,060,808	£-31,078,083	£-33,397,835	£-19,461,904	£-29,425,012
50%	70%	£-47,856,035	£-31,975,178	£-43,306,864	£-45,958,718	£-30,136,433	£-41,440,078
100%	70%	£-179,385,013	£-146,538,486	£-170,116,220	£-175,528,316	£-142,682,789	£-168,259,522
10%	80%	£49,725,398	£52,985,059	£50,656,299	£49,951,757	£53,207,243	£50,878,797
15%	80%	£37,822,877	£42,768,209	£39,218,417	£38,161,695	£43,106,938	£39,557,146
20%	80%	£25,884,344	£32,513,593	£27,775,497	£26,343,368	£32,965,231	£28,232,175
25%	80%	£12,864,542	£8,926,587	£-18,893,604	£-21,900,708	£-7,988,623	£-17,929,770
30%	80%	£-35,428,961	£-10,481,198	£-30,888,591	£-34,326,913	£-18,414,333	£-29,786,544
35%	80%	£-48,289,948	£-30,160,577	£-43,092,674	£-47,025,070	£-28,950,247	£-41,848,351
40%	80%	£-69,880,872	£-52,326,539	£-60,578,642	£-60,332,509	£-52,770,910	£-61,024,576
45%	80%	£-89,955,277	£-74,764,277	£-89,101,932	£-88,732,733	£-82,461,733	£-89,773,389
50%	80%	£-109,299,278	£-101,175,015	£-127,617,643	£-127,117,327	£-102,078,291	£-109,598,499
10%	60%	£14,261,019	£20,543,787	£16,033,975	£15,408,581	£21,691,349	£17,181,537
20%	60%	£2,224,631	£9,862,083	£4,386,974	£3,624,227	£11,236,156	£5,786,571
30%	60%	£-9,917,258	£-9,999,936	£-7,353,264	£-8,257,690	£7,937,325	£-5,693,696
40%	60%	£-22,483,261	£-11,173,259	£-19,225,067	£-20,275,593	£-9,840,611	£-17,297,369
50%	60%	£-47,422,122	£-33,789,779	£-43,520,855	£-44,892,365	£-31,340,784	£-41,031,806

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£95,016,796	£95,016,796	£95,016,796	£95,016,796	£95,016,796	£95,016,796
10%	70%	£71,474,350	£74,326,743	£72,288,415	£71,813,076	£74,680,321	£72,622,632
15%	70%	£59,610,022	£63,937,198	£60,831,119	£60,118,114	£64,445,280	£61,339,212
20%	70%	£47,712,756	£53,515,249	£49,367,514	£48,401,292	£54,192,705	£50,051,281
25%	70%	£35,735,131	£43,065,027	£37,803,579	£36,695,801	£43,925,697	£38,664,250
30%	70%	£23,685,512	£32,553,380	£26,178,247	£24,705,209	£33,686,185	£27,227,944
35%	70%	£11,446,872	£21,960,891	£14,466,358	£12,713,707	£23,205,537	£16,765,034
40%	70%	£-962,957	£11,339,021	£2,611,614	£582,794	£12,617,733	£4,057,265
45%	70%	£-13,379,962	£580,137	£-9,407,138	£-11,726,890	£2,208,041	£-7,754,068
50%	70%	£-26,185,091	£-10,304,233	£-21,635,919	£-24,287,773	£-8,467,488	£-19,769,133
100%	70%	£-157,714,068	£-124,868,541	£-148,445,275	£-153,857,371	£-121,011,844	£-144,586,578
10%	80%	£71,396,983	£74,656,004	£72,327,244	£71,622,702	£74,878,188	£72,549,742
15%	80%	£59,493,222	£64,439,154	£60,889,362	£60,132,560	£64,777,884	£61,238,090
20%	80%	£47,555,286	£54,184,538	£49,446,442	£48,014,312	£54,636,175	£49,903,119
25%	80%	£11,193,588	£12,744,357	£2,777,341	£-229,763	£13,682,321	£3,741,175
30%	80%	£-13,758,016	£2,189,747	£-9,217,646	£-12,655,969	£3,256,611	£-8,115,599
35%	80%	£-26,619,003	£-8,489,632	£-21,421,930	£-25,354,125	£-7,279,302	£-20,177,406
40%	80%	£-49,551,816	£-17,997,494	£-42,249,586	£-47,003,454	£-34,441,855	£-42,695,520
45%	80%	£-69,726,221	£-33,432,221	£-60,772,877	£-60,403,678	£-54,112,678	£-61,450,334
50%	80%	£-89,970,222	£-52,845,960	£-89,268,587	£-88,788,271	£-79,249,235	£-89,199,443
10%	60%	£35,931,964	£42,214,732	£37,704,920	£37,079,526	£43,362,294	£38,852,482
20%	60%	£23,895,576	£31,533,028	£26,057,919	£25,295,172	£32,910,101	£27,457,515
30%	60%	£11,753,087	£20,771,009	£14,317,681	£13,413,265	£22,403,871	£16,977,249
40%	60%	£-552,317	£9,933,696	£-1,445,889	£1,395,351	£11,830,334	£4,373,556
50%	60%	£-25,751,177	£-12,118,634	£-21,849,910	£-23,221,420	£-9,669,840	£-19,360,961

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£104,582,702	£104,582,702	£104,582,702	£104,582,702	£104,582,702	£104,582,702
10%	70%	£81,040,296	£83,892,649	£81,854,321	£81,378,984	£84,225,927	£82,188,537
15%	70%	£69,175,927	£73,503,093	£70,397,025	£69,884,020	£74,011,186	£70,985,117
20%	70%	£57,278,661	£63,081,154	£58,933,420	£57,967,198	£63,758,611	£59,617,186
25%	70%	£45,301,036	£52,630,932	£47,369,485	£46,161,706	£53,491,603	£48,230,155
30%	70%	£33,221,417	£42,119,286	£35,744,152	£34,271,114	£43,152,091	£36,793,649
35%	70%	£21,034,937	£31,546,797	£24,026,264	£22,279,612	£32,771,443	£25,270,939
40%	70%	£9,702,848	£20,904,927	£12,177,520	£10,148,698	£22,327,413	£16,623,270
45%	70%	£-12,158,421	£10,158,442	£-1,598,167	£-2,160,985	£11,774,964	£1,811,848
50%	70%	£-16,619,185	£-738,328	£-12,070,014	£-14,721,868	£1,098,417	£-10,203,228
100%	70%	£-148,148,163	£-115,032,636	£-138,879,369	£-144,291,466	£-111,445,938	£-135,022,672
10%	80%	£80,962,788	£84,221,909	£81,893,149	£81,188,607	£84,444,093	£82,115,647
15%	80%	£69,059,727	£74,005,060	£70,455,268	£69,398,455	£74,343,789	£70,793,996
20%	80%	£57,174,994	£63,760,443	£59,012,347	£57,980,218	£63,046,981	£59,460,623
25%	80%	£45,372,308	£52,310,263	£47,243,247	£46,336,142	£52,248,227	£47,307,080
30%	80%	£33,221,417	£42,119,286	£35,744,152	£34,271,114	£43,152,091	£36,793,649
35%	80%	£21,034,937	£31,546,797	£24,026,264	£22,279,612	£32,771,443	£25,270,939
40%	80%	£9,702,848	£20,904,927	£12,177,520	£10,148,698	£22,327,413	£16,623,270
45%	80%	£-12,158,421	£10,158,442	£-1,598,167	£-2,160,985	£11,774,964	£1,811,848
50%	80%	£-16,619,185	£-738,328	£-12,070,014	£-14,721,868	£1,098,417	£-10,203,228
100%	80%	£-148,148,163	£-115,032,636	£-138,879,369	£-144,291,466	£-111,445,938	£-135,022,672
10%	60%	£81,117,722	£83,563,390	£81,815,492	£81,569,360	£84,007,760	£82,261,426
15%	60%	£69,292,127	£73,001,127	£70,338,782	£69,969,583	£73,678,593	£71,016,239
20%	60%	£57,418,128	£62,411,865	£58,854,493	£58,354,177	£63,315,141	£59,765,949
25%	60%	£45,497,989	£51,780,638	£47,270,825	£46,645,431	£52,928,199	£48,418,387
30%	60%	£33,461,481	£41,068,933	£35,623,825	£34,861,077	£42,476,007	£37,023,421
35%	60%	£21,319,592	£30,336,915	£22,883,586	£22,979,160	£31,969,776	£25,543,154
40%	60%	£9,033,589	£19,499,591	£12,011,793	£10,961,257	£21,398,239	£13,939,461
50%	60%	£-16,185,272	£-2,552,929	£-12,284,004	£-13,655,518	£-103,934	£-9,794,956

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£71,978,207	£71,978,207	£71,978,207	£71,978,207	£71,978,207	£71,978,207
10%	70%	£48,435,761	£51,288,154	£49,249,826	£48,774,489	£51,621,432	£49,584,043
15%	70%	£36,571,433	£40,688,599	£37,792,530	£37,079,525	£41,406,891	£38,380,623
20%	70%	£24,674,167	£30,478,660	£26,328,925	£25,362,703	£31,154,116	£27,012,692
25%	70%	£12,696,542	£20,026,438	£14,764,990	£13,557,212	£20,887,108	£15,625,661
30%	70%	£616,923	£9,514,791	£3,139,658	£1,686,620	£10,547,596	£4,189,355
35%	70%	£-11,569,557	£-1,057,698	£-8,578,231	£-10,324,882	£166,948	£-7,333,555
40%	70%	£-23,901,546	£-11,699,568	£-20,426,975	£-22,455,795	£-10,277,082	£-19,981,224
45%	70%	£-36,418,551	£-22,448,452	£-32,445,727	£-34,765,479	£-20,829,548	£-30,792,657
50%	70%	£-49,223,880	£-33,342,822	£-44,674,508	£-47,326,362	£-31,506,077	£-42,807,722
100%	70%	£-180,762,657	£-147,907,130	£-171,483,864	£-176,895,960	£-144,050,433	£-167,627,167
10%	80%	£48,368,294	£51,617,415	£49,288,655	£48,684,113	£51,839,599	£49,511,153
15%	80%	£36,455,233	£41,400,565	£37,850,773	£36,793,961	£41,739,294	£38,189,501
20%	80%	£24,610,699	£31,143,949	£26,407,853	£24,978,723	£31,697,596	£28,944,630
25%	80%	£12,232,187	£10,294,232	£10,261,248	£-23,268,352	£-9,356,268	£-19,297,414
30%	80%	£-9,796,605	£-20,848,842	£-12,256,235	£-15,694,558	£-19,781,878	£-31,154,188
35%	80%	£-22,483,261	£-31,528,221	£-24,460,519	£-28,392,714	£-30,317,991	£-34,215,995
40%	80%	£-48,513,227	£-50,958,895	£-49,210,997	£-48,964,865	£-51,403,266	£-49,656,931

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£114,301,870	£114,301,870	£114,301,870	£114,301,870	£114,301,870	£114,301,870
10%	70%	£30,759,424	£93,811,819	£91,573,490	£91,998,153	£33,945,295	£91,997,706
15%	70%	£78,895,096	£83,222,262	£80,116,193	£79,403,188	£83,730,354	£80,524,286
20%	70%	£66,997,830	£72,800,323	£68,652,588	£67,886,366	£73,477,779	£69,336,355
25%	70%	£55,020,205	£62,350,101	£57,088,653	£55,880,875	£63,210,771	£57,949,324
30%	70%	£42,940,586	£51,838,454	£45,463,321	£43,990,283	£52,871,259	£46,513,018
35%	70%	£30,754,106	£41,265,965	£33,745,432	£31,998,781	£42,490,611	£34,990,108
40%	70%	£18,422,117	£30,824,095	£21,896,689	£19,867,869	£32,046,582	£23,342,439
45%	70%	£5,905,112	£19,875,211	£9,877,936	£7,558,184	£21,494,115	£11,531,006
50%	70%	£-8,900,017	£8,980,841	£-2,350,845	£-25,002,699	£10,817,586	£-484,059
100%	70%	£-138,428,994	£-105,583,467	£-128,160,201	£-134,572,297	£-101,726,770	£-125,303,504
10%	80%	£90,681,957	£93,941,078	£91,612,318	£90,907,776	£94,163,262	£91,834,816
15%	80%	£78,778,996	£93,724,228	£80,174,436	£79,117,624	£94,062,958	£80,519,185
20%	80%	£66,840,362	£73,469,612	£68,731,516	£67,639,386	£73,921,250	£69,188,194
40%	80%	£18,091,476	£32,029,431	£22,062,415	£19,055,311	£32,967,995	£23,026,240
45%	80%	£5,527,058	£21,474,821	£10,067,428	£6,629,106	£22,541,685	£11,169,475
50%	80%	£-7,333,929	£10,795,442	£-2,136,855	£-6,069,051	£12,005,772	£-892,332
10%	60%	£90,836,891	£93,282,558	£91,534,660	£91,288,528	£93,726,929	£91,990,594
15%	60%	£79,011,295	£93,720,295	£80,057,951	£79,888,752	£93,597,752	£80,735,408
20%	60%	£67,155,296	£72,131,034	£68,573,662	£68,073,346	£73,034,309	£69,484,517
25%	60%	£55,217,038	£61,498,806	£56,989,994	£56,364,600	£62,647,368	£58,137,856
30%	60%	£43,180,650	£50,818,102	£45,342,993	£44,580,246	£52,195,175	£46,742,590
35%	60%	£31,038,761	£40,056,083	£33,602,755	£32,698,329	£41,688,945	£35,262,323
40%	60%	£18,752,757	£29,218,760	£21,730,982	£20,890,425	£31,115,408	£23,658,630
50%	60%	£-8,466,103	£7,166,240	£-2,564,836	£-3,936,346	£9,615,234	£-75,787

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£117,213,186	£117,213,186	£117,213,186	£117,213,186	£117,213,186	£117,213,186
10%	70%	£93,670,740	£96,523,134	£94,484,806	£94,009,469	£96,856,411	£94,819,022
15%	70%	£81,806,412	£86,153,578	£83,027,510	£82,214,504	£86,641,870	£83,536,602
20%	70%	£69,908,146	£75,711,639	£71,563,904	£70,587,883	£76,389,085	£72,247,671
25%	70%	£57,931,521	£65,261,417	£59,999,969	£58,792,191	£66,122,087	£60,860,640
30%	70%	£45,851,902	£54,749,770	£48,374,637	£46,901,599	£55,782,575	£49,424,334
35%	70%	£33,685,422	£44,177,281	£36,656,748	£34,910,097	£45,401,927	£37,991,424
40%	70%	£21,333,433	£33,535,411	£24,808,005	£22,779,184	£34,597,898	£26,253,755
45%	70%	£8,816,428	£22,786,527	£12,789,252	£10,469,500	£24,405,431	£14,442,322
50%	70%	£-3,988,701	£11,892,157	£560,471	£-2,091,383	£13,728,902	£2,427,257
100%	70%	£-135,517,678	£-102,672,151	£-126,248,685	£-131,660,981	£-98,815,454	£-122,392,188
10%	80%	£93,593,273	£96,852,394	£94,523,634	£93,819,092	£97,074,578	£94,746,132
15%	80%	£81,690,212	£86,635,544	£83,085,752	£82,028,940	£86,974,274	£83,424,481
20%	80%	£69,761,678	£76,380,928	£71,642,832	£70,210,702	£76,332,566	£72,095,510
40%	80%	£21,002,792	£34,940,747	£24,973,731	£21,966,627	£35,876,711	£25,937,565
45%	80%	£8,438,374	£24,386,137	£12,978,744	£9,540,422	£25,453,001	£14,080,791
50%	80%	£-4,422,613	£13,706,758	£774,461	£-3,157,735	£14,917,088	£2,018,984
10%	60%	£93,748,207	£96,193,874	£94,445,976	£94,199,844	£96,638,245	£94,891,910
15%	60%	£81,922,811	£85,631,611	£82,969,267	£82,800,068	£86,309,968	£83,646,724
20%	60%	£70,066,612	£75,042,350	£71,484,978	£70,984,662	£75,945,625	£72,386,633
25%	60%	£58,128,354	£64,411,122	£59,901,310	£59,275,916	£65,568,684	£61,048,872
30%	60%	£46,091,966	£53,729,418	£48,254,309	£47,491,562	£55,106,491	£49,653,906
35%	60%	£33,990,077	£42,967,399	£36,514,071	£35,609,645	£44,600,261	£38,173,639
40%	60%	£21,664,073	£32,130,076	£24,642,278	£23,591,741	£34,026,724	£26,569,946
50%	60%	£-3,554,787	£10,077,556	£-246,480	£-1,028,030	£12,526,551	£2,826,529

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

No Units	650
Site Area	4.95 Ha

CIL Zone	1
Value Area	Low
Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£50,878,400	£50,878,400	£50,878,400	£50,878,400	£50,878,400	£50,878,400
10%	70%	£33,683,801	£36,944,452	£34,734,913	£34,043,681	£37,304,332	£35,094,793
15%	70%	£24,983,245	£29,811,525	£26,585,699	£25,531,894	£30,451,344	£27,134,347
20%	70%	£16,189,341	£22,832,475	£18,341,122	£16,932,837	£23,564,007	£19,072,654
25%	70%	£7,272,288	£15,704,962	£9,998,949	£8,213,882	£16,625,152	£10,928,319
30%	70%	-£1,796,382	£8,454,223	£1,541,157	-£946,359	£9,599,466	£2,674,940
35%	70%	-£10,987,990	£1,170,262	-£7,062,456	-£9,643,865	£2,492,659	-£5,718,430
40%	70%	-£20,177,599	-£6,260,581	-£15,691,275	-£18,641,571	-£4,724,551	-£14,155,245
45%	70%	-£29,367,209	-£13,710,562	-£24,320,093	-£27,639,176	-£11,982,529	-£22,692,059
50%	70%	-£38,556,817	-£21,160,544	-£32,948,911	-£36,636,781	-£19,240,507	-£31,028,874
100%	70%	-£130,452,909	-£95,660,362	-£119,237,096	-£126,612,836	-£91,820,289	-£115,397,022
10%	80%	£33,578,748	£37,306,206	£34,781,019	£33,819,668	£37,546,126	£35,030,938
15%	80%	£24,824,612	£30,454,155	£26,655,988	£25,190,377	£30,814,035	£27,021,753
20%	80%	£15,974,372	£23,567,816	£18,434,841	£16,470,035	£24,055,504	£18,822,529
25%	80%	£6,999,182	£16,629,914	£10,118,014	£7,628,894	£17,239,523	£10,737,594
30%	80%	-£2,131,470	£9,605,273	£1,686,371	-£1,363,455	£10,348,770	£2,442,027
35%	80%	-£11,376,593	£2,499,545	-£8,890,268	-£10,480,576	£3,381,143	-£5,394,251
40%	80%	-£20,621,718	-£4,716,553	-£15,494,488	-£19,597,698	-£3,892,534	-£14,470,469
45%	80%	-£29,866,841	-£11,973,531	-£24,098,708	-£28,714,819	-£10,621,510	-£22,946,687
50%	80%	-£39,111,965	-£19,230,509	-£32,702,929	-£37,831,941	-£17,950,485	-£31,422,904
10%	60%	£33,787,855	£36,582,698	£34,688,808	£34,267,694	£37,062,538	£35,168,648
15%	60%	£25,141,877	£29,368,894	£26,515,409	£25,873,409	£30,068,654	£27,246,941
20%	60%	£16,404,311	£22,832,475	£18,217,138	£17,391,403	£23,510,510	£19,222,779
25%	60%	£7,545,386	£14,770,752	£9,879,885	£8,792,384	£16,009,912	£11,119,045
30%	60%	-£1,465,293	£7,380,972	£1,395,942	-£89,598	£8,850,163	£2,907,254
35%	60%	-£10,599,388	-£1,621,624	-£7,234,644	-£8,807,353	£1,804,174	-£5,442,609
40%	60%	-£19,733,482	-£7,804,608	-£15,888,060	-£17,685,443	-£5,756,570	-£13,840,021
45%	60%	-£28,867,577	-£15,447,594	-£24,541,477	-£28,563,532	-£13,143,550	-£22,237,433
50%	60%	-£38,001,670	-£23,090,579	-£33,194,894	-£35,441,622	-£20,530,530	-£30,834,845

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£38,115,559	-£38,115,559	-£38,115,559	-£38,115,559	-£38,115,559	-£38,115,559
10%	70%	-£375,310,158	-£372,049,507	-£374,259,046	-£374,990,278	-£371,688,627	-£373,899,166
15%	70%	-£384,010,714	-£379,082,435	-£382,408,260	-£383,482,098	-£378,542,515	-£381,859,612
20%	70%	-£392,824,618	-£386,161,484	-£390,652,812	-£391,821,122	-£385,429,952	-£389,921,306
25%	70%	-£401,721,671	-£393,288,997	-£398,995,010	-£400,780,077	-£392,368,808	-£398,055,640
30%	70%	-£410,792,341	-£400,509,736	-£407,452,803	-£409,640,319	-£399,394,493	-£406,319,319
35%	70%	-£419,981,950	-£407,823,698	-£416,056,416	-£418,637,924	-£406,501,301	-£414,712,390
40%	70%	-£429,171,558	-£415,254,540	-£424,685,234	-£427,635,530	-£413,718,511	-£423,149,205
45%	70%	-£438,361,166	-£422,704,522	-£433,314,853	-£436,333,135	-£420,976,466	-£431,586,019
50%	70%	-£447,550,777	-£430,154,503	-£441,942,870	-£445,530,740	-£428,234,467	-£440,022,834
100%	70%	-£539,448,869	-£504,654,321	-£528,231,055	-£535,606,795	-£500,814,248	-£524,390,981
10%	80%	-£375,414,211	-£371,687,753	-£374,212,940	-£375,174,291	-£371,447,833	-£373,973,021
15%	80%	-£384,169,347	-£378,539,804	-£382,337,971	-£383,803,582	-£378,179,924	-£381,972,206
20%	80%	-£393,019,598	-£385,426,143	-£390,569,118	-£392,523,924	-£384,938,455	-£390,071,430
25%	80%	-£402,824,618	-£392,311,517	-£394,488,448	-£400,911,687	-£392,686,493	-£398,454,528
30%	80%	-£412,629,638	-£400,206,969	-£407,302,667	-£410,708,778	-£400,416,469	-£408,319,646
35%	80%	-£422,434,658	-£408,102,420	-£416,117,667	-£420,520,869	-£408,234,444	-£418,186,863
40%	80%	-£432,239,678	-£416,007,871	-£425,926,557	-£430,332,960	-£416,052,419	-£428,041,883
45%	80%	-£442,044,698	-£423,913,322	-£435,731,448	-£440,145,051	-£423,860,393	-£437,896,901
50%	80%	-£451,849,718	-£431,818,773	-£445,536,339	-£450,947,142	-£431,668,366	-£447,751,919
10%	60%	-£383,852,882	-£379,625,066	-£382,478,550	-£383,120,551	-£379,905,306	-£381,747,019
15%	60%	-£392,662,892	-£386,968,825	-£390,746,596	-£391,862,686	-£386,921,446	-£389,271,181
20%	60%	-£401,472,902	-£394,312,586	-£398,102,642	-£400,201,575	-£392,864,047	-£397,674,915
25%	60%	-£410,282,912	-£401,656,337	-£405,448,688	-£406,740,466	-£400,201,575	-£406,086,706
30%	60%	-£419,092,922	-£409,000,088	-£412,792,733	-£414,231,312	-£407,389,785	-£414,436,568
35%	60%	-£427,902,932	-£416,343,839	-£424,136,784	-£426,679,402	-£414,790,529	-£422,833,980
40%	60%	-£436,712,942	-£423,687,590	-£431,481,835	-£434,020,453	-£422,241,280	-£431,236,004

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£267,392,509	-£267,392,509	-£267,392,509	-£267,392,509	-£267,392,509	-£267,392,509
10%	70%	-£284,587,108	-£281,326,457	-£283,535,998	-£284,227,228	-£280,966,577	-£283,176,116
15%	70%	-£293,287,654	-£289,359,381	-£291,685,210	-£292,730,915	-£287,219,565	-£291,138,362
20%	70%	-£302,081,568	-£295,438,434	-£299,929,787	-£301,338,072	-£294,706,362	-£298,198,258
25%	70%	-£310,988,621	-£302,565,947	-£308,211,960	-£310,057,027	-£301,646,757	-£307,342,590
30%	70%	-£320,069,291	-£309,786,686	-£316,729,572	-£318,917,268	-£308,671,443	-£315,596,269
35%	70%	-£329,258,899	-£317,100,647	-£325,333,365	-£327,914,874	-£315,778,250	-£323,899,339
40%	70%	-£338,448,508	-£324,531,490	-£333,962,184	-£336,912,480	-£322,956,460	-£332,426,154
45%	70%	-£347,638,116	-£331,962,333	-£342,591,002	-£345,910,086	-£330,936,070	-£340,953,968
50%	70%	-£356,827,724	-£339,393,176	-£351,219,820	-£354,907,690	-£338,915,680	-£349,481,783
100%	70%	-£448,723,818	-£413,931,271	-£437,508,055	-£444,893,745	-£410,091,198	-£433,667,931
10%	80%	-£284,691,161	-£280,964,703	-£283,489,890	-£284,451,241	-£280,724,783	-£283,249,971
15%	80%	-£293,486,297	-£287,816,754	-£291,614,921	-£293,080,531	-£287,456,874	-£291,249,156
20%	80%	-£302,281,433	-£294,703,080	-£300,826,960	-£302,290,874	-£296,349,960	-£300,349,380
25%	80%	-£311,076,569	-£301,595,413	-£309,039,990	-£311,087,227	-£305,241,046	-£309,451,512
30%	80%	-£319,871,705	-£308,487,746	-£316,252,020	-£318,897,572	-£304,092,132	-£317,562,646
35%	80%	-£328,666,841	-£315,380,079	-£323,467,050	-£326,702,917	-£302,943,218	-£325,673,780
40%	80%	-£337,461,977	-£322,272,412	-£330,682,079	-£334,508,262	-£301,794,304	-£333,784,914
45%	80%	-£346,257,113	-£329,164,745	-£337,897,108	-£342,403,607	-£300,645,390	-£341,896,048
50%	80%	-£355,052,249	-£336,057,078	-£345,102,137	-£350,308,952	-£299,496,476	-£350,007,182
10%	60%	-£284,483,054	-£281,688,211	-£283,582,101	-£284,003,215	-£281,208,370	-£283,102,261
15%	60%	-£293,287,654	-£289,531,490	-£291,685,210	-£292,730,915	-£287,219,565	-£291,138,362
20%	60%	-£302,081,568	-£295,438,434	-£299,929,787	-£301,338,072	-£294,706,362	-£298,198,258
25%	60%	-£310,988,621	-£302,565,947	-£308,211,960	-£310,057,027	-£301,646,757	-£307,342,590
30%	60%	-£320,069,291	-£309,786,686	-£316,729,572	-£318,917,268	-£308,671,443	-£315,596,269
35%	60%	-£329,258,899	-£317,100,647	-£325,333,365	-£327,914,874	-£315,778,250	-£323,899,339
40%	60%	-£338,448,508	-£324,531,490	-£333,962,184	-£336,912,480	-£322,956,460	-£332,426,154
45%	60%	-£347,638,116	-£331,962,333	-£342,591,002	-£345,910,086	-£320,936,070	-£340,953,968
50%	60%	-£356,827,724	-£339,393,176	-£351,219,820	-£354,907,690	-£318,915,680	-£349,481,783
100%	60%	-£448,723,818	-£413,931,271	-£437,508,055	-£444,893,745	-£410,091,198	-£433,667,931
10%	80%	-£284,691,161	-£280,964,703	-£283,489,890	-£284,451,241	-£280,724,783	-£283,249,971
15%	80%	-£293,486,297	-£287,816,754	-£291,614,921	-£293,080,531	-£287,456,874	-£291,249,156
20%	80%	-£302,281,433	-£294,703,080	-£300,826,960	-£302,290,874	-£296,349,960	-£299,451,512
25%	80%	-£311,076,569	-£301,595,413	-£309,039,990	-£311,087,227	-£305,241,046	-£309,451,512
30%	80%	-£319,871,705	-£308,487,746	-£316,252,020	-£318,897,572	-£304,092,132	-£317,562,646
35%	80%	-£328,666,841	-£315,380,079	-£323,467,050	-£326,702,917	-£302,943,218	-£325,673,780
40%	80%	-£337,461,977	-£322,272,412	-£330,682,079	-£334,508,262	-£301,794,304	-£333,784,914
45%	80%	-£346,257,113	-£329,164,745	-£337,897,108	-£342,403,607	-£300,645,390	-£341,896,048
50%	80%	-£355,052,249	-£336,057,078	-£345,102,137	-£350,308,952	-£299,496,476	-£350,007,182

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold
---------	-------------------	---------------------------------------	---------------------------------------

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£150,337	-£150,337	-£150,337	-£150,337	-£150,337	-£150,337
10%	70%	-£17,344,935	-£14,084,285	-£16,293,824	-£16,985,095	-£13,724,405	-£15,833,944
15%	70%	-£26,045,492	-£21,117,212	-£24,443,038	-£25,496,843	-£20,577,393	-£23,894,389
20%	70%	-£34,838,395	-£28,196,261	-£32,687,615	-£34,095,900	-£27,464,730	-£31,956,083
25%	70%	-£43,756,448	-£35,323,775	-£41,029,787	-£42,814,854	-£34,403,585	-£40,100,417
30%	70%	-£52,827,118	-£42,544,514	-£49,487,580	-£51,675,096	-£41,429,270	-£48,354,097
35%	70%	-£62,016,727	-£49,858,475	-£58,091,193	-£60,672,701	-£48,536,078	-£56,747,167
40%	70%	-£71,206,336	-£57,289,317	-£66,700,011	-£69,670,306	-£55,753,288	-£65,183,952
45%	70%	-£80,395,946	-£64,739,299	-£75,348,830	-£78,667,913	-£63,011,266	-£73,620,796
50%	70%	-£89,585,554	-£72,189,281	-£83,977,647	-£87,665,518	-£70,269,244	-£82,057,611
100%	70%	-£181,481,646	-£146,889,099	-£170,285,833	-£177,641,572	-£142,849,028	-£166,425,759
10%	80%	-£17,448,988	-£13,722,530	-£16,247,718	-£17,209,068	-£13,482,610	-£16,007,798
15%	80%	-£26,204,125	-£20,574,582	-£24,372,749	-£25,838,369	-£20,214,702	-£24,006,983
20%	80%	-£35,054,365	-£27,460,921	-£32,593,895	-£34,556,702	-£26,973,233	-£32,106,207
40%	80%	-£71,650,454	-£55,745,290	-£66,523,225	-£70,626,435	-£54,721,270	-£65,499,206
45%	80%	-£80,835,578	-£63,002,268	-£75,127,445	-£78,743,556	-£61,850,246	-£73,975,424
50%	80%	-£90,140,701	-£70,259,246	-£83,731,666	-£88,860,677	-£69,979,221	-£82,451,641
10%	60%	-£17,240,881	-£14,446,038	-£16,339,928	-£16,761,042	-£13,969,198	-£15,960,089
15%	60%	-£25,889,860	-£21,659,343	-£24,513,328	-£25,153,328	-£20,940,083	-£23,781,798
20%	60%	-£34,624,426	-£28,931,602	-£32,781,333	-£33,637,334	-£27,956,227	-£31,805,958
25%	60%	-£43,343,341	-£36,257,984	-£41,148,852	-£42,236,352	-£35,018,824	-£39,809,662
30%	60%	-£52,049,030	-£43,667,764	-£49,632,795	-£50,959,139	-£42,178,574	-£48,121,483
35%	60%	-£61,628,124	-£51,190,360	-£58,263,380	-£59,836,990	-£49,424,563	-£56,471,346
40%	60%	-£70,766,216	-£58,833,345	-£66,916,797	-£69,714,199	-£56,785,307	-£64,868,759
50%	60%	-£80,030,407	-£67,119,316	-£74,223,630	-£78,470,358	-£64,559,267	-£81,863,581

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£21,520,608	£21,520,608	£21,520,608	£21,520,608	£21,520,608	£21,520,608
10%	70%	£4,629,026	£7,888,680	£5,377,121	£4,895,889	£7,846,540	£5,737,801
15%	70%	£4,374,547	£563,733	£2,772,093	£3,825,898	£1,093,952	£2,223,445
20%	70%	£13,168,451	£6,525,317	£11,016,670	£12,424,955	£5,793,785	£10,285,138
25%	70%	£22,085,504	£13,652,830	£19,358,843	£21,143,910	£12,732,640	£18,429,473
30%	70%	£31,156,174	£20,873,569	£27,816,635	£30,004,151	£19,758,326	£26,883,152
35%	70%	£40,345,782	£28,197,530	£36,320,248	£39,001,767	£26,865,133	£35,076,222
40%	70%	£49,535,391	£35,619,373	£45,040,067	£47,999,363	£34,083,343	£43,013,037
45%	70%	£58,725,001	£43,068,354	£53,677,885	£56,896,368	£41,340,321	£51,949,851
50%	70%	£67,914,609	£50,516,336	£62,306,703	£65,994,573	£48,598,299	£60,386,666
100%	70%	£159,810,701	£125,018,154	£148,594,888	£155,070,628	£121,178,081	£144,754,814
10%	80%	£4,221,956	£7,948,414	£5,423,227	£4,481,876	£8,188,334	£5,663,146
15%	80%	£4,433,180	£1,095,363	£2,701,804	£4,167,414	£2,336,029	£2,538,029
20%	80%	£13,383,420	£5,789,976	£10,922,951	£12,887,757	£5,302,288	£10,435,263
40%	80%	£49,979,510	£34,074,345	£44,852,280	£48,955,490	£33,050,326	£43,828,261
45%	80%	£59,224,633	£41,331,323	£53,456,500	£58,072,611	£40,179,302	£52,304,479
50%	80%	£68,469,757	£48,588,301	£62,060,721	£67,189,733	£47,308,277	£60,780,696
10%	60%	£4,430,063	£7,224,306	£5,331,016	£4,909,952	£7,704,747	£5,810,856
15%	60%	£4,215,915	£11,102	£3,842,383	£3,484,353	£70,862	£2,110,851
20%	60%	£12,953,481	£7,260,657	£11,110,389	£11,966,389	£6,285,282	£10,135,013
25%	60%	£21,812,396	£14,587,040	£19,477,907	£20,565,408	£13,347,880	£18,238,747
30%	60%	£30,823,085	£21,996,820	£27,961,850	£29,288,194	£20,507,629	£26,450,538
35%	60%	£39,987,180	£29,519,416	£36,592,436	£38,165,145	£27,753,618	£34,800,401
40%	60%	£49,091,274	£37,162,400	£45,245,852	£47,043,235	£35,114,362	£43,197,813
50%	60%	£57,359,462	£45,448,371	£52,582,686	£54,799,414	£43,888,322	£50,982,637

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£31,086,514	£31,086,514	£31,086,514	£31,086,514	£31,086,514	£31,086,514
10%	70%	£13,891,915	£17,152,565	£14,943,026	£14,251,795	£17,512,445	£15,302,906
15%	70%	£5,191,356	£10,119,638	£6,793,812	£5,740,007	£10,899,457	£7,342,661
20%	70%	£3,802,545	£3,040,588	£1,450,765	£2,859,050	£3,772,120	£4,719,233
25%	70%	£12,519,598	£4,086,925	£9,792,337	£11,578,004	£3,166,735	£8,863,567
30%	70%	£21,590,268	£11,307,664	£18,250,730	£20,438,246	£10,192,420	£17,117,247
35%	70%	£30,779,877	£18,621,625	£26,854,343	£29,435,851	£17,299,228	£25,510,317
40%	70%	£39,969,486	£26,052,467	£35,493,161	£38,433,457	£24,516,438	£33,947,132
45%	70%	£49,159,095	£33,502,449	£44,111,980	£47,431,063	£31,774,416	£42,383,946
50%	70%	£58,348,704	£40,952,430	£52,740,797	£56,428,668	£39,032,394	£50,820,761
100%	70%	£150,244,796	£115,452,249	£139,028,983	£146,404,722	£111,612,176	£135,188,909
10%	80%	£13,787,862	£17,514,320	£14,989,133	£14,027,782	£17,754,240	£15,229,052
15%	80%	£5,022,726	£10,662,268	£6,964,101	£5,398,491	£11,022,148	£7,229,867
20%	80%	£3,817,815	£1,357,045	£1,357,045	£1,357,045	£3,753,857	£4,719,233
40%	80%	£40,413,604	£24,508,440	£35,286,375	£39,389,585	£23,484,420	£34,262,355
45%	80%	£49,658,728	£31,765,418	£43,890,595	£48,506,705	£30,613,396	£42,738,574
50%	80%	£58,903,851	£39,022,396	£52,494,815	£57,623,827	£37,742,371	£51,214,791
10%	60%	£13,995,969	£16,790,812	£14,896,921	£14,476,808	£17,270,652	£15,376,761
15%	60%	£5,349,990	£9,977,607	£6,723,322	£6,081,522	£10,296,767	£7,455,354
20%	60%	£3,387,576	£2,305,248	£1,544,483	£2,400,484	£3,280,625	£4,589,108
25%	60%	£12,246,491	£5,021,134	£9,912,002	£10,999,502	£3,781,974	£8,672,842
30%	60%	£21,257,180	£12,430,914	£18,395,946	£19,722,289	£10,941,724	£16,884,633
35%	60%	£30,391,274	£19,953,510	£27,026,530	£28,599,240	£18,167,713	£25,234,496
40%	60%	£39,525,368	£27,596,495	£35,679,947	£37,477,329	£25,548,457	£33,631,908
50%	60%	£47,793,557	£42,882,466	£42,986,789	£55,233,508	£40,322,417	£50,426,731

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£1,517,981	-£1,517,981	-£1,517,981	-£1,517,981	-£1,517,981	-£1,517,981
10%	70%	-£18,712,580	-£15,451,929	-£17,661,468	-£18,352,700	-£15,092,049	-£17,301,588
15%	70%	-£27,413,136	-£22,484,856	-£25,810,682	-£26,964,487	-£21,945,037	-£25,262,034
20%	70%	-£36,207,040	-£29,583,906	-£34,055,259	-£35,463,544	-£28,832,374	-£33,323,727
25%	70%	-£45,124,093	-£36,691,419	-£42,397,432	-£44,182,499	-£35,771,229	-£41,468,062
30%	70%	-£54,194,763	-£43,912,158	-£50,855,224	-£53,042,740	-£42,796,915	-£49,721,741
35%	70%	-£63,384,371	-£51,226,119	-£59,458,837	-£62,040,346	-£49,903,722	-£58,114,811
40%	70%	-£72,573,980	-£58,656,962	-£68,087,656	-£71,037,952	-£57,120,932	-£66,551,626
45%	70%	-£81,763,590	-£66,106,943	-£76,716,474	-£80,035,567	-£64,378,910	-£74,988,440
50%	70%	-£90,953,198	-£73,556,925	-£85,345,292	-£89,033,162	-£71,636,888	-£83,425,255
100%	70%	-£182,849,290	-£148,056,743	-£171,633,477	-£179,009,217	-£144,216,670	-£167,793,403
10%	80%	-£18,816,633	-£15,090,175	-£17,615,362	-£18,576,713	-£14,850,255	-£17,375,443
15%	80%	-£27,571,769	-£21,942,226	-£25,740,393	-£27,206,003	-£21,582,346	-£25,374,628
20%	80%	-£36,422,009	-£28,828,565	-£33,961,540	-£35,926,346	-£28,349,877	-£33,473,852
25%	80%	-£45,018,096	-£37,112,334	-£43,790,969	-£47,596,079	-£36,089,915	-£43,866,850
30%	80%	-£53,263,222	-£45,369,912	-£52,495,089	-£56,111,200	-£43,217,891	-£52,343,068
40%	80%	-£91,608,346	-£71,626,890	-£85,099,310	-£90,228,322	-£70,346,866	-£83,819,285
10%	60%	-£18,608,526	-£15,913,683	-£17,707,573	-£18,128,687	-£15,333,842	-£17,227,733
15%	60%	-£27,254,804	-£23,027,487	-£25,890,972	-£26,522,972	-£22,307,727	-£25,149,440
20%	60%	-£35,892,070	-£30,299,246	-£34,148,976	-£35,044,976	-£29,323,871	-£33,173,802
25%	60%	-£44,850,955	-£37,625,629	-£42,516,498	-£43,603,987	-£36,386,469	-£41,277,336
30%	60%	-£53,861,674	-£45,035,409	-£51,000,439	-£52,326,783	-£43,546,218	-£49,489,127
35%	60%	-£62,955,769	-£52,558,005	-£59,631,025	-£61,203,734	-£50,792,207	-£57,838,990
40%	60%	-£72,129,863	-£60,200,989	-£68,284,441	-£70,081,824	-£58,152,951	-£66,236,402
50%	60						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

E2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£40,805,682	£40,805,682	£40,805,682	£40,805,682	£40,805,682	£40,805,682
10%	70%	£23,811,965	£26,871,734	£24,862,195	£23,970,983	£27,231,614	£25,022,075
15%	70%	£14,910,527	£19,838,807	£16,512,981	£15,459,176	£20,378,626	£17,061,630
20%	70%	£8,116,623	£12,769,757	£8,268,404	£6,860,119	£13,491,289	£9,999,936
25%	70%	£2,800,429	£5,632,244	£-73,769	£-1,858,836	£6,562,434	£855,602
30%	70%	£-11,871,100	£-1,588,495	£-8,531,561	£-10,719,077	£-473,251	£-7,388,078
35%	70%	£-21,060,708	£-8,902,456	£-17,135,174	£-19,716,683	£-7,580,059	£-15,791,148
40%	70%	£-30,250,317	£-16,333,299	£-25,763,993	£-29,714,299	£-14,797,269	£-24,227,963
45%	70%	£-39,439,927	£-23,783,280	£-34,392,811	£-37,711,894	£-22,055,247	£-32,664,777
50%	70%	£-48,629,535	£-31,233,262	£-43,021,629	£-46,709,499	£-29,313,225	£-41,101,592
100%	70%	£-140,525,627	£-105,733,080	£-129,309,814	£-136,685,553	£-101,893,007	£-125,469,740
10%	80%	£23,507,030	£27,233,488	£24,708,301	£23,746,950	£27,473,409	£24,948,220
15%	80%	£14,751,894	£20,381,437	£16,383,270	£15,117,660	£20,741,317	£16,949,035
20%	80%	£5,901,654	£13,495,098	£8,362,123	£6,397,317	£13,969,786	£8,849,811
40%	80%	£-30,694,435	£-14,789,271	£-25,567,206	£-29,670,416	£-13,765,252	£-24,543,187
45%	80%	£-39,939,559	£-22,046,249	£-34,171,426	£-38,787,537	£-20,894,228	£-33,019,405
50%	80%	£-49,184,682	£-29,303,227	£-42,775,647	£-47,904,659	£-28,023,202	£-41,495,622
10%	60%	£23,715,137	£26,509,981	£24,616,090	£24,194,977	£26,989,821	£25,095,930
15%	60%	£15,069,159	£19,298,176	£16,442,861	£15,800,691	£20,015,336	£17,174,223
20%	60%	£6,331,583	£12,024,417	£6,174,686	£7,315,685	£12,999,792	£9,150,061
25%	60%	£-2,527,322	£4,698,034	£-192,833	£-1,280,334	£5,937,194	£1,046,327
30%	60%	£-11,538,011	£-2,711,745	£-8,676,776	£-10,003,120	£-1,222,555	£-7,165,464
35%	60%	£-20,672,106	£-10,234,342	£-17,307,362	£-18,880,071	£-8,468,544	£-15,515,327
40%	60%	£-29,806,200	£-17,877,326	£-25,960,778	£-27,758,160	£-15,829,288	£-23,912,739
50%	60%	£-46,074,368	£-33,163,297	£-43,267,612	£-45,514,338	£-30,603,246	£-40,707,563

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

E1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£43,716,998	£43,716,998	£43,716,998	£43,716,998	£43,716,998	£43,716,998
10%	70%	£26,522,399	£29,783,950	£27,573,511	£26,882,290	£30,142,930	£27,933,391
15%	70%	£17,821,843	£22,750,123	£19,424,297	£18,370,492	£23,289,942	£19,972,945
20%	70%	£9,027,939	£15,671,073	£11,179,720	£9,771,435	£16,402,605	£11,911,252
25%	70%	£110,887	£6,543,560	£2,837,548	£1,052,480	£9,463,750	£3,766,918
30%	70%	£-8,959,784	£1,322,821	£-5,620,245	£-7,807,761	£2,438,065	£-4,486,762
35%	70%	£-18,149,392	£-5,991,140	£-14,223,959	£-16,805,366	£-4,668,743	£-12,879,832
40%	70%	£-27,339,001	£-13,421,993	£-22,852,677	£-25,802,973	£-11,865,953	£-21,316,647
45%	70%	£-36,528,611	£-20,871,964	£-31,481,495	£-34,800,578	£-19,143,931	£-29,753,461
50%	70%	£-45,718,219	£-28,321,946	£-40,110,313	£-43,798,183	£-26,401,909	£-38,190,276
100%	70%	£-137,614,311	£-102,821,764	£-126,398,498	£-133,774,237	£-98,981,691	£-122,558,424
10%	80%	£26,418,346	£30,144,805	£27,619,617	£26,658,266	£30,384,725	£27,859,536
15%	80%	£17,663,210	£23,292,753	£19,494,586	£18,028,976	£23,652,633	£19,960,351
20%	80%	£9,812,970	£16,406,414	£11,273,439	£9,308,633	£16,894,102	£11,761,125
40%	80%	£-27,783,119	£-11,877,955	£-22,655,890	£-26,759,100	£-10,653,936	£-21,831,871
45%	80%	£-37,028,243	£-19,134,933	£-31,260,110	£-35,876,221	£-17,982,912	£-30,108,089
50%	80%	£-46,273,366	£-26,391,911	£-43,864,331	£-44,993,342	£-25,111,886	£-38,584,306
10%	60%	£26,626,453	£29,421,297	£27,527,406	£27,106,293	£29,901,137	£28,007,246
15%	60%	£17,989,475	£22,207,492	£19,354,007	£18,712,097	£22,927,252	£20,085,539
20%	60%	£9,242,908	£14,935,733	£11,096,002	£10,230,001	£15,911,108	£12,061,377
25%	60%	£383,994	£7,609,350	£2,718,483	£1,630,982	£8,848,510	£3,957,843
30%	60%	£-8,626,695	£199,571	£-5,765,460	£-7,091,804	£1,688,761	£-4,254,148
35%	60%	£-17,760,790	£-7,323,026	£-14,396,046	£-15,968,785	£-5,557,228	£-12,804,011
40%	60%	£-26,894,884	£-14,966,010	£-23,049,462	£-24,846,844	£-12,917,972	£-21,001,423
50%	60%	£-45,163,072	£-30,251,981	£-40,356,296	£-42,603,023	£-27,691,932	£-37,796,247

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	High

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£142,146,641	£142,146,641	£142,146,641	£142,146,641	£142,146,641	£142,146,641
10%	70%	£117,087,327	£119,886,065	£117,874,885	£117,393,310	£120,187,125	£118,180,868
15%	70%	£104,431,478	£108,668,901	£105,612,815	£104,890,453	£109,127,875	£106,071,790
20%	70%	£91,747,845	£97,425,526	£93,348,722	£92,369,820	£98,037,492	£93,962,711
25%	70%	£78,980,411	£86,158,287	£80,981,507	£79,757,881	£86,935,757	£81,758,977
30%	70%	£66,125,167	£74,826,430	£68,565,756	£67,073,389	£75,759,382	£69,513,977
35%	70%	£53,171,087	£63,445,776	£56,085,010	£54,254,400	£64,552,036	£57,186,010
40%	70%	£40,078,502	£52,002,347	£43,439,935	£41,384,492	£53,276,359	£44,731,321
45%	70%	£26,806,860	£40,453,184	£30,650,320	£28,300,128	£41,898,780	£32,143,588
50%	70%	£13,293,381	£28,771,522	£17,655,065	£15,001,031	£30,411,508	£19,341,387
100%	70%	£128,134,827	£95,444,254	£119,020,988	£124,593,780	£91,903,407	£115,480,141
10%	80%	£117,011,107	£120,208,141	£117,911,173	£117,215,096	£120,403,848	£118,115,162
15%	80%	£104,317,148	£109,159,916	£105,667,248	£104,623,131	£109,465,899	£105,973,231
20%	80%	£91,592,912	£98,080,214	£93,422,485	£92,007,562	£98,488,191	£93,831,299
25%	80%	£78,786,744	£86,990,032	£81,073,711	£79,305,057	£87,508,345	£81,592,024
30%	80%	£65,988,966	£75,824,523	£68,678,210	£66,521,114	£76,446,498	£69,310,358
35%	80%	£52,991,013	£64,629,264	£56,198,353	£53,640,581	£65,366,770	£56,947,921
40%	80%	£39,753,183	£53,364,819	£43,594,820	£40,623,842	£54,207,483	£44,455,390
45%	80%	£26,434,890	£41,999,696	£30,827,415	£27,430,401	£42,963,427	£31,822,928
50%	80%	£12,866,450	£30,525,472	£17,855,055	£14,009,052	£31,613,797	£18,979,270
10%	60%	£117,163,547	£119,693,989	£117,838,596	£117,571,525	£119,965,401	£118,246,574
15%	60%	£104,545,808	£108,177,884	£105,558,383	£105,157,774	£108,789,850	£106,170,349
20%	60%	£91,922,773	£96,770,838	£93,274,838	£92,374,822,079	£98,094,124	£94,094,124
25%	60%	£79,174,078	£85,326,543	£80,889,303	£80,210,704	£86,363,169	£81,925,928
30%	60%	£66,361,367	£73,828,336	£68,453,300	£67,625,663	£75,072,287	£69,717,596
35%	60%	£53,451,162	£62,282,291	£55,931,667	£54,950,297	£63,737,303	£57,423,565
40%	60%	£40,403,823	£50,627,668	£43,285,051	£42,145,142	£52,340,967	£45,007,254
45%	60%	£27,178,331	£38,885,638	£30,473,225	£29,169,854	£40,834,133	£32,459,259
50%	60%	£13,720,311	£26,996,508	£17,455,073	£15,983,198	£29,208,756	£19,703,504

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£266,847,318	£266,847,318	£266,847,318	£266,847,318	£266,847,318	£266,847,318
10%	70%	£291,906,632	£289,107,894	£291,119,074	£291,600,649	£288,806,834	£290,813,091
15%	70%	£304,592,492	£300,325,058	£303,381,145	£304,103,906	£299,896,084	£302,922,199
20%	70%	£317,246,114	£311,589,433	£315,645,338	£316,624,139	£310,958,467	£315,031,248
25%	70%	£330,013,548	£322,835,672	£328,012,453	£329,236,078	£322,058,202	£327,234,983
30%	70%	£342,868,793	£334,167,530	£340,428,204	£341,920,571	£333,234,567	£339,479,982
35%	70%	£355,822,872	£345,548,192	£352,928,949	£354,688,520	£344,441,923	£351,807,940
40%	70%	£368,915,467	£356,991,613	£365,554,025	£367,609,467	£355,717,600	£364,262,638
45%	70%	£382,187,999	£368,540,775	£378,943,639	£380,693,831	£367,085,193	£376,850,371
50%	70%	£395,700,579	£380,222,437	£391,338,895	£393,992,328	£378,582,451	£389,652,572
100%	70%	£537,128,586	£504,438,213	£528,014,947	£533,587,739	£500,897,367	£524,474,101
10%	80%	£291,982,853	£288,785,818	£291,082,787	£291,778,863	£288,585,111	£290,878,797
15%	80%	£304,676,811	£299,834,043	£303,338,712	£304,370,828	£299,528,060	£303,020,729
20%	80%	£317,401,048	£310,813,746	£315,571,474	£316,886,397	£310,505,768	£315,162,990
25%	80%	£329,240,776	£325,639,348	£329,389,139	£330,370,117	£324,536,476	£329,536,476
30%	80%	£342,559,070	£336,994,263	£340,166,544	£341,563,568	£336,030,533	£340,171,032
35%	80%	£356,127,510	£348,468,487	£351,138,905	£352,984,908	£347,380,162	£350,014,689
40%	80%	£369,830,412	£360,429,970	£361,155,363	£362,422,435	£358,028,558	£360,747,885
45%	80%	£384,448,151	£372,816,075	£383,435,577	£384,836,185	£370,204,109	£382,823,610
50%	80%	£399,091,161	£385,223,121	£395,719,001	£397,261,889	£381,440,167	£395,898,336
10%	60%	£329,819,982	£323,627,416	£328,104,656	£328,783,256	£322,630,790	£327,068,031
15%	60%	£342,632,592	£335,165,624	£340,540,659	£341,368,296	£333,921,672	£339,276,363
20%	60%	£356,542,797	£346,731,668	£353,062,293	£354,043,662	£345,256,656	£351,570,394
25%	60%	£369,590,137	£358,366,291	£365,708,909	£366,848,817	£356,692,992	£363,986,705
30%	60%	£382,873,644	£370,997,451	£378,538,866	£380,016,761	£370,785,203	£376,290,455

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£176,124,268	£176,124,268	£176,124,268	£176,124,268	£176,124,268	£176,124,268
10%	70%	£201,183,582	£198,384,844	£200,396,024	£200,877,598	£198,083,784	£200,090,041
15%	70%	£213,938,491	£209,602,098	£212,658,094	£213,380,458	£209,243,034	£212,189,119
20%	70%	£226,523,084	£220,845,383	£224,922,187	£225,901,089	£220,253,417	£224,308,198
25%	70%	£239,290,498	£232,112,622	£237,289,402	£238,513,028	£231,335,162	£236,511,932
30%	70%	£252,145,742	£243,444,479	£249,705,154	£251,197,520	£242,511,617	£248,756,932
35%	70%	£265,099,822	£254,825,131	£262,205,899	£263,975,469	£253,718,873	£261,084,899
40%	70%	£278,192,407	£266,269,562	£274,930,974	£276,886,417	£264,994,550	£273,539,598
45%	70%	£291,464,069	£277,817,724	£282,630,589	£284,807,281	£276,372,129	£285,172,229
50%	70%	£304,977,528	£289,499,387	£300,615,844	£303,269,878	£287,859,401	£298,929,522
100%	70%	£446,405,536	£413,715,163	£437,291,897	£442,864,689	£410,174,316	£433,751,050
10%	80%	£201,259,802	£198,062,768	£200,359,736	£201,055,813	£197,862,061	£200,155,747
15%	80%	£213,953,781	£209,110,993	£212,603,661	£213,847,778	£208,805,010	£212,297,678
20%	80%	£226,671,987	£220,199,685	£224,948,428	£226,263,947	£221,782,719	£224,383,034
25%	80%	£239,517,726	£229,906,290	£237,676,085	£237,847,067	£234,063,426	£237,815,519
30%	80%	£252,486,019	£241,217,212	£247,443,494	£250,840,508	£245,307,482	£248,447,981
35%	80%	£265,404,459	£252,745,437	£260,415,854	£264,261,857	£256,657,112	£260,291,639
40%	80%	£278,407,362	£264,708,920	£270,432,313	£272,699,384	£268,308,508	£270,024,335
45%	80%	£291,525,191	£276,810,025	£282,712,526	£285,113,135	£279,481,959	£282,109,590
50%	80%	£304,761,160	£289,030,071	£294,895,951	£297,528,830	£290,684,116	£294,176,785
10%	60%	£239,096,831	£232,944,355	£237,381,606	£238,060,205	£231,907,740	£236,344,381
15%	60%	£252,909,542	£244,442,573	£249,817,609	£250,645,246	£243,198,622	£248,553,313
20%	60%	£266,819,747	£256,008,618	£262,330,242	£263,320,612	£254,533,606	£260,847,344
25%	60%	£279,867,086	£267,643,240	£274,985,858	£276,125,767	£265,929,942	£273,263,655
30%	60%	£304,590,998	£281,274,401	£300,815,835	£302,287,710	£289,062,183	£298,597,405

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£3,372,479	£3,372,479	£3,372,479	£3,372,479	£3,372,479	£3,372,479
10%	70%	£28,431,793	£25,633,056	£27,644,236	£28,125,810	£25,331,996	£27,339,253
15%	70%	£41,087,643	£36,850,226	£39,996,306	£40,381,347	£36,381,245	£39,447,331
20%	70%	£53,771,276	£48,093,595	£52,170,399	£53,149,301	£47,481,629	£51,556,409
25%	70%	£66,538,710	£59,360,833	£64,537,614	£65,761,240	£58,553,363	£63,760,144
30%	70%	£79,393,954	£70,692,691	£76,953,365	£78,445,732	£69,759,728	£76,005,143
35%	70%	£92,348,034	£82,073,343	£89,454,111	£91,293,681	£80,997,085	£88,333,111
40%	70%	£105,403,619	£93,516,774	£102,978,198	£104,924,828	£92,242,762	£100,787,799
45%	70%	£118,712,261	£105,065,936	£114,869,801	£117,219,993	£103,620,941	£113,376,883
50%	70%	£132,225,740	£116,747,599	£127,864,056	£130,518,089	£115,107,613	£126,177,734
100%	70%	£273,653,747	£240,963,375	£264,540,109	£270,112,901	£237,422,526	£260,999,262
10%	80%	£28,508,014	£25,310,980	£27,607,948	£28,304,025	£25,110,273	£27,403,958
15%	80%	£41,201,972	£36,399,204	£39,851,873	£40,895,989	£36,053,221	£39,545,890
20%	80%	£53,926,069	£47,438,907	£52,086,936			

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£91,117,905	£91,117,905	£91,117,905	£91,117,905	£91,117,905	£91,117,905
10%	70%	£96,098,591	£88,857,328	£88,857,328	£88,364,574	£89,158,389	£87,152,131
15%	70%	£53,402,741	£57,640,164	£54,584,078	£53,861,717	£58,099,139	£55,043,054
20%	70%	£40,719,108	£46,396,789	£42,319,985	£41,341,084	£47,008,755	£42,933,975
25%	70%	£27,951,674	£35,129,551	£29,962,770	£28,729,144	£35,907,021	£30,730,240
30%	70%	£15,096,430	£23,797,693	£17,537,019	£16,044,652	£24,730,656	£18,485,241
35%	70%	£2,142,360	£12,417,041	£3,036,273	£3,260,703	£13,522,299	£5,157,274
40%	70%	£-10,950,234	£-8,051,610	£-7,588,902	£-9,644,245	£-2,247,623	£-6,207,415
45%	70%	£-24,221,877	£-10,575,552	£-20,378,417	£-22,728,609	£-9,129,957	£-18,885,149
50%	70%	£-37,735,356	£-22,257,214	£-33,373,672	£-36,027,705	£-20,617,229	£-31,687,350
100%	70%	£-179,163,363	£-146,472,991	£-170,049,725	£-175,622,517	£-142,932,144	£-168,508,678
10%	80%	£85,982,370	£69,179,404	£66,882,436	£66,186,360	£69,380,111	£67,086,426
15%	80%	£53,298,412	£58,131,180	£54,638,511	£53,594,395	£58,437,163	£54,944,494
20%	80%	£40,564,175	£47,051,477	£42,383,748	£40,978,826	£47,459,455	£42,802,562
40%	80%	£-11,275,554	£-2,335,883	£-7,433,917	£-10,404,884	£3,178,747	£-6,573,347
45%	80%	£-24,593,847	£-9,029,040	£-20,201,322	£-23,598,336	£-8,065,310	£-19,205,809
50%	80%	£-38,162,287	£-20,503,265	£-33,173,682	£-37,019,685	£-19,414,940	£-32,049,467
10%	80%	£86,134,811	£69,535,252	£66,809,860	£66,542,788	£68,938,864	£67,217,837
15%	80%	£53,517,071	£57,149,148	£54,523,646	£54,129,038	£57,915,114	£55,373,632
20%	60%	£40,874,042	£45,742,101	£42,246,222	£41,703,342	£46,558,056	£43,965,387
25%	60%	£28,145,341	£34,297,807	£29,860,566	£29,181,967	£35,334,433	£30,897,191
30%	60%	£15,332,631	£22,799,599	£17,424,564	£16,596,927	£24,043,550	£18,688,860
35%	60%	£2,122,125	£11,233,554	£4,902,230	£3,971,351	£12,708,566	£6,394,529
40%	60%	£-10,624,914	£-4,011,689	£-7,743,686	£-9,883,595	£-1,312,231	£-6,021,483
50%	60%	£-37,308,426	£-24,032,229	£-33,573,663	£-35,045,538	£-21,819,980	£-31,325,233

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,788,849	£12,788,849	£12,788,849	£12,788,849	£12,788,849	£12,788,849
10%	70%	£37,728,535	£30,528,273	£28,517,893	£28,035,919	£30,822,333	£28,828,076
15%	70%	£75,073,686	£79,311,109	£76,255,023	£75,532,661	£79,770,083	£76,713,958
20%	70%	£62,980,053	£68,067,734	£63,990,930	£63,012,028	£68,679,700	£64,604,919
25%	70%	£49,622,619	£56,800,495	£51,623,715	£50,400,089	£57,577,965	£52,401,186
30%	70%	£36,767,375	£45,468,638	£39,207,963	£37,715,597	£46,401,600	£40,156,185
35%	70%	£23,813,295	£34,087,986	£26,707,218	£24,937,648	£35,194,244	£27,828,218
40%	70%	£10,720,717	£14,444,555	£14,082,143	£13,026,713	£23,915,562	£15,373,632
45%	70%	£-2,550,932	£11,095,393	£1,292,528	£-1,057,664	£12,540,388	£2,785,796
50%	70%	£-16,064,411	£-586,270	£-11,702,727	£-14,356,761	£1,053,716	£-10,016,405
100%	70%	£-167,492,419	£-124,802,048	£-148,378,760	£-153,951,572	£-121,281,199	£-144,837,933
10%	80%	£87,653,315	£90,850,349	£88,553,381	£87,807,304	£91,051,056	£88,757,370
15%	80%	£74,959,356	£79,802,124	£76,389,456	£75,285,359	£80,180,107	£76,812,439
20%	80%	£62,235,120	£68,722,422	£64,064,693	£62,649,770	£69,130,399	£64,473,507
40%	80%	£10,395,391	£24,006,827	£14,237,028	£11,266,050	£24,849,691	£15,097,598
45%	80%	£-2,922,902	£12,641,905	£1,469,623	£-1,927,391	£13,605,635	£2,465,136
50%	80%	£-16,491,342	£1,167,680	£-11,502,737	£-15,348,740	£2,256,005	£-10,378,522
10%	80%	£87,905,755	£90,206,197	£88,490,804	£88,213,733	£90,607,809	£88,988,782
15%	80%	£75,188,016	£78,820,092	£76,200,891	£75,789,982	£79,432,058	£76,812,557
20%	60%	£62,544,987	£67,413,046	£63,917,186	£63,374,287	£68,229,001	£64,736,332
25%	60%	£49,816,286	£55,968,751	£51,531,511	£50,852,912	£57,005,377	£52,568,136
30%	60%	£37,003,575	£44,470,544	£39,095,508	£38,267,871	£45,714,495	£40,359,804
35%	60%	£24,093,370	£32,904,499	£26,573,975	£25,592,505	£34,379,511	£28,065,773
40%	60%	£11,046,031	£21,269,877	£13,927,269	£12,787,350	£22,983,175	£15,949,462
50%	60%	£-15,637,451	£-2,361,284	£-11,902,719	£-13,374,593	£-149,036	£-9,654,288

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,280

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£12,354,755	£12,354,755	£12,354,755	£12,354,755	£12,354,755	£12,354,755
10%	70%	£97,295,441	£100,094,178	£98,082,998	£97,601,424	£100,395,238	£98,388,981
15%	70%	£34,638,591	£38,877,014	£35,820,928	£35,099,567	£38,338,989	£36,278,934
20%	70%	£71,955,958	£77,633,630	£73,556,635	£72,577,934	£76,245,605	£74,170,825
25%	70%	£59,188,524	£66,366,401	£61,189,620	£59,965,994	£67,143,871	£61,967,090
30%	70%	£46,333,280	£55,034,543	£48,773,869	£47,281,502	£55,967,506	£49,722,091
35%	70%	£33,379,201	£43,653,891	£36,273,123	£34,503,553	£44,760,150	£37,394,124
40%	70%	£20,286,616	£32,210,460	£22,648,048	£21,592,805	£33,484,473	£24,939,435
45%	70%	£7,114,973	£20,861,298	£10,858,433	£8,506,241	£22,106,893	£12,351,701
50%	70%	£-6,498,506	£8,379,636	£-2,136,822	£-4,790,855	£10,619,621	£-4,500,500
100%	70%	£-147,926,513	£-115,236,141	£-138,812,875	£-144,385,667	£-111,695,294	£-135,272,028
10%	80%	£97,219,220	£100,416,254	£98,119,286	£97,423,210	£100,616,961	£98,323,276
15%	80%	£84,525,262	£89,368,030	£85,875,361	£84,831,245	£89,674,013	£86,181,344
20%	80%	£71,961,025	£78,398,327	£73,630,598	£72,215,576	£78,698,366	£76,398,472
40%	80%	£19,961,296	£33,572,733	£23,802,933	£20,831,956	£34,415,597	£24,663,503
45%	80%	£6,643,003	£22,207,810	£11,035,528	£7,638,515	£23,171,540	£12,031,041
50%	80%	£-6,925,437	£10,733,585	£-1,936,832	£-5,782,835	£11,821,910	£-8,612,617
10%	60%	£97,371,661	£99,772,102	£98,046,710	£97,779,638	£100,173,514	£98,454,687
15%	60%	£84,753,922	£89,385,998	£85,766,496	£85,365,888	£89,997,964	£86,378,462
20%	60%	£72,110,892	£76,978,951	£73,483,072	£72,940,183	£77,794,906	£74,902,237
25%	60%	£59,382,191	£65,534,657	£61,097,417	£60,418,917	£66,571,283	£62,134,041
30%	60%	£46,569,481	£54,036,449	£48,661,414	£47,833,777	£55,280,400	£49,925,710
35%	60%	£33,659,275	£42,470,405	£36,139,780	£35,168,411	£43,945,416	£37,631,679
40%	60%	£20,611,936	£30,835,782	£23,493,164	£22,353,255	£32,549,081	£25,215,368
50%	60%	£-6,071,576	£7,294,622	£-2,336,813	£-3,808,688	£9,416,870	£-68,383

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£89,750,260	£89,750,260	£89,750,260	£89,750,260	£89,750,260	£89,750,260
10%	70%	£64,690,946	£67,489,684	£65,478,504	£64,996,390	£67,790,744	£65,784,487
15%	70%	£52,035,087	£56,072,520	£53,216,434	£52,494,072	£56,721,494	£53,975,409
20%	70%	£39,351,464	£45,029,145	£40,952,341	£39,973,439	£45,641,111	£41,566,330
25%	70%	£26,584,030	£33,761,906	£28,585,126	£27,361,500	£34,539,376	£29,362,596
30%	70%	£13,728,786	£22,430,049	£16,169,374	£14,677,008	£23,363,011	£17,117,596
35%	70%	£774,706	£11,049,397	£3,668,629	£1,899,059	£12,155,655	£4,789,629
40%	70%	£-12,317,879	£-394,094	£-8,956,446	£-11,011,889	£-979,978	£-7,965,060
45%	70%	£-26,980,521	£-11,943,197	£-21,746,061	£-24,086,253	£-10,497,601	£-20,252,793
50%	70%	£-39,103,000	£-23,624,859	£-34,741,316	£-37,395,350	£-21,984,873	£-33,054,994
100%	70%	£-180,531,008	£-147,840,635	£-171,417,369	£-176,990,161	£-144,299,788	£-167,876,522
10%	80%	£64,614,726	£67,811,760	£65,514,792	£64,818,715	£68,012,467	£65,718,781
15%	80%	£51,920,767	£56,763,535	£53,270,867	£52,226,750	£57,069,518	£53,576,850
20%	80%	£39,196,531	£45,683,833	£41,026,104	£39,611,081	£46,091,810	£41,424,918
40%	80%	£-12,643,198	£-988,298	£-8,801,561	£-11,772,539	£-1,811,002	£-7,940,991
45%	80%	£-25,961,491	£-10,396,685	£-21,568,966	£-24,965,980	£-9,432,594	£-20,573,453
50%	80%	£-39,529,931	£-21,870,909	£-34,541,326	£-38,387,329	£-20,782,584	£-33,417,111
10%	60%	£64,767,167	£67,167,608	£65,442,215	£65,175,144	£67,569,020	£65,850,193
15%	60%	£52,149,427	£55,781,503	£53,162,002	£52,781,393	£56,393,469	£53,773,968
20%	60%	£39,598,398	£44,374,457	£40,978,377	£40,335,688	£45,190,412	£41,897,745
25%	60%	£26,777,697	£32,930,162	£28,482,922	£27,814,323	£33,966,786	£29,529,547
30%	60%	£13,964,986	£21,431,955	£16,056,919	£15,229,282	£22,675,906	£17,321,215
35%	60%	£1,054,781	£9,865,910	£3,535,286	£2,553,916</		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£132,073,924	£132,073,924	£132,073,924	£132,073,924	£132,073,924	£132,073,924
10%	70%	£107,014,810	£109,313,347	£107,802,167	£107,320,593	£110,114,407	£108,103,150
15%	70%	£94,358,760	£98,596,183	£96,540,097	£94,817,735	£99,055,156	£95,999,072
20%	70%	£81,675,127	£87,352,808	£83,276,004	£82,297,102	£87,964,774	£83,889,993
25%	70%	£68,907,693	£76,085,570	£70,908,789	£68,685,163	£76,863,039	£71,686,259
30%	70%	£56,052,449	£64,753,712	£58,493,037	£57,000,671	£65,686,675	£59,441,259
35%	70%	£43,098,369	£53,373,060	£45,992,292	£44,222,722	£54,479,318	£47,113,292
40%	70%	£30,095,784	£41,929,829	£33,367,217	£31,311,774	£43,203,641	£34,658,604
45%	70%	£16,734,142	£30,380,467	£20,577,602	£18,227,410	£31,826,062	£22,070,870
50%	70%	£3,220,663	£18,698,804	£7,582,347	£4,928,314	£20,338,790	£9,268,669
100%	70%	£-138,207,345	£105,516,972	£129,093,706	£-134,666,498	£-101,976,125	£-125,552,659
10%	80%	£108,938,389	£110,135,423	£107,838,455	£107,142,378	£110,336,130	£108,042,444
15%	80%	£94,244,431	£99,087,198	£95,594,530	£94,550,414	£99,383,191	£95,900,513
20%	80%	£81,620,194	£88,007,496	£83,340,767	£81,934,844	£88,416,473	£83,758,581
40%	80%	£29,680,465	£43,291,901	£33,522,102	£30,551,124	£44,134,765	£34,382,672
45%	80%	£16,362,172	£31,926,979	£20,754,697	£17,357,683	£32,890,709	£21,750,210
50%	80%	£2,793,732	£20,452,754	£7,782,337	£3,936,334	£21,541,079	£8,906,552
10%	60%	£107,090,829	£109,491,271	£107,765,879	£107,498,807	£108,892,683	£108,173,856
15%	60%	£94,473,090	£98,105,166	£95,465,865	£95,085,056	£98,717,133	£96,007,631
20%	60%	£81,830,061	£86,698,120	£83,202,240	£82,659,361	£87,514,075	£84,021,406
25%	60%	£69,101,360	£75,253,626	£70,816,585	£70,137,986	£76,290,451	£71,853,210
30%	60%	£56,288,649	£63,755,618	£58,380,583	£57,552,945	£64,999,569	£59,644,878
35%	60%	£43,378,444	£52,189,573	£45,858,949	£44,877,579	£53,664,585	£47,350,847
40%	60%	£30,331,105	£40,654,951	£33,212,333	£32,072,424	£42,268,249	£34,834,536
50%	60%	£3,647,995	£16,823,790	£7,362,356	£5,910,481	£19,136,036	£9,630,786

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£134,985,240	£134,985,240	£134,985,240	£134,985,240	£134,985,240	£134,985,240
10%	70%	£109,925,926	£112,724,663	£110,713,483	£110,231,309	£113,025,723	£111,019,466
15%	70%	£97,270,076	£101,507,499	£98,451,413	£97,729,851	£101,986,474	£98,910,389
20%	70%	£84,586,443	£90,264,124	£86,167,320	£85,208,418	£90,876,090	£86,801,310
25%	70%	£71,819,009	£78,996,886	£73,820,105	£72,596,479	£79,774,356	£74,597,575
30%	70%	£58,963,765	£67,665,028	£61,404,354	£59,911,987	£68,597,991	£62,352,575
35%	70%	£46,009,685	£56,284,376	£48,903,608	£47,134,038	£57,390,634	£50,024,608
40%	70%	£32,917,100	£44,840,945	£36,278,333	£34,223,090	£46,114,957	£37,569,920
45%	70%	£19,645,458	£33,291,783	£23,488,918	£21,138,726	£34,737,378	£24,982,196
50%	70%	£6,131,979	£21,610,120	£10,493,663	£7,839,630	£23,250,106	£12,179,988
100%	70%	£-135,296,029	£-102,605,656	£-126,182,390	£-131,755,182	£-99,064,809	£-122,641,543
10%	80%	£109,849,705	£113,046,739	£110,749,771	£110,053,694	£113,247,446	£110,953,760
15%	80%	£97,155,747	£101,998,514	£98,505,846	£97,461,730	£102,304,498	£98,811,829
20%	80%	£84,511,510	£90,918,812	£86,261,083	£84,846,160	£91,325,789	£86,669,697
40%	80%	£32,591,781	£46,203,217	£36,433,418	£33,462,440	£47,046,081	£37,293,988
45%	80%	£19,273,488	£34,838,295	£23,666,013	£20,268,999	£35,802,025	£24,661,526
50%	80%	£5,705,048	£23,364,070	£10,693,653	£6,847,650	£24,452,395	£11,817,868
10%	60%	£110,002,146	£112,402,587	£110,677,195	£110,410,123	£112,803,999	£111,085,172
15%	60%	£97,394,406	£101,016,483	£98,396,361	£97,996,372	£101,628,449	£99,008,947
20%	60%	£84,741,377	£89,609,436	£86,113,557	£85,570,677	£90,425,391	£86,932,722
25%	60%	£72,012,676	£78,165,142	£73,727,901	£73,049,302	£79,201,768	£74,764,526
30%	60%	£59,199,965	£66,666,934	£61,291,899	£60,464,261	£67,910,885	£62,556,194
35%	60%	£46,289,760	£55,100,889	£48,770,265	£47,788,895	£56,575,901	£50,262,163
40%	60%	£33,242,421	£43,466,267	£36,123,649	£34,983,740	£45,179,565	£37,845,652
50%	60%	£5,658,909	£19,835,106	£10,293,672	£8,921,787	£22,047,354	£12,642,102

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£80,175,745	£80,175,745	£80,175,745	£80,175,745	£80,175,745	£80,175,745
10%	70%	£42,238,244	£45,446,424	£43,272,441	£42,580,070	£45,788,251	£43,614,267
15%	70%	£33,162,322	£38,029,038	£34,738,988	£33,683,445	£38,541,777	£35,260,113
20%	70%	£23,999,410	£30,549,689	£26,130,611	£24,705,607	£31,244,523	£26,825,444
25%	70%	£14,719,757	£23,027,356	£17,413,165	£15,616,941	£23,910,102	£18,295,911
30%	70%	£5,232,946	£15,427,344	£8,586,226	£6,367,175	£16,496,639	£9,662,847
35%	70%	£4,312,115	£17,26,674	£3,681,681	£3,014,636	£8,982,732	£3,996,240
40%	70%	£-14,003,745	£-86,722	£-9,517,420	£-12,520,911	£1,373,641	£-8,034,586
45%	70%	£-23,695,374	£-8,038,727	£-18,648,258	£-22,027,186	£-6,370,371	£-16,980,071
50%	70%	£-33,387,004	£-15,990,730	£-27,779,097	£-31,533,461	£-14,137,188	£-25,925,555
100%	70%	£-130,303,295	£-95,510,749	£-119,087,483	£-126,596,212	£-91,803,665	£-115,380,399
10%	80%	£42,131,266	£45,797,758	£43,313,206	£42,359,150	£46,025,642	£43,541,090
15%	80%	£32,999,230	£38,556,039	£34,801,136	£33,346,646	£38,897,866	£35,148,552
20%	80%	£23,778,399	£31,263,850	£26,213,475	£24,249,198	£31,727,072	£26,676,697
25%	80%	£14,438,976	£23,934,656	£17,518,438	£15,037,098	£24,517,809	£18,106,936
30%	80%	£4,950,498	£16,516,104	£8,714,620	£5,679,984	£17,222,302	£9,432,368
35%	80%	£4,718,174	£9,017,670	£4,231,848	£3,853,187	£9,855,041	£6,227,849
40%	80%	£-14,467,811	£11,414,224	£-9,340,582	£-13,479,255	£2,386,872	£-8,352,026
45%	80%	£-24,217,448	£-6,324,139	£-18,449,316	£-23,105,323	£-5,212,013	£-17,337,191
50%	80%	£-33,967,086	£-14,085,631	£-27,568,050	£-32,731,391	£-12,849,936	£-26,322,355
10%	60%	£42,345,222	£45,095,091	£43,231,676	£42,800,990	£45,550,858	£43,687,444
15%	60%	£33,325,412	£37,502,037	£34,676,841	£34,020,245	£38,185,689	£35,371,674
20%	60%	£24,220,420	£29,835,529	£26,047,748	£25,162,017	£29,781,973	£26,974,192
25%	60%	£15,000,539	£22,120,055	£17,307,892	£16,195,667	£23,297,050	£18,484,887
30%	60%	£5,635,395	£14,326,873	£8,457,832	£7,094,367	£15,750,978	£9,893,326
35%	60%	£-3,906,058	£6,426,598	£-541,314	£-2,176,086	£8,110,422	£1,169,531
40%	60%	£-13,539,679	£-1,610,806	£-9,694,257	£-11,562,568	£360,411	£-7,717,146
45%	60%	£-23,173,300	£-9,753,317	£-18,847,201	£-20,949,049	£-7,529,067	£-16,822,950
50%	60%	£-32,806,921	£-17,895,830	£-28,000,144	£-30,335,532	£-15,424,440	£-25,526,755

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£-348,818,215	£-348,818,215	£-348,818,215	£-348,818,215	£-348,818,215	£-348,818,215
10%	70%	£-366,755,715	£-363,547,535	£-365,721,518	£-366,413,889	£-363,206,709	£-365,379,693
15%	70%	£-375,831,638	£-370,964,921	£-374,254,971	£-375,310,514	£-370,452,182	£-373,733,946
20%	70%	£-384,994,550	£-378,444,270	£-382,983,348	£-384,288,355	£-377,749,437	£-380,168,515
25%	70%	£-394,274,202	£-385,956,603	£-391,580,794	£-393,377,018	£-385,083,567	£-390,698,048
30%	70%	£-403,701,013	£-393,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	70%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	70%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	70%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	70%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	70%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	80%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	80%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	80%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	80%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,473,215	£-385,607,987	£-391,346,785
30%	80%	£-403,701,013	£-383,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	80%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	80%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	80%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	80%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	80%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	60%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	60%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	60%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	60%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,473,215	£-385,607,987	£-391,346,785
30%	60%	£-403,701,013	£-383,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	60%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	60%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	60%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	60%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	60%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	60%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	60%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	60%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	60%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,473,215	£-385,607,987	£-391,346,785
30%	60%	£-403,701,013	£-383,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	60%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	60%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	60%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	60%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	60%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	60%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	60%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	60%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	60%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,473,215	£-385,607,987	£-391,346,785
30%	60%	£-403,701,013	£-383,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	60%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	60%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	60%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	60%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	60%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	60%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	60%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	60%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	60%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,473,215	£-385,607,987	£-391,346,785
30%	60%	£-403,701,013	£-383,566,616	£-400,407,733	£-402,606,784	£-392,507,320	£-399,331,112
35%	60%	£-413,306,075	£-401,267,285	£-409,380,541	£-412,008,595	£-400,011,228	£-408,097,720
40%	60%	£-422,997,705	£-409,080,685	£-418,511,379	£-421,514,870	£-407,820,318	£-417,029,545
45%	60%	£-432,689,335	£-417,033,687	£-427,642,218	£-431,021,145	£-415,364,560	£-425,974,030
50%	60%	£-442,380,965	£-424,984,689	£-436,773,056	£-440,527,421	£-423,131,147	£-434,919,514
100%	60%	£-538,297,255	£-504,504,708	£-528,081,442	£-535,590,172	£-500,797,624	£-524,374,358
10%	60%	£-366,862,693	£-363,196,201	£-365,680,753	£-366,634,809	£-362,968,317	£-365,452,669
15%	60%	£-375,994,729	£-370,437,920	£-374,192,823	£-375,647,313	£-370,096,094	£-373,845,407
20%	60%	£-385,215,590	£-377,730,109	£-382,780,495	£-384,744,762	£-377,268,887	£-382,817,263
25%	60%	£-394,461,717	£-380,734,734	£-389,534,542	£-392,4		

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£9,147,008	£9,147,008	£9,147,008	£9,147,008	£9,147,008	£9,147,008
10%	70%	£8,799,492	£5,882,312	£7,759,295	£8,448,867	£5,249,486	£7,414,870
15%	70%	£17,866,415	£12,999,699	£16,289,749	£17,345,291	£12,486,960	£15,768,624
20%	70%	£27,029,327	£20,479,048	£24,898,125	£26,323,130	£19,784,214	£24,203,293
25%	70%	£36,308,979	£28,001,381	£33,615,572	£35,411,796	£27,118,635	£32,732,826
30%	70%	£45,735,790	£35,601,393	£42,442,511	£44,641,562	£34,542,097	£41,365,890
35%	70%	£55,340,952	£43,302,062	£51,815,918	£54,043,373	£42,046,095	£50,132,497
40%	70%	£65,032,482	£51,115,463	£60,546,157	£63,549,648	£49,655,096	£59,063,322
45%	70%	£74,724,111	£59,067,464	£69,676,995	£73,055,923	£57,399,277	£68,008,807
50%	70%	£84,415,740	£67,019,467	£78,807,834	£82,562,198	£65,165,924	£76,954,291
100%	70%	£181,332,032	£146,539,486	£170,116,220	£177,624,949	£142,832,402	£168,409,136
10%	80%	£8,897,471	£5,220,979	£7,715,531	£8,669,587	£5,003,095	£7,487,647
15%	80%	£18,029,507	£12,472,898	£16,227,601	£17,682,090	£12,130,871	£15,880,184
20%	80%	£27,250,338	£19,764,887	£24,815,262	£26,779,539	£19,301,665	£24,352,040
40%	80%	£85,496,548	£49,614,513	£80,369,319	£84,507,992	£48,641,865	£59,380,763
45%	80%	£75,246,185	£57,352,876	£69,478,053	£74,134,060	£56,240,750	£68,385,928
50%	80%	£84,999,822	£65,114,367	£79,586,797	£83,760,128	£63,878,673	£77,951,092
10%	80%	£8,983,515	£5,933,946	£7,797,960	£8,227,747	£5,477,879	£7,341,292
15%	80%	£17,703,327	£13,526,700	£16,351,896	£17,008,492	£12,843,046	£15,857,053
20%	60%	£26,808,316	£21,193,208	£24,980,989	£25,866,720	£20,266,763	£24,054,545
25%	60%	£36,028,197	£28,908,682	£33,720,845	£34,833,069	£27,731,687	£32,543,850
30%	60%	£45,393,342	£36,701,864	£42,570,904	£43,934,369	£35,277,789	£41,135,410
35%	60%	£54,934,795	£44,602,138	£51,570,051	£53,204,822	£42,918,315	£49,859,206
40%	60%	£64,568,416	£52,639,542	£60,722,994	£62,591,305	£50,668,336	£58,745,883
50%	60%	£83,835,658	£68,924,566	£79,028,881	£81,364,268	£65,453,177	£76,567,491

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£30,817,953	£30,817,953	£30,817,953	£30,817,953	£30,817,953	£30,817,953
10%	70%	£12,986,459	£16,089,829	£13,914,649	£14,222,778	£16,439,459	£14,256,476
15%	70%	£3,804,530	£9,671,246	£5,361,196	£4,255,654	£9,183,985	£5,902,321
20%	70%	£5,358,382	£1,191,897	£3,227,161	£4,652,185	£1,896,731	£2,532,348
25%	70%	£14,638,034	£6,330,436	£11,944,627	£13,740,851	£5,447,690	£11,061,881
30%	70%	£24,064,846	£13,930,448	£20,771,566	£22,970,671	£12,871,153	£19,694,945
35%	70%	£33,669,907	£21,631,118	£29,744,912	£33,372,428	£20,375,080	£28,461,552
40%	70%	£43,363,537	£29,444,518	£38,575,212	£41,878,703	£27,984,151	£37,392,376
45%	70%	£53,053,166	£37,396,519	£48,006,050	£51,384,978	£35,728,333	£46,337,863
50%	70%	£62,744,796	£45,348,522	£57,136,889	£60,891,253	£43,494,990	£55,283,347
100%	70%	£189,661,087	£124,868,541	£148,445,275	£165,954,004	£121,161,457	£144,738,191
10%	80%	£12,773,474	£16,439,966	£13,955,414	£13,001,358	£16,667,850	£14,183,298
15%	80%	£3,441,436	£9,189,247	£5,443,344	£3,988,955	£9,540,478	£6,019,760
20%	80%	£5,579,393	£1,906,058	£3,144,317	£5,108,594	£2,369,280	£2,681,095
40%	80%	£43,825,603	£27,943,568	£38,698,374	£42,837,407	£26,970,920	£37,709,818
45%	80%	£53,575,240	£35,681,931	£47,807,108	£52,463,115	£34,569,805	£46,694,983
50%	80%	£63,324,878	£43,443,423	£56,915,842	£62,089,183	£42,207,728	£55,680,147
10%	60%	£12,987,430	£15,737,299	£13,873,384	£13,443,198	£16,193,086	£14,329,652
15%	60%	£3,967,620	£8,144,245	£5,319,049	£4,662,463	£8,827,897	£6,013,892
20%	60%	£5,137,372	£477,737	£3,310,044	£4,195,775	£1,404,181	£2,383,600
25%	60%	£14,357,253	£7,237,737	£12,049,900	£13,162,125	£6,060,742	£10,872,905
30%	60%	£23,722,397	£15,030,919	£20,899,960	£22,263,425	£13,606,814	£19,464,466
35%	60%	£33,263,850	£22,931,194	£29,899,106	£31,533,878	£21,247,370	£28,188,261
40%	60%	£42,897,471	£30,968,598	£39,062,049	£40,930,360	£28,997,381	£37,074,938
50%	60%	£62,164,713	£47,253,623	£57,367,836	£59,693,324	£44,782,232	£54,886,547

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£40,383,858	£40,383,858	£40,383,858	£40,383,858	£40,383,858	£40,383,858
10%	70%	£22,446,358	£25,654,538	£22,480,955	£22,788,183	£25,996,364	£23,822,380
15%	70%	£13,370,435	£18,237,151	£14,947,001	£13,981,559	£18,749,890	£15,468,226
20%	70%	£4,207,523	£10,757,802	£6,336,725	£4,913,721	£11,452,636	£7,033,557
25%	70%	£5,072,129	£3,235,470	£2,378,722	£4,174,946	£4,118,216	£1,495,976
30%	70%	£14,498,940	£4,364,543	£11,205,661	£13,404,712	£3,305,247	£10,129,040
35%	70%	£24,104,002	£12,065,212	£20,178,468	£22,806,523	£10,809,155	£18,895,647
40%	70%	£33,795,632	£19,878,612	£29,309,306	£32,312,798	£18,418,246	£27,826,472
45%	70%	£43,487,261	£27,830,814	£38,440,145	£41,819,073	£26,162,427	£36,771,957
50%	70%	£53,178,890	£35,782,617	£47,570,984	£51,325,348	£33,929,074	£45,717,441
100%	70%	£150,095,182	£115,302,636	£138,879,369	£146,388,099	£111,595,552	£135,172,285
10%	80%	£22,339,380	£26,005,872	£23,521,320	£22,567,264	£26,233,756	£23,749,204
15%	80%	£13,207,344	£18,764,153	£15,009,249	£13,554,760	£19,105,979	£15,356,666
20%	80%	£3,986,615	£11,417,963	£5,421,639	£4,457,311	£11,847,801	£7,182,901
40%	80%	£34,259,698	£18,377,683	£29,132,469	£33,271,142	£15,005,015	£28,143,913
45%	80%	£44,009,335	£26,116,025	£38,241,203	£42,897,210	£25,003,900	£37,129,078
50%	80%	£53,758,972	£33,877,517	£47,349,937	£52,523,278	£32,641,823	£46,114,242
10%	60%	£22,553,335	£25,303,204	£23,439,790	£23,008,103	£25,758,971	£23,895,558
15%	60%	£13,533,525	£17,710,150	£14,894,954	£14,228,358	£18,393,802	£15,979,787
20%	60%	£4,428,534	£10,945,843	£6,265,861	£5,370,139	£10,970,097	£7,182,905
25%	60%	£4,791,347	£2,328,188	£2,483,995	£3,596,219	£3,505,164	£1,307,000
30%	60%	£14,156,492	£5,465,014	£11,334,054	£12,697,519	£4,040,909	£9,898,560
35%	60%	£23,697,945	£13,365,288	£20,333,201	£21,967,972	£11,681,465	£18,622,356
40%	60%	£33,331,566	£21,402,692	£29,486,144	£31,354,454	£19,431,476	£27,509,033
50%	60%	£52,998,807	£37,687,716	£47,782,031	£50,127,418	£36,216,327	£45,320,641

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£7,779,364	£7,779,364	£7,779,364	£7,779,364	£7,779,364	£7,779,364
10%	70%	£10,159,137	£6,949,957	£9,123,940	£9,816,311	£6,608,130	£8,782,114
15%	70%	£16,234,059	£14,367,343	£17,667,393	£18,712,835	£13,854,694	£17,136,268
20%	70%	£28,936,971	£21,846,692	£26,265,770	£27,690,774	£21,151,858	£25,570,937
25%	70%	£37,676,623	£29,969,025	£34,983,216	£36,779,440	£28,486,279	£34,100,470
30%	70%	£47,103,435	£36,969,037	£43,810,155	£46,009,206	£35,909,742	£42,733,534
35%	70%	£56,708,496	£44,669,707	£52,782,962	£55,411,017	£43,413,649	£51,500,141
40%	70%	£66,400,126	£52,483,107	£61,913,801	£64,917,292	£51,022,740	£60,430,967
45%	70%	£76,091,765	£60,435,108	£71,044,638	£74,423,567	£58,766,922	£69,376,452
50%	70%	£85,783,395	£68,387,111	£80,175,478	£83,929,842	£66,533,569	£78,321,936
100%	70%	£182,699,676	£147,907,130	£171,483,864	£178,992,593	£144,200,046	£167,776,790
10%	80%	£10,265,115	£6,588,623	£9,083,175	£10,037,231	£6,370,739	£8,855,291
15%	80%	£19,397,151	£13,840,342	£17,595,245	£19,049,734	£13,498,515	£17,247,829
20%	80%	£28,617,982	£21,132,531	£26,182,906	£28,147,183	£20,669,399	£25,719,684
40%	80%	£86,864,192	£59,982,157	£81,786,963	£85,875,636	£59,009,599	£80,748,407
45%	80%	£76,613,829	£58,720,520	£70,845,697	£75,501,704	£57,608,394	£69,733,572
50%	80%	£86,363,467	£66,482,012	£79,954,431	£85,127,772	£65,246,317	£78,718,736
10%	60%	£10,051,159	£7,301,290	£9,164,705	£9,595,391	£6,845,523	£8,708,937
15%	60%	£19,070,969	£14,894,344	£17,719,540	£18,376,136	£14,210,692	£17,024,707
20%	60%	£28,175,961	£22,860,852	£26,346,833	£27,234,364	£21,634,468	£25,422,189
25%	60%	£37,395,842	£30,276,326	£35,088,489	£36,200,714	£29,099,331	£33,911,494
30%	60%	£46,760,986	£38,069,508	£43,938,549	£45,302,014	£36,645,403	£42,903,055
35%	60%	£56,302,439	£45,969,783	£52,937,695	£54,572,467	£44,285,959	£51,226,850
40%	60%	£65,936,060	£54,007,187	£62,090,638	£63,958,949	£52,035,970	£60,113,527
50%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£50,103,027	£50,103,027	£50,103,027	£50,103,027	£50,103,027	£50,103,027
10%	70%	£32,165,527	£35,373,706	£33,189,723	£32,907,352	£35,715,333	£33,541,546
15%	70%	£23,089,604	£27,956,320	£24,686,270	£23,610,728	£28,469,059	£25,187,356
20%	70%	£13,926,692	£20,476,971	£16,057,893	£14,632,889	£21,171,805	£16,752,726
25%	70%	£4,647,040	£12,954,636	£7,340,447	£5,544,223	£13,837,384	£8,223,193
30%	70%	£4,779,772	£5,354,626	£1,486,492	£3,885,543	£5,413,921	£409,871
35%	70%	£14,384,833	£2,346,043	£10,459,299	£13,087,354	£1,089,986	£9,176,478
40%	70%	£24,076,463	£10,159,444	£19,590,138	£22,593,629	£3,699,077	£18,107,304
45%	70%	£33,768,092	£18,111,445	£28,720,976	£32,099,904	£16,443,259	£27,052,788
50%	70%	£43,459,722	£26,063,448	£37,851,815	£41,606,179	£24,209,905	£35,998,272
100%	70%	£140,376,013	£105,583,467	£129,160,201	£136,668,930	£101,876,383	£125,453,117
10%	80%	£32,058,548	£35,725,040	£33,240,488	£32,286,432	£35,952,924	£33,468,372
15%	80%	£22,926,512	£29,483,321	£24,728,416	£23,273,929	£28,825,188	£25,075,834
20%	80%	£13,705,661	£31,191,132	£16,140,757	£14,176,460	£21,654,354	£16,803,975
40%	80%	£24,540,529	£8,658,494	£19,413,300	£23,551,973	£7,685,846	£18,424,744
45%	80%	£34,290,166	£16,396,857	£28,522,034	£33,178,041	£15,284,731	£27,409,909
50%	80%	£44,039,804	£24,158,348	£37,630,768	£42,804,109	£22,922,654	£36,395,073
10%	60%	£32,272,504	£35,022,373	£33,158,958	£32,728,272	£35,478,140	£33,614,726
15%	60%	£23,252,694	£27,429,318	£24,694,123	£23,947,527	£28,112,971	£25,298,356
20%	60%	£14,147,702	£18,762,811	£15,975,030	£15,089,299	£20,689,255	£16,901,474
25%	60%	£4,927,821	£12,047,337	£7,235,174	£6,122,949	£13,224,332	£8,412,169
30%	60%	£4,437,323	£4,254,155	£1,614,885	£2,978,351	£5,678,260	£179,391
35%	60%	£13,978,776	£3,646,120	£10,614,032	£12,248,803	£1,962,296	£8,903,187
40%	60%	£23,612,397	£11,683,524	£19,766,975	£21,635,296	£9,712,307	£17,789,864
50%	60%	£42,879,639	£27,968,547	£38,072,862	£40,408,248	£25,497,158	£35,601,473

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	£53,014,343	£53,014,343	£53,014,343	£53,014,343	£53,014,343	£53,014,343
10%	70%	£35,076,843	£39,285,022	£36,111,039	£35,416,668	£38,626,849	£36,452,865
15%	70%	£26,009,920	£30,867,636	£27,577,586	£26,522,044	£31,380,375	£29,988,711
20%	70%	£16,838,008	£23,388,287	£18,969,209	£17,544,205	£24,083,121	£19,664,042
25%	70%	£7,558,356	£15,865,954	£10,251,763	£8,455,539	£16,748,700	£11,134,509
30%	70%	£1,868,455	£8,265,942	£1,424,824	£774,227	£9,325,237	£2,601,445
35%	70%	£11,473,517	£565,273	£7,547,983	£10,176,038	£1,821,330	£6,265,162
40%	70%	£21,165,147	£7,248,128	£16,678,822	£19,682,313	£5,787,761	£15,195,988
45%	70%	£30,856,776	£15,200,129	£25,809,660	£29,188,588	£13,531,942	£24,141,472
50%	70%	£40,548,406	£23,152,132	£34,940,499	£38,694,863	£21,298,589	£33,086,956
100%	70%	£137,464,697	£102,672,151	£126,248,885	£133,757,614	£98,965,067	£122,541,861
10%	80%	£34,969,864	£38,636,356	£36,151,804	£35,197,748	£38,864,240	£36,379,688
15%	80%	£25,897,828	£31,384,637	£27,639,794	£26,185,245	£31,736,464	£27,987,151
20%	80%	£16,616,997	£24,102,448	£19,052,073	£17,087,796	£24,665,670	£19,515,295
40%	80%	£21,629,213	£5,747,178	£16,501,984	£20,640,657	£4,774,530	£15,513,428
45%	80%	£31,378,850	£13,485,541	£25,610,718	£30,266,725	£12,373,415	£24,498,593
50%	80%	£41,128,488	£21,247,032	£34,719,452	£38,892,793	£20,011,338	£33,483,757
10%	60%	£35,183,820	£37,933,689	£36,070,274	£35,639,588	£38,389,456	£36,526,042
15%	60%	£26,164,010	£30,340,835	£27,515,839	£26,358,843	£31,024,287	£29,210,272
20%	60%	£17,059,016	£22,674,127	£18,896,346	£18,000,615	£23,690,571	£19,612,790
25%	60%	£7,839,137	£14,958,653	£10,146,490	£9,034,265	£16,135,648	£11,323,485
30%	60%	£1,526,007	£7,165,471	£1,296,431	£67,034	£8,689,576	£2,731,925
35%	60%	£11,067,460	£734,804	£7,702,716	£9,337,487	£949,020	£5,991,871
40%	60%	£20,701,081	£8,772,208	£16,855,659	£18,723,970	£6,800,991	£14,878,548
50%	60%	£39,968,523	£25,057,231	£35,161,646	£37,496,933	£22,586,942	£32,690,157

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	2
Value Area	Low

No Units 650  
Site Area 4.95 Ha

Sales value inflation 25.80%  
Build cost inflation 26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£28,296,579	-£28,296,579	-£28,296,579	-£28,296,579	-£28,296,579	-£28,296,579
10%	70%	-£39,111,303	-£35,022,983	-£37,680,847	-£38,743,919	-£34,655,600	-£37,313,463
15%	70%	-£44,518,666	-£38,386,185	-£42,372,980	-£43,967,590	-£37,835,110	-£41,821,905
20%	70%	-£49,926,027	-£41,749,387	-£47,065,114	-£49,191,261	-£41,014,620	-£46,330,347
25%	70%	-£55,333,390	-£45,112,589	-£51,757,248	-£54,414,930	-£44,194,130	-£50,838,789
30%	70%	-£60,740,753	-£48,475,791	-£56,449,382	-£59,638,601	-£47,373,641	-£55,347,231
35%	70%	-£66,148,114	-£51,838,993	-£61,141,516	-£64,862,272	-£50,553,151	-£60,855,673
40%	70%	-£71,555,477	-£55,202,195	-£65,833,649	-£70,085,942	-£53,732,661	-£66,364,115
45%	70%	-£76,962,838	-£58,565,398	-£70,525,783	-£75,309,612	-£56,912,171	-£71,872,557
50%	70%	-£82,370,201	-£61,928,599	-£75,217,917	-£80,533,283	-£60,091,682	-£77,380,999
100%	70%	-£136,443,823	-£95,560,620	-£122,139,256	-£132,769,987	-£91,886,793	-£118,465,419
10%	80%	-£39,312,667	-£34,840,301	-£37,677,859	-£39,067,744	-£34,385,378	-£37,432,937
15%	80%	-£44,820,710	-£37,812,162	-£42,368,499	-£44,453,328	-£37,444,778	-£42,001,115
20%	80%	-£50,328,755	-£40,984,023	-£47,059,138	-£49,838,910	-£40,494,178	-£46,569,294
25%	80%	-£55,836,798	-£44,155,884	-£51,749,780	-£55,224,493	-£43,543,577	-£51,137,473
30%	80%	-£61,344,843	-£47,327,745	-£56,440,420	-£60,610,075	-£46,592,977	-£55,705,652
35%	80%	-£66,852,887	-£50,499,605	-£61,131,060	-£65,995,658	-£49,642,377	-£60,273,831
40%	80%	-£72,360,931	-£53,671,466	-£65,821,700	-£71,381,241	-£52,691,777	-£64,842,010
45%	80%	-£77,868,975	-£56,843,327	-£70,512,340	-£76,766,823	-£55,741,176	-£69,410,189
50%	80%	-£83,377,018	-£60,015,188	-£75,202,980	-£82,152,407	-£58,790,576	-£73,978,368
10%	60%	-£38,909,940	-£35,405,665	-£37,683,834	-£38,420,095	-£34,915,821	-£37,193,989
15%	60%	-£44,216,620	-£38,960,208	-£42,377,461	-£43,481,853	-£38,225,442	-£41,842,694
20%	60%	-£49,523,301	-£42,514,752	-£47,071,099	-£48,543,611	-£41,535,062	-£46,351,760
25%	60%	-£54,829,981	-£46,069,295	-£51,764,716	-£53,605,369	-£44,844,682	-£50,540,105
30%	60%	-£60,136,661	-£49,623,837	-£56,458,344	-£58,667,127	-£48,154,303	-£54,988,810
35%	60%	-£65,443,342	-£53,178,381	-£61,151,971	-£63,728,885	-£51,463,924	-£59,437,514
40%	60%	-£70,750,023	-£56,732,924	-£65,845,599	-£68,790,643	-£54,773,545	-£63,886,220
45%	60%	-£76,056,703	-£60,287,468	-£70,539,226	-£73,852,402	-£58,083,165	-£68,334,925
50%	60%	-£81,363,383	-£63,842,011	-£75,232,855	-£78,914,159	-£61,382,786	-£72,783,630

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£437,290,538	-£437,290,538	-£437,290,538	-£437,290,538	-£437,290,538	-£437,290,538
10%	70%	-£448,106,283	-£444,016,943	-£446,674,808	-£447,737,879	-£443,649,559	-£446,307,422
15%	70%	-£459,919,987	-£447,389,144	-£451,366,949	-£452,361,549	-£446,829,069	-£450,815,964
20%	70%	-£471,733,691	-£450,743,346	-£456,059,073	-£458,185,220	-£450,334,306	-£473,324,366
25%	70%	-£483,547,395	-£454,097,548	-£460,751,207	-£463,408,890	-£453,188,090	-£485,833,749
30%	70%	-£495,361,099	-£457,451,750	-£465,443,341	-£468,632,560	-£456,367,600	-£498,343,191
35%	70%	-£507,174,803	-£460,805,952	-£470,135,475	-£473,856,231	-£459,547,110	-£500,852,642
40%	70%	-£518,988,507	-£464,160,154	-£474,827,609	-£479,079,902	-£462,726,620	-£513,361,074
45%	70%	-£530,802,211	-£467,514,356	-£479,519,742	-£484,303,571	-£465,306,131	-£525,870,505
50%	70%	-£542,615,915	-£470,868,558	-£484,211,876	-£489,527,242	-£468,085,641	-£538,379,936
100%	70%	-£545,437,782	-£504,554,579	-£531,133,215	-£541,763,947	-£500,880,742	-£527,459,379
10%	80%	-£448,306,626	-£443,634,260	-£446,671,819	-£448,061,704	-£443,389,338	-£446,426,896
15%	80%	-£459,816,670	-£446,806,121	-£451,362,459	-£453,447,287	-£446,438,737	-£450,995,075
20%	80%	-£471,326,714	-£449,977,982	-£456,053,099	-£458,832,869	-£449,488,137	-£455,563,254
25%	80%	-£482,836,758	-£453,149,843	-£460,745,233	-£463,408,890	-£453,188,090	-£470,343,306
30%	80%	-£494,346,802	-£456,321,694	-£465,437,367	-£468,632,560	-£456,367,600	-£485,833,749
35%	80%	-£505,856,846	-£459,493,545	-£470,129,501	-£473,856,231	-£459,547,110	-£500,852,642
40%	80%	-£517,366,890	-£462,665,396	-£474,821,635	-£479,079,902	-£462,726,620	-£513,361,074
45%	80%	-£528,876,934	-£465,837,247	-£479,513,769	-£484,303,571	-£465,306,131	-£525,870,505
50%	80%	-£540,386,978	-£469,009,098	-£484,211,910	-£489,527,242	-£468,085,641	-£538,379,936
10%	60%	-£447,903,899	-£444,389,622	-£446,677,793	-£447,414,055	-£443,909,780	-£446,187,948
15%	60%	-£459,210,580	-£447,561,483	-£451,371,421	-£452,475,812	-£447,219,401	-£450,636,653
20%	60%	-£470,517,261	-£450,733,344	-£456,063,046	-£457,537,670	-£450,530,020	-£455,085,369
25%	60%	-£481,823,942	-£453,905,205	-£460,755,280	-£462,599,328	-£453,838,641	-£459,534,064
30%	60%	-£493,130,623	-£457,077,066	-£465,447,514	-£467,661,086	-£457,148,262	-£463,982,769
35%	60%	-£504,437,304	-£460,248,927	-£470,139,748	-£472,722,845	-£460,457,883	-£468,431,474
40%	60%	-£515,743,985	-£463,420,788	-£474,831,982	-£477,784,603	-£463,767,504	-£472,880,180
50%	60%	-£527,050,666	-£466,592,649	-£479,524,216	-£482,846,361	-£467,080,125	-£477,328,886

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£346,567,488	-£346,567,488	-£346,567,488	-£346,567,488	-£346,567,488	-£346,567,488
10%	70%	-£357,382,212	-£353,293,892	-£355,951,758	-£357,014,829	-£352,926,509	-£355,594,372
15%	70%	-£368,196,936	-£359,105,494	-£361,663,624	-£362,728,469	-£356,138,014	-£360,093,814
20%	70%	-£379,011,660	-£364,917,096	-£367,375,489	-£368,430,429	-£359,285,520	-£364,601,256
25%	70%	-£389,826,384	-£370,728,698	-£373,084,354	-£373,131,389	-£362,437,026	-£369,109,698
30%	70%	-£399,641,108	-£376,540,300	-£378,793,219	-£377,909,510	-£365,644,550	-£373,618,140
35%	70%	-£409,455,832	-£382,351,902	-£384,502,084	-£382,681,631	-£368,852,074	-£378,126,582
40%	70%	-£419,270,556	-£388,163,504	-£390,210,949	-£386,453,752	-£372,060,598	-£382,635,024
45%	70%	-£429,085,280	-£393,975,106	-£395,919,814	-£390,224,873	-£375,163,022	-£387,143,466
50%	70%	-£438,900,004	-£399,786,708	-£401,628,679	-£394,000,994	-£378,265,446	-£391,651,908
100%	70%	-£454,714,732	-£413,831,529	-£440,410,165	-£451,040,896	-£410,157,692	-£436,736,328
10%	80%	-£357,583,576	-£352,911,210	-£355,948,768	-£357,338,653	-£352,666,287	-£355,703,846
15%	80%	-£368,398,300	-£359,083,071	-£361,660,620	-£362,728,469	-£355,715,887	-£360,272,024
20%	80%	-£379,213,024	-£365,254,873	-£367,372,471	-£368,430,429	-£358,350,087	-£364,840,230
25%	80%	-£389,027,748	-£371,426,675	-£373,080,322	-£373,131,389	-£360,985,287	-£369,348,672
30%	80%	-£398,842,472	-£377,598,477	-£378,788,173	-£377,909,510	-£363,620,487	-£373,857,114
35%	80%	-£408,657,196	-£383,770,279	-£384,496,024	-£382,681,631	-£366,255,687	-£378,365,556
40%	80%	-£418,471,920	-£389,942,081	-£390,197,875	-£386,453,752	-£368,890,887	-£382,873,998
45%	80%	-£428,286,644	-£396,113,883	-£395,900,726	-£390,224,873	-£371,526,087	-£387,382,440
50%	80%	-£438,101,368	-£402,285,685	-£401,612,677	-£394,000,994	-£374,161,287	-£391,890,882
10%	60%	-£357,180,848	-£353,678,574	-£355,954,743	-£356,691,004	-£353,186,730	-£355,464,898
15%	60%	-£367,995,572	-£359,850,425	-£361,666,594	-£362,728,469	-£355,800,929	-£360,077,340
20%	60%	-£378,810,296	-£366,022,276	-£367,375,445	-£368,430,429	-£358,416,129	-£364,585,782
25%	60%	-£388,625,020	-£372,194,078	-£373,082,296	-£373,131,389	-£361,031,329	-£369,094,224
30%	60%	-£398,439,744	-£378,365,879	-£378,789,147	-£377,909,510	-£363,646,529	-£373,602,666
35%	60%	-£408,254,468	-£384,537,681	-£384,496,998	-£382,681,631	-£366,261,729	-£378,111,108
40%	60%	-£418,069,192	-£390,709,483	-£390,205,849	-£386,453,752	-£368,876,929	-£382,619,550
45%	60%	-£427,883,916	-£396,881,285	-£395,912,699	-£390,224,873	-£371,492,129	-£387,127,992
50%	60%	-£437,698,640	-£403,053,087	-£401,620,550	-£394,000,994	-£374,107,329	-£391,637,434

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£173,815,700	-£173,815,700	-£173,815,700	-£173,815,700	-£173,815,700	-£173,815,700
10%	70%	-£184,630,424	-£180,542,104	-£183,199,967	-£184,263,040	-£180,174,720	-£182,832,584
15%	70%	-£195,445,148	-£186,353,506	-£189,011,469	-£190,074,542	-£181,354,201	-£187,341,026
20%	70%	-£206,259,872	-£192,164,908	-£194,822,971	-£191,886,064	-£182,535,682	-£191,849,468
25%	70%	-£217,074,596	-£197,976,310	-£200,634,473	-£202,697,585	-£183,717,163	-£196,357,910
30%	70%	-£227,889,320	-£203,787,712	-£206,445,975	-£208,509,097	-£184,900,244	-£200,866,352
35%	70%	-£238,704,044	-£209,599,114	-£212,257,477	-£214,320,609	-£186,083,325	-£205,374,794

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£79,325,316	-£79,325,316	-£79,325,316	-£79,325,316	-£79,325,316	-£79,325,316
10%	70%	-£90,149,040	-£89,951,720	-£89,951,720	-£89,772,696	-£89,694,336	-£88,342,159
15%	70%	-£95,547,403	-£99,414,729	-£93,401,717	-£94,996,327	-£88,863,847	-£92,650,641
20%	70%	-£100,554,764	-£92,778,123	-£98,093,851	-£100,219,997	-£92,043,357	-£97,359,083
25%	70%	-£106,362,127	-£96,141,326	-£102,785,985	-£105,443,667	-£95,222,667	-£101,867,526
30%	70%	-£111,769,489	-£99,904,528	-£107,478,118	-£110,667,338	-£98,402,377	-£106,375,998
35%	70%	-£117,861,851	-£102,867,730	-£112,770,252	-£115,891,008	-£101,591,988	-£110,884,410
40%	70%	-£122,584,213	-£105,230,532	-£116,862,386	-£121,114,678	-£104,761,398	-£115,382,852
45%	70%	-£127,991,575	-£109,594,134	-£121,554,520	-£126,338,349	-£107,940,908	-£119,901,294
50%	70%	-£133,398,938	-£112,957,336	-£126,246,654	-£131,562,019	-£111,120,418	-£124,409,735
100%	70%	-£187,472,559	-£146,589,356	-£173,167,992	-£183,798,724	-£142,915,520	-£169,494,156
10%	80%	-£90,341,404	-£85,989,038	-£88,706,596	-£90,096,481	-£85,424,115	-£88,461,673
15%	80%	-£95,849,447	-£89,840,899	-£93,397,236	-£95,482,064	-£90,473,515	-£93,029,852
20%	80%	-£101,357,492	-£92,012,760	-£98,067,676	-£100,867,646	-£91,522,315	-£97,598,031
40%	80%	-£123,389,667	-£104,700,203	-£116,850,436	-£122,409,978	-£103,720,513	-£115,870,746
45%	80%	-£128,897,712	-£107,872,063	-£121,541,077	-£127,795,560	-£106,789,913	-£120,438,926
50%	80%	-£134,405,795	-£111,043,924	-£126,231,717	-£133,181,143	-£109,819,313	-£125,007,105
10%	80%	-£95,308,676	-£89,434,402	-£92,712,971	-£94,488,832	-£89,944,597	-£92,222,726
15%	60%	-£95,245,357	-£89,988,945	-£93,408,198	-£94,510,589	-£89,254,179	-£92,671,431
20%	60%	-£100,552,038	-£93,543,488	-£98,099,626	-£99,572,347	-£92,563,799	-£97,120,136
25%	60%	-£105,858,717	-£97,098,032	-£102,793,453	-£104,634,106	-£95,873,419	-£101,568,841
30%	60%	-£111,165,398	-£100,652,574	-£107,487,081	-£109,695,864	-£99,183,400	-£106,017,546
35%	60%	-£116,472,079	-£104,207,117	-£112,180,708	-£114,757,622	-£102,492,661	-£110,466,251
40%	60%	-£121,778,760	-£107,761,561	-£116,874,336	-£119,819,389	-£105,802,281	-£114,914,967
50%	60%	-£132,392,120	-£114,870,748	-£126,261,592	-£129,942,895	-£112,421,523	-£123,812,367

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£57,654,371	-£57,654,371	-£57,654,371	-£57,654,371	-£57,654,371	-£57,654,371
10%	70%	-£68,468,086	-£64,980,775	-£67,038,638	-£68,191,711	-£64,611,711	-£66,671,255
15%	70%	-£73,876,458	-£67,743,977	-£71,730,772	-£73,325,382	-£67,192,302	-£71,179,697
20%	70%	-£79,283,819	-£71,107,179	-£76,422,906	-£78,549,053	-£70,372,412	-£75,688,138
25%	70%	-£84,691,182	-£74,470,381	-£81,115,040	-£83,772,722	-£73,551,922	-£80,196,581
30%	70%	-£90,098,545	-£77,833,583	-£85,807,174	-£89,996,393	-£76,731,433	-£84,705,023
35%	70%	-£95,505,908	-£81,196,785	-£90,599,308	-£94,220,064	-£79,915,943	-£89,213,465
40%	70%	-£100,913,269	-£84,559,987	-£95,191,441	-£99,443,734	-£83,090,453	-£93,721,907
45%	70%	-£106,320,630	-£87,923,190	-£99,883,575	-£104,667,404	-£86,269,963	-£98,230,349
50%	70%	-£111,727,993	-£91,286,391	-£104,575,709	-£109,891,075	-£89,449,474	-£102,738,791
100%	70%	-£165,801,615	-£124,818,912	-£151,497,048	-£162,127,779	-£121,244,575	-£147,823,211
10%	80%	-£68,670,459	-£63,998,093	-£67,035,651	-£68,425,598	-£63,753,170	-£66,790,729
15%	80%	-£74,178,593	-£67,169,954	-£71,735,253	-£73,811,120	-£66,802,281	-£71,388,365
20%	80%	-£79,686,547	-£70,341,815	-£76,416,931	-£78,196,702	-£69,851,970	-£75,827,086
40%	80%	-£101,718,723	-£83,029,258	-£95,179,492	-£100,739,033	-£82,049,569	-£94,199,801
45%	80%	-£107,226,767	-£86,201,119	-£99,870,132	-£106,124,615	-£85,098,968	-£98,767,881
50%	80%	-£112,734,810	-£89,372,980	-£104,560,772	-£111,510,199	-£88,148,368	-£103,336,160
10%	60%	-£68,267,732	-£64,763,457	-£67,041,626	-£67,777,887	-£64,273,613	-£66,551,781
15%	60%	-£73,874,412	-£68,318,030	-£71,735,253	-£73,325,382	-£67,192,302	-£71,179,697
20%	60%	-£79,481,093	-£71,872,544	-£76,428,981	-£77,901,403	-£70,892,854	-£75,449,192
25%	60%	-£84,187,773	-£75,427,087	-£81,122,508	-£82,963,161	-£74,202,474	-£79,897,897
30%	60%	-£89,494,453	-£79,981,629	-£85,816,136	-£88,024,919	-£77,512,095	-£84,346,602
35%	60%	-£94,801,134	-£84,536,173	-£90,509,763	-£93,086,677	-£80,821,716	-£88,795,306
40%	60%	-£100,107,815	-£89,090,716	-£95,203,291	-£98,148,435	-£84,191,337	-£93,244,012
50%	60%	-£110,721,175	-£93,199,803	-£104,590,647	-£108,271,951	-£89,750,576	-£102,141,422

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£48,088,466	-£48,088,466	-£48,088,466	-£48,088,466	-£48,088,466	-£48,088,466
10%	70%	-£58,903,190	-£54,814,870	-£57,472,733	-£58,535,806	-£54,447,486	-£57,105,349
15%	70%	-£64,310,552	-£58,178,071	-£62,164,967	-£63,759,477	-£57,626,996	-£56,183,791
20%	70%	-£69,717,914	-£61,541,273	-£66,857,001	-£68,983,147	-£60,806,507	-£66,122,233
25%	70%	-£75,125,277	-£64,904,476	-£71,548,135	-£74,206,817	-£63,986,017	-£70,630,676
30%	70%	-£80,532,639	-£68,267,678	-£76,241,268	-£79,430,488	-£67,165,527	-£75,138,118
35%	70%	-£85,940,001	-£71,630,880	-£80,933,402	-£84,654,158	-£70,345,037	-£79,647,560
40%	70%	-£91,347,363	-£74,994,082	-£85,625,536	-£89,877,829	-£73,524,548	-£84,156,002
45%	70%	-£96,754,725	-£78,357,284	-£90,317,670	-£95,101,499	-£76,704,058	-£88,664,443
50%	70%	-£102,162,088	-£81,720,485	-£95,009,804	-£100,325,169	-£79,883,568	-£93,172,885
100%	70%	-£156,235,709	-£115,352,506	-£141,931,142	-£152,561,874	-£111,678,670	-£138,257,306
10%	80%	-£59,104,554	-£54,432,188	-£57,469,746	-£58,859,631	-£54,187,265	-£57,224,823
15%	80%	-£64,612,917	-£57,804,049	-£62,160,386	-£64,245,214	-£57,236,665	-£56,179,002
20%	80%	-£70,121,280	-£61,167,910	-£66,851,026	-£69,280,996	-£60,285,161	-£66,211,161
40%	80%	-£92,152,817	-£73,463,352	-£85,613,596	-£91,173,128	-£72,463,864	-£84,633,896
45%	80%	-£97,660,862	-£76,825,213	-£90,304,226	-£96,558,710	-£75,533,063	-£89,202,076
50%	80%	-£103,169,905	-£80,187,074	-£94,994,867	-£101,944,293	-£78,582,463	-£93,770,255
10%	60%	-£58,701,826	-£55,197,551	-£57,475,721	-£58,211,982	-£54,707,707	-£56,985,876
15%	60%	-£64,208,507	-£58,752,095	-£62,169,348	-£63,773,739	-£58,017,328	-£61,434,580
20%	60%	-£69,715,188	-£62,306,638	-£66,862,976	-£68,488,167	-£61,326,949	-£65,983,286
25%	60%	-£74,221,867	-£65,861,182	-£71,556,603	-£73,297,256	-£64,636,569	-£70,331,991
30%	60%	-£79,728,548	-£69,415,724	-£76,250,231	-£78,459,014	-£67,946,190	-£74,780,696
35%	60%	-£85,235,229	-£72,970,267	-£80,943,858	-£83,620,772	-£71,255,010	-£79,229,401
40%	60%	-£90,741,910	-£76,524,811	-£85,637,485	-£88,782,530	-£74,565,431	-£83,678,107
50%	60%	-£101,158,270	-£80,079,354	-£90,331,112	-£94,944,288	-£77,871,673	-£92,125,517

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£80,692,960	-£80,692,960	-£80,692,960	-£80,692,960	-£80,692,960	-£80,692,960
10%	70%	-£91,507,684	-£87,419,364	-£90,077,228	-£91,140,300	-£87,051,981	-£89,709,844
15%	70%	-£96,915,047	-£90,782,566	-£94,769,361	-£95,833,971	-£90,231,491	-£94,215,286
20%	70%	-£102,322,408	-£94,145,768	-£99,461,495	-£101,587,642	-£93,411,001	-£98,726,727
25%	70%	-£107,729,771	-£97,508,970	-£104,153,629	-£106,811,311	-£96,590,511	-£103,235,170
30%	70%	-£113,137,134	-£100,872,172	-£108,845,763	-£112,034,982	-£99,770,022	-£107,743,612
35%	70%	-£118,544,495	-£104,235,374	-£113,537,897	-£117,258,653	-£102,949,532	-£112,252,054
40%	70%	-£123,951,858	-£107,598,576	-£118,230,030	-£122,482,323	-£106,129,042	-£116,760,496
45%	70%	-£129,359,219	-£110,961,778	-£122,922,164	-£127,705,993	-£109,308,552	-£121,268,938
50%	70%	-£134,766,582	-£114,324,980	-£127,614,298	-£132,929,664	-£112,488,063	-£125,777,380
100%	70%	-£188,840,204	-£147,957,001	-£174,535,637	-£185,166,368	-£144,283,164	-£170,861,800
10%	80%	-£91,709,048	-£87,036,682	-£90,074,240	-£91,464,125	-£86,791,759	-£89,829,318
15%	80%	-£97,217,091	-£90,208,543	-£94,764,880	-£96,849,709	-£89,841,199	-£94,397,496
20%	80%	-£102,725,136	-£93,380,404	-£99,455,020	-£102,235,291	-£92,890,599	-£98,965,675
40%	80%	-£124,757,312	-£105,057,847	-£118,218,081	-£123,777,622	-£105,088,168	-£117,236,391
45%	80%	-£130,265,356	-£109,239,708	-£122,908,723	-£129,163,204	-£108,137,557	-£121,806,570
50%	80%	-£135,773,399	-£112,411,569	-£127,599,361	-£134,548,788	-£111,186,957	-£126,374,749
10%	60%	-£91,308,321	-£87,802,046	-£90,080,215	-£90,816,476	-£87,312,202	-£89,590,370
15%	60%	-£96,815,001	-£91,356,589	-£94,773,842	-£95,878,234	-£90,621,823	-£94,039,075
20%	60%	-£101,318,682	-£94,911,133	-£99,467,470	-£100,939,692	-£93,331,443	-£98,461,781
25%	60%	-£107,226,362	-£98,665,676	-£104,161,097	-£106,001,750	-£97,241,063	-£102,936,486
30%	60%	-£112,533,042	-£102,020,218	-£108,854,725	-£111,063		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£38,369,297	-£38,369,297	-£38,369,297	-£38,369,297	-£38,369,297	-£38,369,297
10%	70%	-£49,184,021	-£45,995,701	-£47,753,565	-£48,816,637	-£44,728,317	-£47,386,181
15%	70%	-£54,591,384	-£48,458,902	-£52,445,698	-£54,040,308	-£47,907,828	-£51,894,623
20%	70%	-£59,998,745	-£51,822,105	-£57,137,832	-£59,263,979	-£51,087,338	-£56,403,064
25%	70%	-£65,406,108	-£55,185,307	-£61,829,966	-£64,487,648	-£54,266,848	-£60,911,507
30%	70%	-£70,813,470	-£58,548,509	-£66,522,100	-£69,711,319	-£57,446,358	-£65,419,949
35%	70%	-£76,220,832	-£61,911,711	-£71,214,233	-£74,934,990	-£60,625,869	-£69,928,391
40%	70%	-£81,628,195	-£65,274,913	-£75,908,367	-£80,158,660	-£63,835,379	-£74,436,833
45%	70%	-£87,035,556	-£68,638,116	-£80,598,501	-£85,382,330	-£66,984,889	-£79,945,275
50%	70%	-£92,442,919	-£72,001,317	-£85,290,635	-£90,606,001	-£70,164,399	-£85,453,717
100%	70%	-£146,516,541	-£105,633,337	-£132,211,974	-£142,842,705	-£101,959,501	-£128,538,137
10%	80%	-£49,385,385	-£44,713,019	-£47,750,577	-£49,140,462	-£44,468,096	-£47,505,655
15%	80%	-£54,893,428	-£47,894,860	-£52,441,217	-£54,326,045	-£47,517,496	-£52,073,833
20%	80%	-£60,401,473	-£51,056,741	-£57,131,857	-£59,511,628	-£50,566,896	-£56,642,012
40%	80%	-£82,433,648	-£63,744,184	-£75,894,418	-£81,453,959	-£62,764,494	-£74,914,727
45%	80%	-£87,941,693	-£66,916,045	-£80,585,058	-£86,839,541	-£65,813,894	-£79,482,907
50%	80%	-£93,449,738	-£70,087,908	-£85,275,698	-£92,225,124	-£68,863,294	-£84,051,086
10%	60%	-£48,982,657	-£45,478,383	-£47,756,552	-£48,492,813	-£44,988,539	-£47,266,707
15%	60%	-£54,289,338	-£49,032,326	-£52,450,179	-£53,554,570	-£48,298,159	-£51,715,412
20%	60%	-£59,596,019	-£52,587,470	-£57,143,807	-£58,616,329	-£51,607,780	-£56,164,118
25%	60%	-£64,902,699	-£56,142,013	-£61,837,434	-£63,678,087	-£54,917,400	-£60,612,823
30%	60%	-£70,209,379	-£59,696,555	-£66,531,062	-£68,739,845	-£58,227,021	-£65,061,527
35%	60%	-£75,516,060	-£63,251,099	-£71,224,689	-£73,801,603	-£61,536,642	-£69,510,232
40%	60%	-£80,822,741	-£66,805,642	-£75,918,317	-£78,863,361	-£64,846,263	-£73,958,938
50%	60%	-£86,129,421	-£70,359,185	-£80,611,945	-£83,925,119	-£68,155,884	-£78,407,643

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£35,457,981	-£35,457,981	-£35,457,981	-£35,457,981	-£35,457,981	-£35,457,981
10%	70%	-£46,272,705	-£42,194,385	-£44,842,248	-£45,905,321	-£41,817,001	-£44,474,865
15%	70%	-£51,680,068	-£45,547,586	-£49,534,382	-£51,128,992	-£44,996,512	-£48,993,307
20%	70%	-£57,087,429	-£48,910,789	-£54,226,516	-£56,352,663	-£48,176,022	-£53,491,748
25%	70%	-£62,494,792	-£52,273,991	-£58,918,650	-£61,576,332	-£51,355,532	-£58,000,191
30%	70%	-£67,902,154	-£55,637,193	-£63,610,784	-£66,800,003	-£54,535,042	-£62,508,633
35%	70%	-£73,309,516	-£59,000,395	-£68,302,917	-£72,023,674	-£57,714,553	-£67,017,075
40%	70%	-£78,716,879	-£62,363,597	-£72,995,051	-£77,247,344	-£60,894,063	-£71,525,517
45%	70%	-£84,124,240	-£65,726,800	-£77,687,185	-£82,471,014	-£64,073,573	-£76,033,959
50%	70%	-£89,531,603	-£69,090,001	-£82,379,319	-£87,694,685	-£67,253,083	-£80,542,401
100%	70%	-£143,605,225	-£102,722,021	-£129,300,658	-£139,931,389	-£99,048,185	-£125,626,821
10%	80%	-£46,474,069	-£41,801,703	-£44,839,261	-£46,229,146	-£41,556,780	-£44,594,339
15%	80%	-£51,982,112	-£44,973,664	-£49,529,901	-£51,614,729	-£44,606,180	-£49,162,517
20%	80%	-£57,490,157	-£48,145,425	-£54,220,541	-£57,000,312	-£47,655,580	-£53,730,696
40%	80%	-£79,522,332	-£60,832,868	-£72,983,162	-£78,542,643	-£59,853,178	-£72,003,411
45%	80%	-£85,030,377	-£64,004,729	-£77,673,742	-£83,928,225	-£62,902,578	-£76,571,591
50%	80%	-£90,538,420	-£67,176,590	-£82,364,382	-£89,313,808	-£65,951,978	-£81,139,770
10%	60%	-£46,071,341	-£42,567,067	-£44,845,236	-£46,591,497	-£42,077,223	-£44,355,391
15%	60%	-£51,378,022	-£46,121,610	-£49,538,963	-£50,643,254	-£45,386,843	-£48,804,096
20%	60%	-£56,684,703	-£49,676,153	-£54,232,491	-£56,705,013	-£48,696,464	-£53,252,802
25%	60%	-£61,991,383	-£53,230,697	-£58,926,118	-£60,766,771	-£52,006,084	-£57,701,506
30%	60%	-£67,298,063	-£56,785,239	-£63,619,746	-£65,828,529	-£55,315,705	-£62,150,211
35%	60%	-£72,604,744	-£60,339,783	-£68,313,373	-£70,890,287	-£58,626,326	-£66,598,916
40%	60%	-£77,911,425	-£63,894,326	-£73,007,001	-£75,952,045	-£61,934,946	-£71,047,622
50%	60%	-£83,218,105	-£67,448,869	-£77,713,628	-£81,013,803	-£65,243,566	-£75,496,328

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	High

No Units 650  
Site Area 4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£7,390,417	-£7,390,417	-£7,390,417	-£7,390,417	-£7,390,417	-£7,390,417
10%	70%	-£20,161,431	-£16,195,800	-£18,777,773	-£19,789,060	-£15,823,430	-£18,405,403
15%	70%	-£26,546,938	-£20,698,493	-£24,471,451	-£25,988,382	-£20,039,937	-£23,912,895
20%	70%	-£32,932,444	-£25,001,184	-£30,165,130	-£32,187,703	-£24,256,443	-£29,420,389
25%	70%	-£39,317,951	-£29,403,876	-£35,858,808	-£38,387,025	-£28,472,949	-£34,927,881
30%	70%	-£45,703,459	-£33,806,568	-£41,552,487	-£44,586,346	-£32,689,455	-£40,435,375
35%	70%	-£52,089,966	-£38,209,260	-£47,246,164	-£50,785,668	-£36,905,962	-£45,942,867
40%	70%	-£58,474,473	-£42,611,951	-£52,939,842	-£56,984,990	-£41,122,468	-£51,450,359
45%	70%	-£64,859,980	-£47,014,643	-£58,633,521	-£63,184,311	-£45,338,975	-£56,957,853
50%	70%	-£71,245,486	-£51,417,336	-£64,277,199	-£69,383,633	-£49,555,481	-£62,465,345
100%	70%	-£135,100,557	-£95,444,254	-£121,263,982	-£131,376,849	-£91,720,547	-£117,540,274
10%	80%	-£20,349,146	-£15,816,997	-£18,787,823	-£20,100,899	-£15,563,750	-£18,519,576
15%	80%	-£26,828,510	-£20,030,288	-£24,456,526	-£26,456,140	-£19,657,917	-£24,084,155
20%	80%	-£33,307,876	-£24,243,578	-£30,145,229	-£32,811,380	-£23,747,083	-£29,648,735
25%	80%	-£39,787,240	-£28,456,868	-£35,833,932	-£38,166,622	-£27,836,250	-£35,213,315
30%	80%	-£46,266,604	-£32,670,158	-£41,522,636	-£45,521,863	-£31,925,416	-£40,777,894
35%	80%	-£52,746,969	-£36,883,448	-£47,211,339	-£51,877,104	-£36,014,583	-£46,342,474
40%	80%	-£59,226,334	-£41,096,739	-£52,900,042	-£58,232,345	-£40,103,749	-£51,907,053
45%	80%	-£65,705,698	-£45,310,029	-£58,588,745	-£64,587,586	-£44,192,916	-£57,471,633
50%	80%	-£72,184,063	-£49,523,319	-£64,277,448	-£70,942,827	-£48,282,083	-£63,036,212
10%	60%	-£19,973,716	-£16,574,604	-£18,787,724	-£19,477,222	-£16,078,110	-£18,291,229
15%	60%	-£26,265,365	-£21,166,698	-£24,486,376	-£25,520,623	-£20,421,956	-£23,741,635
20%	60%	-£32,557,014	-£25,758,791	-£30,185,020	-£31,564,025	-£24,765,803	-£29,192,941
25%	60%	-£38,848,664	-£30,350,885	-£35,883,833	-£37,607,427	-£29,109,649	-£34,644,448
30%	60%	-£45,140,313	-£34,942,979	-£41,582,337	-£43,650,830	-£33,453,495	-£40,092,854
35%	60%	-£51,431,962	-£39,535,071	-£47,280,890	-£49,694,232	-£37,797,341	-£45,543,260
40%	60%	-£57,723,611	-£44,127,165	-£52,979,644	-£55,737,634	-£42,141,188	-£50,993,666
45%	60%	-£64,015,261	-£48,719,258	-£58,678,396	-£61,781,037	-£46,483,034	-£56,444,072
50%	60%	-£70,306,910	-£53,311,352	-£64,376,950	-£67,824,439	-£50,828,881	-£61,894,478

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£416,384,376	-£416,384,376	-£416,384,376	-£416,384,376	-£416,384,376	-£416,384,376
10%	70%	-£429,156,390	-£425,189,758	-£427,771,732	-£428,783,019	-£424,817,388	-£427,399,362
15%	70%	-£435,540,897	-£429,592,452	-£433,465,411	-£434,392,941	-£429,033,896	-£432,995,895
20%	70%	-£441,925,404	-£433,995,144	-£439,159,089	-£441,181,663	-£433,299,403	-£439,414,346
25%	70%	-£448,311,911	-£438,397,836	-£444,852,767	-£447,390,984	-£437,466,308	-£443,321,840
30%	70%	-£454,697,418	-£442,800,528	-£450,546,446	-£453,580,305	-£441,683,415	-£449,429,334
35%	70%	-£461,082,925	-£447,203,219	-£456,240,123	-£459,779,827	-£445,899,921	-£454,936,626
40%	70%	-£467,468,432	-£451,605,911	-£461,933,802	-£465,978,949	-£450,116,428	-£460,444,319
45%	70%	-£473,853,939	-£456,008,602	-£467,627,480	-£472,178,271	-£454,332,534	-£465,951,812
50%	70%	-£480,239,446	-£460,411,295	-£473,321,159	-£478,377,583	-£458,549,441	-£471,459,305
100%	70%	-£544,094,516	-£504,438,213	-£530,257,941	-£540,370,899	-£500,714,506	-£526,534,234
10%	80%	-£429,343,105	-£424,810,957	-£427,761,782	-£429,094,858	-£424,562,710	-£427,513,535
15%	80%	-£435,822,498	-£429,024,247	-£433,450,485	-£435,450,999	-£428,651,876	-£433,078,114
20%	80%	-£442,301,895	-£433,237,537	-£439,139,199	-£441,805,340	-£438,741,042	-£438,642,895
25%	80%	-£448,781,292	-£437,450,828	-£444,829,512	-£447,226,924	-£440,097,709	-£440,301,013
30%	80%	-£455,260,689	-£441,664,119	-£450,513,825	-£453,601,307	-£441,453,026	-£446,816,114
35%	80%	-£461,740,086	-£445,877,410	-£456,203,138	-£459,975,690	-£443,808,439	-£452,331,217
40%	80%	-£468,219,483	-£450,086,701	-£461,894,451	-£465,349,073	-£446,163,552	-£457,846,318
45%	80%	-£474,698,880	-£454,295,992	-£467,587,762	-£471,721,465	-£448,518,665	-£463,351,419
50%	80%	-£481,178,277	-£458,505,283	-£473,271,075	-£478,106,858	-£451,786,778	-£468,866,520
10%	60%	-£428,967,675	-£425,568,563	-£427,781,683	-£428,471,181	-£425,072,069	-£427,285,188
15%	60%	-£435,352,324	-£430,160,657	-£433,480,338	-£434,514,582	-£429,415,915	-£432,735,595
20%	60%	-£441,736,973	-£434,752,750	-£439,173,989	-£440,867,985	-£433,759,662	-£438,186,001
25%	60%	-£448,121,622	-£439,344,844	-£444,867,642	-£446,601,387	-£438,103,680	-£443,636,407
30%	60%	-£454,506,271	-£443,936,938	-£450,560,296	-£452,644,789	-£442,447,455	-£449,086,813
35%	60%	-£460,890,920	-£448,529,031	-£456,254,949	-£458,688,191	-£446,791,301	-£454,537,219
40%	60%	-£467,275,569	-£453,121,125	-£461,948,603	-£464,731,594	-£451,135,148	-£459,987,626
50%	60%	-£473,660,218	-£457,713,219	-£467,642,257	-£470,774,997	-£455,479,001	-£465,499,133

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£325,661,326	-£325,661,326	-£325,661,326	-£325,661,326	-£325,661,326	-£325,661,326
10%	70%	-£339,432,340	-£334,466,709	-£337,048,682	-£338,059,969	-£334,094,339	-£336,676,312
15%	70%	-£344,917,847	-£338,869,402	-£342,442,369	-£343,269,290	-£338,310,845	-£340,183,804
20%	70%	-£351,203,353	-£343,272,095	-£348,836,039	-£350,458,812	-£342,527,352	-£347,691,296
25%	70%	-£357,588,860	-£347,674,788	-£354,129,717	-£356,657,934	-£346,743,588	-£353,198,790
30%	70%	-£363,974,368	-£352,077,477	-£359,823,396	-£362,857,255	-£350,960,364	-£358,706,284
35%	70%	-£370,359,875	-£356,480,169	-£365,517,073	-£369,056,577	-£355,176,871	-£364,213,778
40%	70%	-£376,745,382	-£360,882,860	-£371,210,751	-£375,255,899	-£359,393,377	-£369,721,298
45%	70%	-£383,130,889	-£365,285,552	-£376,904,430	-£381,455,221	-£363,710,179	-£375,228,802
50%	70%	-£389,516,396	-£369,688,244	-£382,598,108	-£387,654,543	-£367,826,390	-£380,736,254
100%	70%	-£453,371,466	-£413,715,183	-£439,534,891	-£449,647,758	-£409,991,456	-£435,811,183
10%	80%	-£338,620,055	-£334,017,806	-£337,038,732	-£338,371,808	-£333,839,659	-£336,790,485
15%	80%	-£345,005,419	-£338,420,197	-£342,727,435	-£344,727,049	-£337,938,826	-£342,355,084
20%	80%	-£351,390,783	-£342,822,588	-£348,416,138	-£350,416,369	-£342,017,982	-£348,916,644
25%	80%	-£357,776,147	-£347,227,081	-£354,109,841	-£356,105,672	-£346,107,135	-£354,477,202
30%	80%	-£364,161,511	-£351,628,574	-£359,803,254	-£361,794,975	-£350,206,288	-£360,032,756
35%	80%	-£370,546,875	-£356,030,067	-£365,497,667	-£367,484,278	-£354,305,441	-£365,588,310
40%	80%	-£376,932,239	-£360,431,560	-£371,191,080	-£373,173,581	-£358,404,594	-£371,143,864
45%	80%	-£383,317,603	-£364,833,053	-£376,885,493	-£378,862,884	-£362,503,747	-£376,699,418
50%	80%	-£389,702,967	-£369,234,546	-£382,579,906	-£384,552,187	-£366,602,900	-£382,254,972
10%	60%	-£338,244,625	-£334,845,513	-£337,058,633	-£337,748,131	-£334,349,019	-£336,562,138
15%	60%	-£344,629,274	-£339,437,607	-£342,757,295	-£343,791,532	-£338,852,865	-£342,012,544
20%	60%	-£351,013,923	-£344,029,700	-£348,450,939	-£349,834,874	-£343,957,018	-£347,462,950
25%	60%	-£357,400,572	-£348,621,793	-£354,144,592	-£355,978,336	-£347,056,171	-£352,913,357
30%	60%	-£363,786,221	-£353,213,887	-£359,838,246	-£361,921,739	-£351,154,404	-£358,363,763
35%	60%	-£369,171,870	-£357,805,980	-£365,531,899	-£367,965,141	-£355,253,557	-£363,814,169
40%	60%	-£375,557,519	-£362,398,074	-£371,225,552	-£374,008,543	-£360,412,097	-£369,264,575
50%	60%	-£381,943,168	-£366,990,167	-£376,919,205	-£380,051,946	-£365,513,650	-£374,716,082

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£152,909,538	-£152,909,538	-£152,909,538	-£152,909,538	-£152,909,538	-£152,909,538
10%	70%	-£165,680,551	-£161,714,921	-£164,296,894	-£165,308,180	-£161,342,251	-£163,924,524
15%	70%	-£172,066,058	-£166,317,413	-£169,899,372	-£171,507,602	-£166,590,687	-£169,432,016
20%	70%	-£178,451,565	-£170,920,305	-£175,498,251	-£177,706,824	-£169,775,564	-£174,939,508
25%	70%	-£184,837,072	-£175,523,197	-£181,097,129	-£183,906,146	-£173,962,070	-£180,447,002
30%	70%	-£191,222,580	-£179,126,089	-£186,696,007	-£190,105,467	-£178,208,576	-£185,954,495
35%	70%	-£197,608,087	-£182,728,981	-£192,294,885	-£196,304,789	-£182,456,083	-£191,461,988
40%	70%	-£203,993,594	-£186,331,072	-£197,893,763	-£202,503,110	-£186,703,	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£58,419,154	-£58,419,154	-£58,419,154	-£58,419,154	-£58,419,154	-£58,419,154
10%	70%	-£71,186,167	-£67,234,537	-£69,608,510	-£70,817,296	-£66,852,167	-£69,434,140
15%	70%	-£77,575,674	-£71,627,229	-£75,500,188	-£77,017,118	-£71,068,673	-£74,941,632
20%	70%	-£83,961,181	-£76,029,921	-£81,193,866	-£83,216,440	-£75,285,180	-£80,448,125
25%	70%	-£90,346,688	-£80,432,613	-£86,887,545	-£89,415,762	-£79,501,685	-£85,956,618
30%	70%	-£96,732,196	-£84,835,305	-£92,581,223	-£95,615,083	-£83,718,192	-£91,464,111
35%	70%	-£103,117,703	-£89,237,997	-£98,274,901	-£101,814,405	-£87,934,699	-£96,971,604
40%	70%	-£109,503,209	-£93,640,689	-£103,969,579	-£108,013,728	-£92,151,205	-£102,479,096
45%	70%	-£115,888,716	-£98,043,380	-£109,662,258	-£114,213,048	-£96,367,712	-£107,986,590
50%	70%	-£122,274,223	-£102,446,072	-£115,355,938	-£120,412,370	-£100,584,218	-£113,494,082
100%	70%	-£188,129,293	-£146,472,991	-£172,292,718	-£182,405,588	-£142,749,284	-£168,569,011
10%	80%	-£71,377,883	-£66,845,734	-£69,796,560	-£71,129,635	-£66,597,487	-£69,546,313
15%	80%	-£77,857,247	-£71,959,024	-£75,485,263	-£77,484,677	-£70,888,653	-£75,112,892
20%	80%	-£84,336,612	-£77,272,315	-£81,173,966	-£83,840,117	-£77,575,919	-£80,677,472
25%	80%	-£90,815,977	-£82,125,475	-£87,028,779	-£89,261,082	-£81,132,486	-£84,935,790
30%	80%	-£97,295,342	-£87,338,765	-£93,187,482	-£95,616,323	-£86,221,652	-£91,500,370
35%	80%	-£103,774,707	-£92,552,056	-£99,346,185	-£101,971,563	-£91,310,820	-£97,570,948
40%	80%	-£110,254,072	-£97,765,347	-£105,605,483	-£108,326,806	-£96,406,847	-£103,641,426
45%	80%	-£116,733,437	-£102,978,638	-£111,864,782	-£114,682,052	-£101,502,871	-£109,716,904
50%	80%	-£123,212,802	-£108,191,929	-£118,114,077	-£121,037,298	-£106,688,900	-£115,792,382
10%	60%	-£61,000,452	-£57,603,341	-£59,816,460	-£60,155,958	-£56,106,847	-£58,319,985
15%	60%	-£67,286,182	-£62,195,435	-£65,515,113	-£66,543,360	-£61,450,682	-£64,770,372
20%	60%	-£73,571,912	-£66,787,527	-£71,213,767	-£72,592,762	-£66,794,539	-£70,220,778
25%	60%	-£79,857,642	-£71,379,621	-£76,912,420	-£78,636,164	-£72,038,385	-£75,671,185
30%	60%	-£86,143,372	-£76,371,715	-£82,611,074	-£84,679,566	-£77,282,232	-£81,121,591
35%	60%	-£92,429,102	-£81,363,809	-£88,305,725	-£90,722,969	-£82,528,078	-£86,571,996
40%	60%	-£98,714,832	-£86,355,903	-£94,000,380	-£96,766,371	-£87,769,925	-£92,022,403
45%	60%	-£105,000,562	-£91,348,000	-£100,695,031	-£102,809,773	-£93,014,772	-£97,472,810
50%	60%	-£111,286,292	-£96,340,094	-£106,389,682	-£108,853,176	-£98,260,618	-£102,923,216

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£36,748,209	-£36,748,209	-£36,748,209	-£36,748,209	-£36,748,209	-£36,748,209
10%	70%	-£48,519,223	-£45,853,592	-£48,135,862	-£49,146,882	-£46,181,222	-£47,763,196
15%	70%	-£55,904,730	-£49,956,285	-£53,829,243	-£55,346,174	-£49,337,729	-£53,270,687
20%	70%	-£62,290,236	-£54,358,976	-£59,522,922	-£61,545,495	-£53,614,235	-£58,778,181
25%	70%	-£68,675,743	-£58,761,668	-£65,216,600	-£67,744,817	-£57,830,741	-£64,285,673
30%	70%	-£75,061,251	-£63,164,360	-£70,910,279	-£73,944,138	-£62,047,247	-£69,793,167
35%	70%	-£81,446,758	-£67,567,052	-£76,603,656	-£80,153,460	-£66,263,754	-£75,300,659
40%	70%	-£87,832,265	-£71,969,744	-£82,297,634	-£85,362,782	-£70,480,261	-£80,808,151
45%	70%	-£94,217,772	-£76,372,435	-£87,991,313	-£92,572,103	-£74,806,767	-£86,315,645
50%	70%	-£100,603,279	-£80,775,127	-£93,684,991	-£98,781,425	-£79,131,273	-£91,823,137
100%	70%	-£164,458,349	-£124,802,446	-£150,621,774	-£160,734,641	-£121,078,339	-£146,898,066
10%	80%	-£49,706,938	-£45,174,789	-£48,125,615	-£49,458,691	-£44,926,542	-£47,877,368
15%	80%	-£56,186,302	-£49,388,080	-£53,814,318	-£55,133,932	-£49,016,979	-£53,741,947
20%	80%	-£62,665,667	-£53,601,370	-£59,503,021	-£62,169,127	-£53,104,875	-£59,006,527
25%	80%	-£69,145,032	-£57,814,662	-£65,216,600	-£67,744,817	-£60,191,251	-£65,216,600
30%	80%	-£75,624,397	-£62,027,954	-£71,925,915	-£74,513,138	-£66,282,626	-£71,017,941
35%	80%	-£82,103,762	-£66,241,246	-£78,607,026	-£81,396,361	-£71,371,001	-£76,710,316
40%	80%	-£88,583,126	-£70,454,538	-£84,298,137	-£87,590,137	-£76,461,541	-£82,264,845
45%	80%	-£95,062,490	-£74,667,829	-£90,987,248	-£94,483,461	-£81,548,916	-£87,771,874
50%	80%	-£101,541,855	-£78,881,121	-£96,684,359	-£100,300,619	-£86,633,075	-£93,280,004
10%	60%	-£49,331,508	-£45,932,396	-£48,145,516	-£49,835,014	-£45,435,902	-£47,649,021
15%	60%	-£55,821,157	-£50,524,430	-£53,844,168	-£55,133,932	-£49,773,748	-£53,099,427
20%	60%	-£62,300,706	-£55,116,583	-£59,542,822	-£61,921,817	-£55,123,595	-£60,315,645
25%	60%	-£68,780,255	-£59,708,677	-£65,241,475	-£67,965,219	-£60,467,441	-£66,000,240
30%	60%	-£75,259,804	-£64,300,771	-£70,940,129	-£73,008,622	-£65,011,287	-£70,450,646
35%	60%	-£81,739,353	-£68,892,865	-£76,631,782	-£79,052,024	-£70,561,133	-£76,901,052
40%	60%	-£88,218,902	-£73,484,959	-£82,327,435	-£85,362,782	-£76,108,980	-£82,411,458
45%	60%	-£94,708,451	-£78,077,053	-£88,022,086	-£91,674,935	-£81,659,130	-£87,916,504
50%	60%	-£101,197,999	-£82,669,147	-£93,716,239	-£97,981,088	-£87,216,281	-£93,421,552

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£27,182,304	-£27,182,304	-£27,182,304	-£27,182,304	-£27,182,304	-£27,182,304
10%	70%	-£39,953,317	-£35,987,687	-£38,569,660	-£39,590,946	-£35,615,317	-£38,197,290
15%	70%	-£46,338,824	-£40,390,379	-£44,263,338	-£45,780,268	-£40,831,823	-£43,704,782
20%	70%	-£52,724,331	-£44,793,071	-£49,957,016	-£51,979,590	-£46,048,330	-£49,212,275
25%	70%	-£59,109,838	-£49,195,762	-£55,650,695	-£58,178,912	-£48,264,835	-£54,719,768
30%	70%	-£65,495,346	-£53,598,455	-£61,344,373	-£64,378,233	-£52,481,342	-£60,227,261
35%	70%	-£71,880,852	-£58,001,146	-£67,038,051	-£70,577,554	-£56,697,848	-£65,734,754
40%	70%	-£78,266,359	-£62,403,838	-£72,731,729	-£76,776,876	-£60,914,355	-£71,242,246
45%	70%	-£84,651,866	-£66,806,530	-£78,425,407	-£82,976,198	-£65,130,862	-£76,749,739
50%	70%	-£91,037,373	-£71,209,222	-£84,119,086	-£89,175,520	-£69,347,368	-£82,257,232
100%	70%	-£154,892,443	-£115,236,141	-£141,055,868	-£151,168,736	-£111,512,433	-£137,332,161
10%	80%	-£40,141,032	-£35,608,884	-£38,559,710	-£39,892,785	-£35,360,637	-£38,311,463
15%	80%	-£46,620,581	-£39,822,174	-£44,248,413	-£45,248,027	-£39,449,803	-£43,876,042
20%	80%	-£53,100,130	-£44,035,466	-£49,942,061	-£51,633,367	-£44,440,352	-£50,357,535
25%	80%	-£59,579,679	-£48,248,758	-£55,635,609	-£58,028,709	-£50,436,901	-£56,848,028
30%	80%	-£66,059,228	-£52,460,050	-£61,329,857	-£63,723,051	-£56,430,450	-£63,339,577
35%	80%	-£72,538,777	-£56,671,342	-£67,025,005	-£70,417,343	-£62,425,000	-£69,830,070
40%	80%	-£79,018,326	-£60,882,634	-£72,719,153	-£75,111,635	-£66,630,549	-£75,331,563
45%	80%	-£85,497,875	-£65,093,926	-£78,414,301	-£81,805,927	-£70,836,098	-£80,833,056
50%	80%	-£91,977,424	-£69,305,218	-£84,109,449	-£87,500,219	-£75,051,647	-£86,334,549
10%	60%	-£39,765,602	-£36,366,491	-£38,579,610	-£39,269,108	-£35,869,996	-£38,083,115
15%	60%	-£46,245,151	-£40,578,580	-£44,278,263	-£45,312,510	-£40,213,942	-£43,533,522
20%	60%	-£52,724,700	-£44,793,071	-£49,957,016	-£51,355,912	-£44,557,689	-£48,983,071
25%	60%	-£59,205,249	-£49,008,562	-£55,646,565	-£57,690,364	-£50,902,237	-£56,433,564
30%	60%	-£65,685,798	-£53,219,053	-£61,335,113	-£63,723,816	-£56,247,786	-£62,884,057
35%	60%	-£72,165,347	-£57,429,544	-£67,025,661	-£69,757,268	-£61,593,335	-£69,334,550
40%	60%	-£78,644,896	-£61,639,035	-£72,719,109	-£75,786,720	-£66,838,884	-£75,786,720
45%	60%	-£85,124,445	-£65,848,526	-£78,414,301	-£81,816,171	-£72,084,433	-£82,237,213
50%	60%	-£91,603,994	-£70,058,017	-£84,109,449	-£87,845,623	-£77,329,982	-£87,738,706

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£59,786,798	-£59,786,798	-£59,786,798	-£59,786,798	-£59,786,798	-£59,786,798
10%	70%	-£72,557,812	-£68,992,181	-£71,174,154	-£72,185,441	-£68,219,811	-£70,801,784
15%	70%	-£78,943,319	-£72,994,874	-£76,867,832	-£78,354,763	-£72,436,318	-£76,309,276
20%	70%	-£85,328,826	-£77,007,567	-£82,561,511	-£84,584,084	-£76,652,824	-£81,816,770
25%	70%	-£91,714,333	-£81,020,260	-£88,255,189	-£90,783,406	-£80,869,330	-£87,324,262
30%	70%	-£98,099,840	-£85,032,953	-£93,948,868	-£96,982,727	-£85,085,836	-£93,831,756
35%	70%	-£104,485,347	-£89,045,646	-£99,642,546	-£103,182,049	-£89,302,343	-£99,339,248
40%	70%	-£110,870,854	-£93,058,339	-£105,336,223	-£109,381,371	-£93,518,849	-£103,846,740
45%	70%	-£117,256,361	-£97,071,032	-£111,029,902	-£115,580,692	-£97,735,356	-£109,354,234
50%	70%	-£123,641,868	-£101,083,725	-£116,723,580	-£121,780,014	-£101,951,862	-£114,861,726
100%	70%	-£187,496,938	-£147,840,635	-£173,660,363	-£183,7		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£17,463,135	-£17,463,135	-£17,463,135	-£17,463,135	-£17,463,135	-£17,463,135
10%	70%	-£30,234,149	-£26,268,516	-£28,850,491	-£28,851,778	-£25,896,148	-£26,478,121
15%	70%	-£36,619,655	-£30,671,211	-£34,544,169	-£36,061,099	-£30,112,655	-£33,985,613
20%	70%	-£43,005,162	-£35,073,902	-£40,237,848	-£42,260,421	-£34,329,161	-£39,493,107
25%	70%	-£49,390,669	-£39,476,594	-£45,931,526	-£48,459,743	-£38,545,667	-£45,000,599
30%	70%	-£55,776,177	-£43,879,286	-£51,625,205	-£54,659,064	-£42,762,173	-£50,508,092
35%	70%	-£62,161,684	-£48,281,978	-£57,318,882	-£60,858,386	-£46,978,680	-£56,015,585
40%	70%	-£68,547,191	-£52,684,669	-£63,012,560	-£67,057,708	-£51,195,186	-£61,523,077
45%	70%	-£74,932,697	-£57,087,361	-£68,706,238	-£73,257,029	-£55,411,693	-£67,030,571
50%	70%	-£81,318,204	-£61,490,053	-£74,399,917	-£79,456,351	-£59,628,199	-£72,538,063
100%	70%	-£145,173,275	-£105,516,972	-£131,336,699	-£141,449,567	-£101,793,265	-£127,612,992
10%	80%	-£30,421,864	-£25,889,715	-£28,840,541	-£30,173,617	-£25,641,468	-£28,592,294
15%	80%	-£36,807,228	-£30,103,006	-£34,529,244	-£36,528,858	-£30,730,634	-£34,156,873
20%	80%	-£43,192,593	-£34,316,296	-£40,217,947	-£42,894,098	-£33,819,801	-£39,721,453
40%	80%	-£69,298,052	-£51,169,456	-£62,972,760	-£68,305,063	-£50,176,467	-£61,979,771
45%	80%	-£75,777,416	-£55,382,747	-£68,661,463	-£74,660,304	-£54,265,634	-£67,544,351
50%	80%	-£82,256,781	-£59,596,037	-£74,350,166	-£81,015,545	-£58,354,801	-£73,109,930
10%	60%	-£30,046,434	-£26,547,322	-£28,860,442	-£29,549,940	-£26,150,828	-£28,363,947
15%	60%	-£36,338,083	-£31,238,416	-£34,559,244	-£35,993,341	-£30,494,674	-£33,814,353
20%	60%	-£42,629,732	-£35,831,509	-£40,257,748	-£41,636,743	-£34,838,521	-£39,264,759
25%	60%	-£48,921,381	-£40,423,603	-£45,956,401	-£47,680,145	-£39,182,366	-£44,715,166
30%	60%	-£55,213,031	-£45,015,696	-£51,655,055	-£53,723,548	-£43,526,213	-£50,165,572
35%	60%	-£61,504,680	-£49,607,789	-£57,353,708	-£59,766,950	-£47,870,059	-£55,615,978
40%	60%	-£67,796,329	-£54,199,883	-£63,052,361	-£65,810,352	-£52,213,906	-£61,066,384
50%	60%	-£74,087,978	-£58,791,976	-£68,744,014	-£72,853,754	-£56,557,253	-£66,517,790

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£14,551,819	-£14,551,819	-£14,551,819	-£14,551,819	-£14,551,819	-£14,551,819
10%	70%	-£27,322,833	-£23,357,202	-£25,939,175	-£26,950,462	-£22,984,832	-£25,596,805
15%	70%	-£33,708,339	-£27,739,895	-£31,632,853	-£33,149,783	-£27,201,339	-£31,074,297
20%	70%	-£40,093,846	-£32,162,588	-£37,326,532	-£39,349,105	-£31,417,845	-£36,581,791
25%	70%	-£46,479,353	-£36,565,278	-£43,020,210	-£45,548,427	-£35,634,351	-£42,089,283
30%	70%	-£52,864,861	-£40,967,970	-£48,713,888	-£51,747,748	-£39,850,857	-£47,596,776
35%	70%	-£59,250,368	-£45,370,662	-£54,407,566	-£57,947,070	-£44,067,364	-£53,104,269
40%	70%	-£65,635,875	-£49,773,353	-£60,101,244	-£64,146,391	-£48,283,870	-£58,611,761
45%	70%	-£72,021,381	-£54,176,045	-£65,794,923	-£70,345,713	-£52,500,377	-£64,119,255
50%	70%	-£78,406,888	-£58,578,737	-£71,488,601	-£76,545,035	-£56,716,883	-£69,626,747
100%	70%	-£142,261,958	-£102,605,656	-£128,426,383	-£138,538,251	-£98,881,949	-£124,701,676
10%	80%	-£27,510,548	-£22,978,399	-£25,929,225	-£27,262,301	-£22,730,152	-£25,680,978
15%	80%	-£33,895,912	-£27,191,689	-£31,617,928	-£33,617,542	-£28,819,318	-£31,245,557
20%	80%	-£40,281,277	-£31,404,980	-£37,306,631	-£39,972,782	-£30,908,485	-£36,810,137
40%	80%	-£66,386,736	-£48,258,140	-£60,061,444	-£65,393,747	-£47,265,151	-£59,068,455
45%	80%	-£72,868,100	-£52,471,431	-£65,750,147	-£71,748,988	-£51,354,317	-£64,633,035
50%	80%	-£79,349,465	-£56,684,721	-£71,438,850	-£78,104,228	-£55,443,485	-£70,197,814
10%	60%	-£27,135,118	-£23,736,006	-£25,949,126	-£26,638,623	-£23,239,512	-£25,452,631
15%	60%	-£33,426,767	-£28,328,100	-£31,647,778	-£32,682,025	-£27,583,358	-£30,803,037
20%	60%	-£39,718,416	-£32,920,193	-£37,346,432	-£38,725,427	-£31,927,205	-£36,353,443
25%	60%	-£46,010,065	-£37,512,286	-£43,045,085	-£44,768,829	-£36,271,050	-£41,803,850
30%	60%	-£52,301,715	-£42,104,380	-£48,743,739	-£50,812,232	-£40,614,897	-£47,254,256
35%	60%	-£58,593,364	-£46,696,473	-£54,442,392	-£56,855,634	-£44,958,743	-£52,704,661
40%	60%	-£64,885,013	-£51,288,567	-£60,141,045	-£62,899,036	-£49,302,590	-£58,155,068
50%	60%	-£71,176,662	-£55,880,660	-£65,839,698	-£71,942,438	-£53,646,437	-£63,606,474

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Med

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£20,231,460	-£20,231,460	-£20,231,460	-£20,231,460	-£20,231,460	-£20,231,460
10%	70%	-£31,832,531	-£27,759,389	-£30,402,074	-£31,589,825	-£27,516,683	-£30,159,369
15%	70%	-£37,633,067	-£31,523,354	-£35,487,382	-£37,269,008	-£31,159,294	-£35,123,322
20%	70%	-£43,433,602	-£35,287,318	-£40,572,689	-£42,948,191	-£34,801,906	-£40,087,277
25%	70%	-£49,234,138	-£39,051,283	-£45,657,996	-£48,627,373	-£38,444,518	-£45,051,231
30%	70%	-£55,034,673	-£42,815,247	-£50,743,303	-£54,306,555	-£42,087,129	-£50,015,185
35%	70%	-£60,835,209	-£46,579,212	-£55,828,610	-£59,985,739	-£45,729,740	-£54,979,140
40%	70%	-£66,635,744	-£50,343,176	-£60,913,918	-£65,664,923	-£49,372,352	-£59,943,093
45%	70%	-£72,436,280	-£54,107,141	-£65,999,224	-£71,344,103	-£53,014,963	-£64,907,048
50%	70%	-£78,236,815	-£57,871,104	-£71,084,531	-£77,023,286	-£56,657,574	-£69,871,002
100%	70%	-£136,242,170	-£95,510,749	-£121,337,603	-£133,815,111	-£93,083,690	-£119,510,543
10%	80%	-£32,033,389	-£27,378,369	-£30,398,581	-£31,871,585	-£27,215,565	-£30,236,778
15%	80%	-£37,934,353	-£30,951,823	-£35,482,142	-£37,691,647	-£30,709,118	-£35,239,435
20%	80%	-£43,835,317	-£34,525,278	-£40,565,702	-£43,511,710	-£34,201,671	-£40,242,094
25%	80%	-£49,736,282	-£38,098,733	-£45,649,263	-£49,331,772	-£37,694,223	-£45,244,753
30%	80%	-£55,637,246	-£41,672,188	-£50,732,823	-£55,151,835	-£41,186,775	-£50,247,411
35%	80%	-£61,538,210	-£45,245,642	-£55,816,383	-£60,971,897	-£44,679,328	-£55,250,069
40%	80%	-£67,439,175	-£48,819,096	-£60,899,944	-£66,791,959	-£48,171,880	-£60,252,728
45%	80%	-£73,340,139	-£52,392,551	-£65,983,504	-£72,612,021	-£51,664,433	-£65,255,386
50%	80%	-£79,241,103	-£55,966,005	-£71,067,065	-£78,432,083	-£55,156,985	-£70,258,045
10%	60%	-£31,631,673	-£28,140,409	-£30,405,568	-£31,308,066	-£27,816,801	-£30,081,960
15%	60%	-£37,331,780	-£32,094,883	-£35,492,621	-£36,846,369	-£31,609,471	-£35,007,210
20%	60%	-£43,032,887	-£36,049,357	-£40,579,674	-£42,384,671	-£35,402,412	-£40,932,460
25%	60%	-£48,733,994	-£40,003,832	-£45,666,729	-£47,922,975	-£39,194,812	-£45,857,709
30%	60%	-£54,434,102	-£43,958,307	-£50,753,783	-£53,461,277	-£42,987,482	-£49,782,959
35%	60%	-£60,134,209	-£47,912,781	-£55,840,837	-£58,999,579	-£46,790,153	-£54,798,209
40%	60%	-£65,834,314	-£51,867,255	-£60,927,891	-£64,537,882	-£50,572,823	-£59,833,459
45%	60%	-£71,534,420	-£55,821,729	-£66,014,945	-£70,076,185	-£54,365,494	-£64,858,709
50%	60%	-£77,234,527	-£59,776,204	-£71,103,998	-£75,614,488	-£58,158,164	-£69,883,958

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£429,225,419	-£429,225,419	-£429,225,419	-£429,225,419	-£429,225,419	-£429,225,419
10%	70%	-£440,826,490	-£436,753,348	-£439,396,034	-£440,583,795	-£436,510,643	-£439,153,328
15%	70%	-£446,627,026	-£440,517,313	-£444,481,241	-£446,262,967	-£440,153,254	-£444,117,292
20%	70%	-£452,427,561	-£444,281,277	-£449,569,648	-£451,942,150	-£444,795,665	-£449,051,236
25%	70%	-£458,228,097	-£448,045,242	-£454,651,955	-£457,621,332	-£447,438,477	-£454,045,190
30%	70%	-£464,028,632	-£451,809,206	-£459,737,263	-£463,300,515	-£451,081,088	-£459,009,145
35%	70%	-£469,829,168	-£455,573,171	-£464,822,570	-£468,979,698	-£454,723,699	-£463,973,099
40%	70%	-£475,629,703	-£459,337,135	-£469,907,677	-£474,658,880	-£458,366,312	-£468,937,053
45%	70%	-£481,430,239	-£463,101,100	-£474,993,183	-£480,338,062	-£462,008,523	-£473,901,007
50%	70%	-£487,230,774	-£466,865,064	-£480,078,490	-£486,017,245	-£465,651,534	-£478,864,961
100%	70%	-£545,236,129	-£504,504,704	-£530,931,562	-£542,809,070	-£502,077,649	-£528,504,502
10%	80%	-£441,027,348	-£436,372,329	-£439,392,540	-£440,865,545	-£436,210,524	-£439,230,377
15%	80%	-£446,828,312	-£439,945,783	-£444,476,101	-£446,685,607	-£439,703,077	-£444,233,395
20%	80%	-£452,628,277	-£443,519,238	-£449,569,651	-£452,505,669	-£449,195,630	-£449,236,059
25%	80%	-£458,428,242	-£447,093,692	-£454,659,605	-£458,389,670	-£451,785,919	-£453,246,687
30%	80%	-£464,228,207	-£450,678,146	-£459,753,550	-£464,273,622	-£454,376,400	-£459,258,715
35%	80%	-£470,028,172	-£454,262,599	-£464,847,504	-£470,168,574	-£457,967,889	-£464,270,743
40%	80%	-£475,828,137	-£457,847,053	-£469,936,449	-£476,063,526	-£461,559,378	-£469,282,792
45%	80%	-£481,628,102	-£461,431,507	-£475,025,394	-£481,958,478	-£465,150,867	-£474,294,345
50%	80%	-£487,428,067	-£465,025,961	-£480,114,348	-£487,853,429	-£468,742,356	-£479,306,394
10%	60%	-£446,625,633	-£437,134,368	-£439,399,527	-£440,302,025	-£436,810,760	-£439,075,919
15%	60%	-£448,325,739	-£441,089,843	-£444,486,581	-£445,840,328	-£440,603,431	-£444,001,189
20%	60%	-£450,025,845	-£445,043,317	-£449,573,635	-£451,378,631	-£444,396,061	-£448,926,434
25%	60%	-£451,725,951	-£448,997,791	-£454,669,689	-£456,916,934	-£448,188,771	-£453,851,689
30%	60%	-£453,426,057	-£452,952,266	-£459,764,742	-£462,455,236	-£451,981,442	-£458,776,919
35%	60%	-£455,126,163	-£456,906,740	-£464,854,796	-£468,000,538	-£455,774,112	-£463,702,169
40%	60%	-£456,826,269	-£460,861,215	-£469,949,850	-£473,531,842	-£459,566,782	-£468,627,419
50%	60%	-£458,526,375	-£464,816,689	-£475,040,904	-£479,063,146	-£463,159,032	-£473,550,918

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£338,502,369	-£338,502,369	-£338,502,369	-£338,502,369	-£338,502,369	-£338,502,369
10%	70%	-£350,103,440	-£346,030,298	-£348,672,983	-£349,860,734	-£345,787,582	-£348,430,278
15%	70%	-£355,903,976	-£349,794,263	-£353,259,291	-£355,530,917	-£349,430,293	-£353,298,321
20%	70%	-£361,704,511	-£353,558,227	-£358,843,598	-£361,219,100	-£353,072,815	-£358,356,186
25%	70%	-£367,505,047	-£357,322,192	-£363,928,905	-£366,898,282	-£356,715,427	-£363,322,140
30%	70%	-£373,305,582	-£361,086,156	-£369,014,212	-£372,577,464	-£360,358,038	-£368,286,094
35%	70%	-£379,106,118	-£364,850,121	-£374,099,519	-£378,256,647	-£364,000,649	-£373,250,649
40%	70%	-£384,906,653	-£368,614,085	-£379,184,827	-£383,935,830	-£367,643,261	-£378,214,092
45%	70%	-£390,707,189	-£372,378,050	-£384,270,133	-£389,615,012	-£371,285,872	-£383,177,957
50%	70%	-£396,507,724	-£376,142,014	-£389,355,440	-£395,294,195	-£374,928,483	-£388,141,911
100%	70%	-£454,513,079	-£413,781,658	-£404,208,512	-£452,086,020	-£411,354,599	-£437,781,452
10%	80%	-£350,304,298	-£345,649,278	-£348,669,490	-£350,142,494	-£345,487,474	-£348,507,687
15%	80%	-£356,104,363	-£349,413,242	-£353,753,051	-£355,362,656	-£348,990,027	-£353,510,344
20%	80%	-£361,904,428	-£353,177,206	-£358,846,611	-£361,978,818	-£353,472,580	-£358,522,403
25%	80%	-£367,704,493	-£356,941,170	-£363,939,666	-£368,593,873	-£357,020,635	-£363,534,462
30%	80%	-£373,504,558	-£360,705,134	-£369,032,721	-£375,208,928	-£360,572,689	-£368,546,517
35%	80%	-£379,304,623	-£364,469,098	-£374,125,776	-£381,823,983	-£364,115,744	-£373,558,572
40%	80%	-£385,104,688	-£368,233,062	-£379,218,831	-£388,439,038	-£367,656,799	-£378,570,627
45%	80%	-£390,904,753	-£372,007,026	-£384,313,886	-£395,054,093	-£371,207,854	-£383,582,682
50%	80%	-£396,704,818	-£375,776,990	-£389,408,941	-£401,669,148	-£374,759,909	-£388,594,737
10%	60%	-£349,902,582	-£346,411,318	-£348,676,477	-£349,578,975	-£348,087,710	-£348,352,889
15%	60%	-£355,702,647	-£350,175,282	-£353,769,532	-£355,117,278	-£349,890,380	-£353,276,119
20%	60%	-£361,502,712	-£353,939,246	-£358,860,587	-£360,655,690	-£353,693,051	-£358,290,369
25%	60%	-£367,302,777	-£357,703,210	-£363,951,642	-£366,193,884	-£357,485,721	-£363,302,618
30%	60%	-£373,102,842	-£361,467,174	-£369,042,697	-£371,732,186	-£361,258,391	-£368,314,868
35%	60%	-£378,902,907	-£365,231,138	-£374,133,751	-£377,270,488	-£365,051,062	-£373,327,118
40%	60%	-£384,702,972	-£369,005,102	-£379,224,806	-£382,808,791	-£368,843,732	-£378,340,368
50%	60%	-£390,503,037	-£372,779,066	-£384,319,861	-£389,347,094	-£372,636,402	-£383,352,617

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£165,750,581	-£165,750,581	-£165,750,581	-£165,750,581	-£165,750,581	-£165,750,581
10%	70%	-£177,351,652	-£173,278,510	-£175,921,195	-£177,108,946	-£173,035,804	-£175,676,490
15%	70%	-£183,152,188	-£177,042,475	-£180,502,248	-£182,786,128	-£176,803,652	-£180,642,443
20%	70%	-£188,952,723	-£180,806,439	-£185,083,301	-£188,667,312	-£180,571,504	-£185,609,397
25%	70%	-£194,753,259	-£184,570,404	-£191,177,117	-£194,146,494	-£183,343,356	-£190,576,352
30%	70%	-£200,553,794	-£188,334,367	-£196,262,424	-£200,625,676	-£187,111,208	-£195,543,306
35%	70%	-£206,354,330	-£192,098,332	-£201,347,731	-£206,504,859	-£191,248,861	-£200,499,261
40%	70%	-£212,154,865	-£195,862,296				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197
0%	70%	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197	-£71,260,197
10%	70%	-£88,661,804	-£82,552,091	-£86,516,118	-£86,297,744	-£82,188,031	-£86,152,059
15%	70%	-£94,462,339	-£86,316,055	-£91,601,426	-£93,976,828	-£85,830,642	-£91,116,013
20%	70%	-£100,262,875	-£90,080,019	-£96,686,733	-£99,656,110	-£89,473,254	-£96,079,968
30%	70%	-£106,063,410	-£93,843,983	-£101,772,040	-£105,335,292	-£93,115,896	-£101,043,922
35%	70%	-£111,864,481	-£97,607,946	-£106,857,347	-£111,014,475	-£96,759,477	-£106,007,877
40%	70%	-£117,664,481	-£101,371,912	-£111,942,654	-£116,693,657	-£100,401,089	-£110,971,330
45%	70%	-£123,465,017	-£105,135,877	-£117,027,961	-£122,372,840	-£104,043,700	-£115,935,784
50%	70%	-£129,265,552	-£108,899,841	-£122,113,268	-£128,052,023	-£107,686,311	-£120,899,739
100%	70%	-£187,270,907	-£146,539,486	-£172,966,340	-£184,843,848	-£144,112,427	-£170,539,280
10%	80%	-£83,062,125	-£78,407,106	-£81,427,318	-£82,900,322	-£78,245,392	-£81,265,514
15%	80%	-£88,863,080	-£81,980,560	-£86,510,878	-£88,720,384	-£81,737,854	-£86,268,172
20%	80%	-£94,664,054	-£85,554,015	-£91,594,438	-£94,540,446	-£85,230,407	-£91,270,831
40%	80%	-£118,467,911	-£99,847,833	-£111,928,680	-£117,820,696	-£99,200,617	-£111,281,465
45%	80%	-£124,268,876	-£103,421,288	-£117,012,240	-£123,640,758	-£102,693,170	-£116,284,123
50%	80%	-£130,069,840	-£106,994,742	-£122,095,801	-£129,460,820	-£106,185,722	-£121,286,781
10%	80%	-£89,660,410	-£83,169,145	-£84,484,305	-£86,336,862	-£81,945,538	-£84,110,697
15%	80%	-£95,461,517	-£86,323,620	-£89,521,358	-£92,375,106	-£85,638,208	-£88,035,947
20%	80%	-£101,262,624	-£89,478,094	-£94,608,413	-£97,413,408	-£90,326,876	-£93,961,197
25%	80%	-£107,063,730	-£92,632,569	-£99,695,466	-£102,791,711	-£94,223,549	-£98,886,446
30%	80%	-£112,864,837	-£95,787,044	-£104,782,519	-£108,160,014	-£97,116,219	-£103,811,696
35%	80%	-£118,665,944	-£98,941,517	-£109,869,574	-£113,528,318	-£100,008,889	-£108,736,946
40%	80%	-£124,467,051	-£102,096,992	-£114,958,627	-£118,896,619	-£102,901,960	-£113,662,196
50%	80%	-£130,268,158	-£105,252,465	-£120,047,680	-£124,265,862	-£105,795,031	-£118,587,446

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252
0%	70%	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252	-£49,589,252
10%	70%	-£66,990,859	-£60,881,146	-£64,845,174	-£66,626,800	-£60,517,086	-£64,481,114
15%	70%	-£72,791,384	-£64,645,110	-£69,930,481	-£72,305,983	-£64,159,698	-£69,445,069
20%	70%	-£78,591,930	-£68,409,075	-£75,015,788	-£77,985,185	-£67,802,310	-£74,409,023
30%	70%	-£84,392,465	-£72,173,039	-£80,161,095	-£83,664,347	-£71,444,921	-£79,372,977
35%	70%	-£90,193,000	-£75,937,004	-£85,251,402	-£88,940,500	-£74,997,532	-£81,338,932
40%	70%	-£95,993,535	-£79,700,968	-£90,340,710	-£94,223,653	-£78,550,144	-£85,300,885
45%	70%	-£101,794,070	-£83,464,933	-£95,430,018	-£100,701,895	-£82,102,755	-£90,264,840
50%	70%	-£107,594,605	-£87,228,898	-£100,524,323	-£106,183,136	-£85,654,366	-£95,228,794
100%	70%	-£165,599,062	-£124,869,541	-£151,295,395	-£163,172,903	-£122,441,482	-£148,888,335
10%	80%	-£61,391,181	-£56,736,161	-£59,756,373	-£61,229,377	-£56,574,357	-£59,594,570
15%	80%	-£67,192,145	-£60,500,126	-£64,529,334	-£66,367,617	-£60,062,562	-£64,597,227
20%	80%	-£72,993,109	-£64,264,091	-£69,818,484	-£72,660,901	-£63,559,463	-£69,599,886
40%	80%	-£96,796,967	-£78,176,888	-£90,257,736	-£94,149,751	-£77,529,672	-£80,610,520
45%	80%	-£102,597,931	-£82,030,853	-£95,341,286	-£101,969,813	-£81,022,225	-£84,613,178
50%	80%	-£108,398,895	-£85,884,817	-£100,424,857	-£107,789,875	-£84,514,777	-£90,615,837
10%	80%	-£60,989,485	-£57,498,201	-£59,763,360	-£60,665,858	-£57,174,593	-£59,439,752
15%	80%	-£66,790,549	-£61,262,165	-£64,530,613	-£66,418,181	-£60,987,283	-£64,365,012
20%	80%	-£72,591,613	-£65,026,129	-£69,397,468	-£72,142,463	-£64,759,934	-£69,250,252
25%	80%	-£78,392,677	-£68,790,093	-£74,252,521	-£77,280,767	-£68,552,604	-£74,215,501
30%	80%	-£84,193,741	-£72,554,058	-£79,102,575	-£82,419,069	-£72,345,274	-£79,140,751
35%	80%	-£89,994,805	-£76,318,023	-£83,952,628	-£88,557,371	-£76,197,945	-£84,066,001
40%	80%	-£95,795,869	-£80,081,988	-£88,904,681	-£94,695,674	-£80,041,015	-£88,991,251
50%	80%	-£101,596,933	-£83,845,953	-£93,856,734	-£100,833,976	-£83,986,086	-£93,916,501

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347
0%	70%	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347	-£40,023,347
10%	70%	-£57,424,954	-£51,315,241	-£55,279,268	-£57,060,894	-£50,951,181	-£54,815,209
15%	70%	-£63,225,489	-£55,079,204	-£60,364,575	-£62,740,078	-£54,503,792	-£59,879,163
20%	70%	-£69,026,024	-£58,843,169	-£65,449,883	-£68,419,260	-£58,236,404	-£64,843,118
25%	70%	-£74,826,559	-£62,607,133	-£70,535,190	-£73,694,442	-£61,879,016	-£69,807,072
30%	70%	-£80,627,094	-£66,371,098	-£75,620,497	-£79,777,625	-£65,521,627	-£74,771,027
35%	70%	-£86,427,629	-£70,135,063	-£80,705,804	-£85,860,807	-£69,154,239	-£79,734,980
40%	70%	-£92,228,164	-£73,899,027	-£85,791,111	-£91,944,000	-£72,536,854	-£84,698,934
45%	70%	-£98,028,700	-£77,663,991	-£90,876,418	-£98,027,173	-£76,449,461	-£90,662,889
100%	70%	-£156,034,057	-£115,302,636	-£141,729,490	-£153,606,998	-£112,875,577	-£139,302,430
10%	80%	-£51,825,275	-£47,170,256	-£50,190,468	-£51,663,472	-£47,008,451	-£50,028,664
15%	80%	-£57,626,309	-£50,934,221	-£52,274,029	-£54,763,534	-£50,801,004	-£53,031,322
20%	80%	-£63,427,343	-£54,700,185	-£57,359,089	-£60,454,596	-£54,593,557	-£57,600,377
40%	80%	-£87,231,051	-£70,510,982	-£80,691,830	-£84,383,846	-£76,963,767	-£80,044,615
45%	80%	-£93,032,085	-£74,274,946	-£85,775,990	-£90,467,008	-£81,456,320	-£85,047,273
50%	80%	-£98,833,119	-£78,038,910	-£90,859,051	-£96,550,260	-£86,948,872	-£90,049,931
10%	60%	-£51,423,560	-£47,932,295	-£50,197,455	-£51,099,952	-£47,608,687	-£49,873,847
15%	60%	-£57,224,594	-£51,696,260	-£52,284,508	-£53,382,256	-£51,401,358	-£53,799,097
20%	60%	-£63,025,628	-£55,460,224	-£57,371,562	-£60,465,308	-£55,194,028	-£59,724,347
25%	60%	-£68,826,662	-£59,224,188	-£62,458,616	-£67,548,360	-£60,986,699	-£64,649,596
30%	60%	-£74,627,696	-£62,988,152	-£67,541,668	-£73,631,412	-£64,779,369	-£69,574,846
35%	60%	-£80,428,730	-£66,752,116	-£72,634,720	-£79,714,464	-£68,572,039	-£74,500,096
40%	60%	-£86,229,764	-£70,516,080	-£77,725,772	-£85,797,516	-£72,364,710	-£79,425,346
50%	60%	-£92,030,798	-£74,280,044	-£82,816,824	-£91,880,568	-£76,016,381	-£84,350,596

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841
0%	70%	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841	-£72,627,841
10%	70%	-£89,228,912	-£80,155,770	-£82,788,455	-£83,986,206	-£79,913,064	-£82,555,750
15%	70%	-£95,029,448	-£83,919,735	-£87,983,763	-£89,653,389	-£83,555,975	-£87,519,703
20%	70%	-£100,830,984	-£87,685,699	-£93,179,070	-£95,324,572	-£87,128,287	-£92,283,658
25%	70%	-£106,632,520	-£91,451,664	-£98,374,361	-£101,023,754	-£90,840,599	-£97,047,612
30%	70%	-£112,434,056	-£95,217,628	-£103,569,652	-£106,720,936	-£94,483,510	-£102,811,566
35%	70%	-£118,235,592	-£98,983,592	-£108,764,943	-£112,418,118	-£98,126,421	-£107,575,521
40%	70%	-£124,037,128	-£102,749,556	-£113,960,234	-£118,114,300	-£101,768,733	-£112,339,474
45%	70%	-£129,838,664	-£106,515,520	-£119,155,525	-£123,810,482	-£105,510,844	-£117,101,428
50%	70%	-£135,640,200	-£110,280,484	-£124,350,816	-£129,506,664	-£109,252,955	-£122,267,383
100%	70%	-£188,638,551	-£147,907,130	-£174,333,984	-£186,211,492	-£145,480,071	-£171,906,924
10%	80%	-£84,429,770	-£79,774,750	-£82,794,962	-£84,267,966	-£79,612,946	-£82,633,159
15%	80%	-£90,230,804	-£83,538,714	-£87,870,174	-£89,658,028	-£83,405,499	-£87,635,816
20%	80%	-£96,031,838	-£87,302,678	-£92,951,386	-£95,449,080	-£88,192,052	-£92,638,075
40%	80%	-£119,835,996	-£101,066,642	-£113,928,590	-£119,720,782	-£105,986,261	-£112,648,199
45%	80%	-£125,637,030	-£104,830,596	-£118,019,802	-£124,612,974	-£109,777,473	-£117,451,232
50%	80%	-£131,438,064	-£108,594,550	-£123,111,014	-£130,505,166	-£113,568,584	-£122,254,276
10%	60%	-£84,028,054	-£80,536,790	-£82,801,949	-£84,704,447	-£80,213,182	-£82,478,341
15%	60%	-£89,829,088	-£84,290,754	-£87,892,161	-£90,596,499	-£84,005,852	-£87,403,591
20%	60%	-£95,630,122	-£88,044,718	-£92,983,373	-£95,488,551	-£87,798,523	-£92,328,841
25%	60%	-£101,431,156	-£91,798,682	-£98,074,585	-£101,380,603	-£91,591,193	-£97,254,090
30							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£30,304,178	-£30,304,178	-£30,304,178	-£30,304,178	-£30,304,178	-£30,304,178
10%	70%	-£41,905,249	-£37,832,107	-£40,474,792	-£41,662,543	-£37,589,401	-£40,232,087
15%	70%	-£47,705,785	-£41,896,072	-£45,560,100	-£47,341,726	-£41,232,012	-£45,196,040
20%	70%	-£53,506,320	-£45,360,036	-£50,645,407	-£53,020,909	-£44,874,624	-£50,159,995
25%	70%	-£59,306,856	-£49,124,001	-£55,730,714	-£58,700,091	-£48,517,236	-£55,123,949
30%	70%	-£65,107,391	-£52,887,965	-£60,816,021	-£64,379,273	-£52,159,847	-£60,087,903
35%	70%	-£70,907,927	-£56,651,930	-£65,901,328	-£70,058,458	-£55,802,458	-£65,051,858
40%	70%	-£76,708,462	-£60,415,893	-£70,986,636	-£75,737,639	-£59,445,070	-£70,015,811
45%	70%	-£82,508,998	-£64,179,858	-£76,071,942	-£81,416,821	-£63,087,681	-£74,979,766
50%	70%	-£88,309,533	-£67,943,822	-£81,157,249	-£87,096,004	-£66,730,292	-£79,943,720
100%	70%	-£146,314,888	-£105,583,467	-£132,010,321	-£143,887,823	-£103,156,408	-£129,583,261
10%	80%	-£42,106,107	-£37,451,087	-£40,471,299	-£41,944,303	-£37,289,283	-£40,309,495
15%	80%	-£48,007,071	-£41,024,541	-£45,254,860	-£47,764,365	-£40,761,836	-£45,312,153
20%	80%	-£53,908,035	-£44,697,996	-£50,638,420	-£53,584,427	-£44,274,389	-£50,314,812
40%	80%	-£77,511,892	-£58,891,814	-£70,972,662	-£76,864,677	-£58,244,598	-£70,325,446
45%	80%	-£83,412,857	-£62,465,269	-£76,056,222	-£82,684,739	-£61,737,151	-£75,328,104
50%	80%	-£89,313,821	-£66,038,723	-£81,139,783	-£88,504,801	-£65,229,703	-£80,330,763
10%	60%	-£41,704,391	-£38,213,127	-£40,478,286	-£41,390,784	-£37,889,519	-£40,154,678
15%	60%	-£47,404,498	-£42,167,601	-£45,565,339	-£46,919,087	-£41,682,189	-£45,079,328
20%	60%	-£53,104,605	-£46,122,075	-£50,652,384	-£52,457,389	-£45,474,860	-£50,005,178
25%	60%	-£58,804,711	-£50,076,550	-£55,739,447	-£57,995,692	-£49,267,530	-£54,930,427
30%	60%	-£64,504,818	-£54,031,025	-£60,826,501	-£63,533,995	-£53,060,200	-£59,855,677
35%	60%	-£70,204,925	-£57,985,498	-£65,913,555	-£69,072,297	-£56,852,871	-£64,780,927
40%	60%	-£75,905,032	-£61,939,973	-£71,000,608	-£74,610,600	-£60,645,541	-£69,706,177
50%	60%	-£81,605,139	-£65,894,922	-£76,087,662	-£80,148,604	-£64,438,682	-£74,631,676

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£27,392,862	-£27,392,862	-£27,392,862	-£27,392,862	-£27,392,862	-£27,392,862
10%	70%	-£38,993,933	-£34,920,791	-£37,563,476	-£38,751,227	-£34,676,085	-£37,320,771
15%	70%	-£44,794,469	-£38,884,756	-£42,648,784	-£44,430,410	-£38,320,696	-£42,284,724
20%	70%	-£50,595,004	-£42,448,720	-£47,734,091	-£50,109,593	-£41,963,307	-£47,248,679
25%	70%	-£56,395,540	-£46,212,685	-£52,819,398	-£55,788,775	-£45,605,920	-£52,212,633
30%	70%	-£62,196,075	-£49,976,649	-£57,904,705	-£61,467,957	-£49,248,531	-£57,176,587
35%	70%	-£67,996,611	-£53,740,614	-£62,990,012	-£67,147,140	-£52,891,142	-£62,140,542
40%	70%	-£73,797,146	-£57,504,577	-£68,075,320	-£72,826,323	-£56,533,754	-£67,104,495
45%	70%	-£79,597,682	-£61,268,542	-£73,160,628	-£78,505,505	-£60,176,365	-£72,068,450
50%	70%	-£85,398,217	-£65,032,506	-£78,245,933	-£84,184,688	-£63,818,976	-£77,032,404
100%	70%	-£143,403,572	-£102,672,151	-£129,099,005	-£140,976,613	-£100,245,092	-£126,671,945
10%	80%	-£39,194,791	-£34,539,771	-£37,559,983	-£39,032,987	-£34,377,967	-£37,398,179
15%	80%	-£45,095,755	-£38,113,225	-£42,643,544	-£44,853,049	-£37,870,520	-£42,400,837
20%	80%	-£50,996,719	-£41,686,680	-£47,727,104	-£50,673,111	-£41,363,073	-£47,403,496
40%	80%	-£74,600,576	-£55,980,498	-£68,061,346	-£73,953,361	-£55,333,282	-£67,414,130
45%	80%	-£80,501,541	-£59,553,953	-£73,144,906	-£79,773,423	-£58,825,835	-£72,416,788
50%	80%	-£86,402,505	-£63,127,407	-£78,228,467	-£85,593,485	-£62,318,387	-£77,419,447
10%	60%	-£38,793,075	-£35,301,811	-£37,566,970	-£38,469,468	-£34,978,203	-£37,243,362
15%	60%	-£44,693,182	-£39,256,285	-£42,654,023	-£44,007,771	-£38,770,873	-£42,168,612
20%	60%	-£50,593,289	-£43,210,759	-£47,741,078	-£49,546,073	-£42,563,543	-£47,093,862
25%	60%	-£56,493,395	-£47,165,234	-£52,828,131	-£55,084,376	-£46,356,214	-£52,019,111
30%	60%	-£62,393,502	-£51,119,709	-£57,915,185	-£60,622,679	-£50,148,884	-£56,944,361
35%	60%	-£68,293,609	-£55,074,182	-£63,002,239	-£66,160,981	-£53,941,585	-£61,869,611
40%	60%	-£74,193,716	-£59,028,657	-£68,089,292	-£71,699,284	-£57,734,225	-£66,794,861
50%	60%	-£80,093,823	-£62,983,131	-£73,176,346	-£77,237,587	-£61,526,467	-£71,720,111

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	3
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£33,072,504	-£33,072,504	-£33,072,504	-£33,072,504	-£33,072,504	-£33,072,504
10%	70%	-£43,546,022	-£39,679,977	-£42,076,126	-£43,577,608	-£39,711,562	-£42,109,711
15%	70%	-£48,782,781	-£42,983,714	-£46,580,937	-£48,830,159	-£43,031,092	-£46,628,315
20%	70%	-£54,019,541	-£46,287,452	-£51,083,748	-£54,082,711	-£46,350,621	-£51,146,919
25%	70%	-£59,256,300	-£49,591,189	-£55,586,559	-£59,335,262	-£49,670,151	-£55,665,522
30%	70%	-£64,493,059	-£52,894,925	-£60,089,371	-£64,587,815	-£52,989,680	-£60,184,126
35%	70%	-£69,729,819	-£56,198,662	-£64,592,182	-£69,840,368	-£56,309,210	-£64,702,729
40%	70%	-£74,966,577	-£59,502,399	-£69,094,993	-£74,992,918	-£59,628,739	-£69,221,333
45%	70%	-£80,203,337	-£62,806,136	-£73,597,804	-£80,345,470	-£62,948,268	-£73,738,936
50%	70%	-£85,440,096	-£66,109,873	-£78,100,615	-£85,598,022	-£66,267,798	-£78,258,541
100%	70%	-£137,807,889	-£99,147,242	-£123,128,727	-£138,123,539	-£99,463,092	-£123,444,577
10%	80%	-£43,743,663	-£39,330,326	-£42,071,067	-£43,709,719	-£39,351,382	-£42,082,124
15%	80%	-£49,086,742	-£42,459,237	-£46,570,348	-£49,118,327	-£42,490,822	-£46,601,934
20%	80%	-£54,424,821	-£45,588,148	-£51,069,630	-£54,466,935	-£45,630,261	-£51,111,743
25%	80%	-£59,762,901	-£48,717,059	-£55,568,912	-£59,815,543	-£48,769,701	-£55,621,553
30%	80%	-£65,100,980	-£51,845,970	-£60,068,194	-£65,164,151	-£51,909,140	-£60,131,363
35%	80%	-£70,439,060	-£54,974,881	-£64,567,475	-£70,512,758	-£55,048,580	-£64,641,173
40%	80%	-£75,777,139	-£58,103,792	-£69,066,757	-£75,861,366	-£58,188,019	-£69,160,983
45%	80%	-£81,115,219	-£61,232,704	-£73,566,038	-£81,209,974	-£61,327,458	-£73,660,793
50%	80%	-£86,453,298	-£64,361,614	-£78,065,319	-£86,558,582	-£64,466,988	-£78,170,603
10%	60%	-£43,343,382	-£40,029,630	-£42,085,185	-£43,385,495	-£40,071,743	-£42,127,299
15%	60%	-£48,478,520	-£43,508,192	-£46,591,525	-£48,541,991	-£43,571,362	-£46,656,696
20%	60%	-£53,613,658	-£46,986,755	-£51,107,868	-£53,688,487	-£46,970,882	-£51,150,093
25%	60%	-£58,748,796	-£50,465,318	-£55,624,207	-£58,854,983	-£50,501,601	-£55,705,490
30%	60%	-£63,883,138	-£53,943,881	-£60,110,548	-£64,011,478	-£54,070,221	-£60,236,888
35%	60%	-£69,020,577	-£57,422,443	-£64,616,888	-£69,167,974	-£57,589,840	-£64,764,285
40%	60%	-£74,156,016	-£60,901,006	-£69,123,229	-£74,324,470	-£61,069,459	-£69,291,682
45%	60%	-£79,291,455	-£64,379,569	-£73,629,570	-£79,480,966	-£64,569,078	-£73,818,080
50%	60%	-£84,426,894	-£67,858,132	-£78,135,910	-£84,637,461	-£68,068,698	-£78,346,477

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£442,066,463	-£442,066,463	-£442,066,463	-£442,066,463	-£442,066,463	-£442,066,463
10%	70%	-£452,539,981	-£448,673,937	-£451,072,085	-£452,571,967	-£448,705,522	-£451,103,671
15%	70%	-£457,776,741	-£451,977,673	-£455,574,896	-£457,824,718	-£452,025,051	-£455,622,274
20%	70%	-£463,013,500	-£455,281,411	-£460,077,708	-£463,076,870	-£455,344,581	-£460,140,878
25%	70%	-£468,250,259	-£458,585,148	-£464,580,519	-£468,320,222	-£458,664,110	-£464,659,481
30%	70%	-£473,487,019	-£461,888,885	-£469,083,330	-£473,581,774	-£461,983,640	-£469,178,085
35%	70%	-£478,723,778	-£465,192,621	-£473,586,141	-£478,834,325	-£465,303,169	-£473,696,688
40%	70%	-£483,960,537	-£468,496,358	-£478,088,953	-£484,086,878	-£468,622,698	-£478,215,293
45%	70%	-£489,197,296	-£471,800,096	-£482,591,765	-£489,339,429	-£471,942,228	-£482,733,896
50%	70%	-£494,434,055	-£475,103,832	-£487,094,574	-£494,591,981	-£475,261,757	-£487,252,500
100%	70%	-£546,801,648	-£508,141,211	-£532,122,686	-£547,117,498	-£508,457,052	-£532,438,536
10%	80%	-£452,742,622	-£448,324,286	-£451,085,028	-£452,763,679	-£448,345,342	-£451,086,083
15%	80%	-£458,080,701	-£451,453,196	-£455,964,308	-£458,112,288	-£451,484,781	-£455,995,893
20%	80%	-£463,418,780	-£454,582,107	-£460,963,599	-£463,460,895	-£454,624,220	-£460,105,702
25%	80%	-£468,756,859	-£457,711,018	-£464,958,890	-£468,808,402	-£457,841,978	-£464,144,283
30%	80%	-£474,094,938	-£460,839,929	-£468,953,181	-£474,255,909	-£460,973,673	-£469,183,864
35%	80%	-£479,433,017	-£463,968,840	-£472,948,472	-£479,703,416	-£464,102,584	-£474,223,465
40%	80%	-£484,771,096	-£467,097,751	-£476,942,763	-£484,150,923	-£467,131,495	-£479,263,066
45%	80%	-£490,109,175	-£470,226,662	-£480,937,054	-£490,203,934	-£470,261,406	-£484,302,667
50%	80%	-£495,447,254	-£473,355,573	-£484,931,345	-£495,255,945	-£473,390,317	-£489,342,268
10%	60%	-£452,337,341	-£449,023,589	-£451,079,145	-£452,379,454	-£449,085,702	-£451,121,258
15%	60%	-£457,472,780	-£452,502,152	-£455,585,485	-£457,535,950	-£452,565,321	-£455,646,655
20%	60%	-£462,608,219	-£455,995,714	-£460,091,826	-£462,682,446	-£456,064,941	-£460,176,053
25%	60%	-£467,743,658	-£459,489,277	-£464,598,166	-£467,808,941	-£459,564,560	-£464,703,450
30%	60%	-£472,879,097	-£462,987,840	-£469,104,507	-£473,005,437	-£463,064,180	-£469,230,847
35%	60%	-£478,014,536	-£466,416,403	-£473,610,847	-£478,161,933	-£466,563,799	-£473,758,244
40%	60%	-£483,149,975	-£469,849,965	-£478,117,188	-£483,318,429	-£470,063,419	-£478,285,642
50%	60%	-£488,285,414	-£473,282,528	-£482,623,629	-£488,475,924	-£473,562,938	-£483,313,041

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£351,343,413	-£351,343,413	-£351,343,413	-£351,343,413	-£351,343,413	-£351,343,413
10%	70%	-£361,816,931	-£357,950,886	-£360,349,035	-£361,848,517	-£357,982,471	-£360,380,620
15%	70%	-£367,053,450	-£361,254,623	-£364,851,846	-£367,101,068	-£361,302,001	-£364,899,223
20%	70%	-£372,290,490	-£364,558,361	-£369,354,657	-£372,353,620	-£364,621,530	-£369,417,828
25%	70%	-£377,527,209	-£367,862,098	-£373,857,468	-£377,606,171	-£367,941,060	-£373,936,431
30%	70%	-£382,763,968	-£371,165,834	-£378,360,280	-£382,858,724	-£371,260,589	-£378,455,035
35%	70%	-£388,000,728	-£374,469,571	-£382,863,091	-£388,111,275	-£374,580,119	-£382,973,638
40%	70%	-£393,237,487	-£377,773,308	-£387,365,902	-£393,363,827	-£377,899,648	-£387,492,242
45%	70%	-£398,474,246	-£381,077,045	-£391,868,713	-£398,615,379	-£381,219,177	-£392,010,845
50%	70%	-£403,711,005	-£384,380,782	-£396,371,524	-£403,866,931	-£384,538,707	-£396,529,450
100%	70%	-£456,078,598	-£417,418,151	-£441,399,636	-£456,384,448	-£417,734,001	-£441,715,496
10%	80%	-£362,019,572	-£357,601,235	-£360,341,976	-£362,040,628	-£357,622,291	-£360,383,033
15%	80%	-£367,357,051	-£360,730,146	-£364,844,257	-£367,389,236	-£360,751,731	-£364,872,843
20%	80%	-£372,694,530	-£363,859,057	-£369,347,538	-£372,737,844	-£363,871,170	-£369,401,652
25%	80%	-£378,031,999	-£366,987,968	-£373,850,819	-£378,086,352	-£366,996,609	-£373,910,461
30%	80%	-£383,369,468	-£370,116,879	-£378,354,100	-£383,435,860	-£370,116,879	-£378,419,270
35%	80%	-£388,706,937	-£373,245,790	-£382,857,381	-£388,685,368	-£373,245,790	-£382,928,079
40%	80%	-£394,044,406	-£376,374,701	-£387,360,662	-£394,134,876	-£376,374,701	-£387,436,888
45%	80%	-£399,381,875	-£379,503,612	-£391,863,943	-£399,484,384	-£379,503,612	-£391,945,697
50%	80%	-£404,719,344	-£382,632,523	-£396,367,224	-£404,833,892	-£382,632,523	-£396,454,506
10%	60%	-£361,814,291	-£358,300,539	-£360,350,094	-£361,856,404	-£358,342,652	-£360,398,208
15%	60%	-£367,151,760	-£361,429,450	-£365,853,375	-£367,193,918	-£361,471,761	-£365,907,019
20%	60%	-£372,489,229	-£364,558,361	-£370,356,656	-£372,531,426	-£364,600,672	-£370,415,830
25%	60%	-£377,826,698	-£367,687,272	-£374,859,937	-£377,873,934	-£367,729,583	-£374,924,641
30%	60%	-£383,164,167	-£370,816,183	-£379,363,218	-£383,216,442	-£370,816,183	-£379,433,452
35%	60%	-£388,501,636	-£373,945,094	-£383,866,499	-£388,558,950	-£373,945,094	-£383,942,263
40%	60%	-£393,839,105	-£377,074,005	-£388,369,780	-£393,811,458	-£377,074,005	-£388,451,074
45%	60%	-£399,176,574	-£380,202,916	-£392,873,061	-£399,123,966	-£380,202,916	-£392,959,885
50%	60%	-£404,514,043	-£383,331,827	-£397,376,342	-£404,566,468	-£383,331,827	-£397,468,696

Residual Land values compared to benchmark land values  
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,785

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£178,591,625	-£178,591,625	-£178,591,625	-£178,591,625	-£178,591,625	-£178,591,625
10%	70%	-£189,065,143	-£185,199,098	-£187,597,246	-£189,096,728	-£185,230,663	-£187,628,832
15%	70%	-£194,301,902	-£188,802,835	-£192,100,056	-£194,340,280	-£188,869,213	-£192,147,435
20%	70%	-£199,538,661	-£192,406,573	-£196,602,866	-£199,589,832	-£192,497,764	-£196,656,038
25%	70%	-£204,775,420	-£196,010,310	-£201,105,680	-£204,854,383	-£196,102,295	-£201,184,641
30%	70%	-£210,012,179	-£199,614,048	-£205,608,492	-£210,106,935	-£199,652,826	-£205,703,244
35%	70%	-£215,248,938	-£203,217,786				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£84,101,241	-£84,101,241	-£84,101,241	-£84,101,241	-£84,101,241	-£84,101,241
0%	70%	-£94,574,789	-£90,738,714	-£93,108,862	-£94,698,344	-£90,740,289	-£93,138,448
15%	70%	-£99,811,518	-£94,012,451	-£97,609,674	-£99,858,896	-£94,059,528	-£97,657,051
20%	70%	-£105,048,277	-£97,316,189	-£102,112,485	-£105,111,448	-£97,379,358	-£102,175,655
25%	70%	-£110,285,037	-£100,619,925	-£106,615,296	-£110,363,999	-£100,698,888	-£106,694,259
30%	70%	-£115,521,796	-£103,923,682	-£111,118,107	-£115,616,951	-£104,018,417	-£111,212,893
35%	70%	-£120,758,556	-£107,227,389	-£115,620,919	-£120,869,103	-£107,337,947	-£115,721,466
40%	70%	-£125,995,314	-£110,531,135	-£120,123,730	-£126,121,655	-£110,657,475	-£120,250,070
45%	70%	-£131,232,073	-£113,834,873	-£124,626,560	-£131,374,206	-£113,977,005	-£124,768,673
50%	70%	-£136,468,833	-£117,138,610	-£129,129,352	-£136,626,759	-£117,296,534	-£129,287,277
100%	70%	-£189,836,426	-£150,175,979	-£174,157,463	-£189,152,275	-£150,491,829	-£174,473,314
10%	80%	-£94,777,400	-£90,359,063	-£93,099,804	-£94,798,456	-£90,380,119	-£93,120,861
15%	80%	-£100,115,479	-£93,487,974	-£97,599,095	-£100,147,064	-£93,519,558	-£97,630,671
20%	80%	-£105,453,558	-£96,616,854	-£102,088,367	-£105,495,672	-£96,658,598	-£102,140,480
40%	80%	-£126,805,876	-£109,132,529	-£120,095,493	-£126,890,103	-£109,216,755	-£120,179,720
45%	80%	-£132,143,956	-£112,261,440	-£124,594,775	-£132,238,711	-£112,356,195	-£124,689,530
50%	80%	-£137,482,035	-£115,390,351	-£129,094,056	-£137,587,319	-£115,495,635	-£129,199,340
10%	60%	-£98,375,118	-£95,058,366	-£93,949,972	-£98,414,232	-£95,100,480	-£96,158,035
15%	60%	-£98,507,557	-£94,536,929	-£97,620,265	-£98,570,726	-£94,609,089	-£97,683,433
20%	60%	-£104,642,997	-£98,015,492	-£102,126,603	-£104,727,224	-£98,099,718	-£102,210,830
25%	60%	-£109,778,436	-£101,494,055	-£106,632,943	-£109,883,720	-£101,599,337	-£106,738,227
30%	60%	-£114,913,875	-£104,972,617	-£111,139,285	-£115,040,215	-£105,098,957	-£111,265,624
35%	60%	-£120,049,313	-£108,451,180	-£115,645,625	-£120,196,711	-£108,598,576	-£115,793,022
40%	60%	-£125,184,753	-£111,929,743	-£120,151,966	-£125,353,206	-£112,098,195	-£120,320,419
50%	60%	-£135,455,531	-£118,886,868	-£129,164,647	-£135,666,197	-£119,097,435	-£129,375,214

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£62,430,296	-£62,430,296	-£62,430,296	-£62,430,296	-£62,430,296	-£62,430,296
10%	70%	-£72,803,814	-£69,097,766	-£71,635,916	-£72,858,400	-£69,083,954	-£71,667,563
15%	70%	-£76,140,573	-£72,341,596	-£75,938,728	-£76,187,951	-£72,358,894	-£75,966,107
20%	70%	-£83,377,333	-£75,645,244	-£80,441,540	-£83,440,503	-£75,708,413	-£80,504,711
25%	70%	-£88,614,092	-£78,948,981	-£84,944,351	-£88,693,054	-£78,927,943	-£85,023,314
30%	70%	-£93,850,851	-£82,252,717	-£89,447,163	-£93,945,607	-£82,347,472	-£89,541,918
35%	70%	-£99,087,611	-£85,556,454	-£93,949,972	-£99,198,362	-£85,667,003	-£94,050,521
40%	70%	-£104,324,369	-£88,860,191	-£98,452,785	-£104,570,710	-£88,985,531	-£98,579,125
45%	70%	-£109,561,128	-£92,163,928	-£102,955,596	-£109,703,262	-£92,306,060	-£103,097,728
50%	70%	-£114,797,888	-£95,467,665	-£107,458,407	-£114,955,814	-£95,625,590	-£107,616,333
100%	70%	-£167,165,481	-£128,505,034	-£152,486,519	-£167,481,331	-£128,820,884	-£152,802,369
10%	80%	-£73,109,455	-£68,688,118	-£71,428,859	-£73,127,511	-£68,705,174	-£71,449,916
15%	80%	-£78,346,214	-£71,971,029	-£75,928,149	-£78,416,119	-£71,948,614	-£75,975,021
20%	80%	-£83,582,973	-£74,945,940	-£80,427,422	-£83,624,722	-£74,988,053	-£80,469,535
40%	80%	-£105,134,931	-£87,461,584	-£98,424,549	-£105,219,158	-£87,545,811	-£98,508,775
45%	80%	-£110,473,011	-£90,590,496	-£102,923,830	-£110,567,766	-£90,685,250	-£103,018,585
50%	80%	-£115,811,090	-£93,719,408	-£107,423,111	-£115,916,374	-£93,824,990	-£107,528,395
10%	60%	-£72,701,174	-£69,387,422	-£71,442,977	-£72,743,287	-£69,429,535	-£71,465,091
15%	60%	-£77,938,012	-£72,869,384	-£75,949,217	-£77,989,793	-£72,929,154	-£75,972,488
20%	60%	-£82,972,052	-£76,344,547	-£80,455,659	-£83,056,279	-£76,428,774	-£80,539,885
25%	60%	-£88,107,491	-£79,823,110	-£84,961,999	-£88,212,775	-£79,928,393	-£85,067,282
30%	60%	-£93,242,930	-£83,301,673	-£89,468,340	-£93,369,270	-£83,428,013	-£89,594,680
35%	60%	-£98,378,369	-£86,780,235	-£93,974,680	-£98,525,766	-£86,927,632	-£94,122,077
40%	60%	-£103,513,808	-£90,258,798	-£98,481,021	-£103,682,262	-£90,427,251	-£98,649,474
50%	60%	-£113,754,586	-£97,215,924	-£107,493,702	-£113,965,253	-£97,426,490	-£107,704,289

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,200

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£52,864,391	-£52,864,391	-£52,864,391	-£52,864,391	-£52,864,391	-£52,864,391
10%	70%	-£63,337,908	-£59,471,864	-£61,870,012	-£63,399,494	-£59,503,449	-£61,901,598
15%	70%	-£66,674,668	-£62,715,601	-£60,372,824	-£66,746,204	-£62,740,204	-£60,403,201
20%	70%	-£73,811,427	-£66,079,338	-£70,875,635	-£73,874,598	-£66,142,508	-£70,938,805
25%	70%	-£79,048,187	-£69,433,075	-£75,378,446	-£79,127,149	-£69,462,038	-£75,457,408
30%	70%	-£84,284,946	-£72,686,812	-£79,881,257	-£84,379,701	-£72,781,567	-£79,976,013
35%	70%	-£89,521,706	-£75,940,549	-£84,384,069	-£89,632,253	-£75,101,097	-£84,494,616
40%	70%	-£94,758,464	-£79,194,285	-£88,886,880	-£94,884,805	-£79,420,625	-£89,013,220
45%	70%	-£99,995,223	-£82,448,022	-£93,389,690	-£100,137,359	-£82,740,152	-£93,531,423
50%	70%	-£105,232,983	-£85,701,760	-£97,892,502	-£105,389,908	-£85,059,684	-£98,050,427
100%	70%	-£157,599,576	-£118,939,129	-£142,920,613	-£157,915,425	-£119,254,979	-£143,236,464
10%	80%	-£63,540,550	-£59,122,213	-£61,862,954	-£63,561,606	-£59,143,269	-£61,884,011
15%	80%	-£68,778,629	-£62,251,124	-£60,362,235	-£68,810,213	-£62,282,708	-£60,393,821
20%	80%	-£74,016,708	-£65,380,034	-£64,865,116	-£74,068,322	-£65,411,622	-£64,903,933
40%	80%	-£95,569,026	-£77,895,978	-£88,858,643	-£95,652,552	-£77,979,505	-£88,942,870
45%	80%	-£100,907,106	-£81,024,590	-£93,367,925	-£101,001,961	-£81,119,345	-£93,452,680
50%	80%	-£106,245,185	-£84,153,501	-£97,877,206	-£106,350,469	-£84,258,785	-£97,962,490
10%	60%	-£63,135,268	-£59,821,516	-£61,877,072	-£63,177,382	-£59,863,630	-£61,891,185
15%	60%	-£68,373,347	-£63,000,079	-£60,363,412	-£68,415,491	-£63,033,248	-£60,402,583
20%	60%	-£73,609,426	-£66,178,542	-£64,869,753	-£73,659,574	-£66,211,688	-£64,914,695
25%	60%	-£78,845,505	-£69,357,005	-£69,379,093	-£78,895,655	-£69,342,877	-£69,426,800
30%	60%	-£84,081,584	-£72,535,468	-£73,884,434	-£84,131,735	-£72,614,327	-£74,938,903
35%	60%	-£89,317,663	-£75,713,931	-£78,389,775	-£89,368,816	-£75,795,777	-£79,951,006
40%	60%	-£94,553,742	-£78,892,394	-£82,895,116	-£94,604,897	-£78,877,226	-£84,962,109
50%	60%	-£104,218,781	-£87,659,018	-£92,627,787	-£104,429,347	-£87,890,585	-£93,138,364

Residual Land values compared to benchmark land values  
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£85,468,885	-£85,468,885	-£85,468,885	-£85,468,885	-£85,468,885	-£85,468,885
10%	70%	-£95,942,403	-£82,076,358	-£94,474,507	-£95,973,989	-£82,107,943	-£94,506,092
15%	70%	-£101,178,162	-£85,290,095	-£98,977,319	-£101,226,540	-£85,427,473	-£99,034,696
20%	70%	-£106,415,922	-£88,503,833	-£103,480,129	-£106,479,092	-£88,747,002	-£103,543,300
25%	70%	-£111,652,681	-£91,717,570	-£107,982,940	-£111,731,643	-£91,066,532	-£108,061,903
30%	70%	-£116,889,440	-£95,291,306	-£112,485,752	-£116,984,196	-£95,386,061	-£112,580,507
35%	70%	-£122,126,200	-£98,865,043	-£116,989,563	-£122,236,747	-£98,705,591	-£117,099,110
40%	70%	-£127,362,959	-£102,438,779	-£121,491,374	-£127,489,299	-£102,025,120	-£121,617,714
45%	70%	-£132,599,718	-£106,012,516	-£125,995,185	-£132,741,851	-£106,344,649	-£126,136,317
50%	70%	-£137,836,477	-£109,586,252	-£130,496,996	-£137,994,403	-£109,664,179	-£130,654,922
100%	70%	-£190,204,070	-£151,543,623	-£175,525,108	-£190,519,920	-£151,859,473	-£175,840,958
10%	80%	-£96,145,044	-£91,726,707	-£94,467,448	-£96,166,100	-£91,747,763	-£94,488,505
15%	80%	-£101,483,123	-£94,959,618	-£98,965,729	-£101,514,709	-£94,887,203	-£98,999,315
20%	80%	-£106,821,202	-£98,194,529	-£103,468,018	-£106,863,316	-£98,026,642	-£103,509,124
40%	80%	-£128,173,520	-£110,500,543	-£121,463,138	-£128,257,747	-£110,594,400	-£121,547,364
45%	80%	-£133,511,600	-£113,629,085	-£125,962,419	-£133,606,355	-£113,723,839	-£126,057,174
50%	80%	-£138,849,679	-£116,757,995	-£130,461,700	-£138,954,963	-£116,863,279	-£130,566,994
10%	60%	-£95,739,763	-£92,426,011	-£94,481,566	-£95,781,876	-£92,488,124	-£94,523,680
15%	60%	-£100,875,291	-£95,904,573	-£98,987,905	-£100,938,372	-£95,987,743	-£99,051,077
20%	60%	-£106,010,641	-£99,393,136	-£103,494,248	-£106,084,868	-£99,487,363	-£103,574,474
25%	60%	-£111,146,080	-£102,881,699	-£108,000,588	-£111,251,364	-£102,966,982	-£108,105,871
30%	60%	-£116,281,519	-£106,3				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£43,145,222	-£43,145,222	-£43,145,222	-£43,145,222	-£43,145,222	-£43,145,222
10%	70%	-£53,819,740	-£49,752,895	-£52,150,844	-£53,659,326	-£49,784,280	-£52,182,429
15%	70%	-£58,855,499	-£53,056,432	-£56,653,655	-£58,902,877	-£53,103,810	-£56,701,032
20%	70%	-£64,092,259	-£56,360,170	-£61,156,466	-£64,155,429	-£56,423,339	-£61,219,637
25%	70%	-£69,329,018	-£59,663,906	-£65,659,277	-£69,407,980	-£59,742,869	-£65,738,240
30%	70%	-£74,565,777	-£62,967,643	-£70,162,089	-£74,660,533	-£63,062,398	-£70,256,844
35%	70%	-£79,802,537	-£66,271,380	-£74,664,900	-£79,913,084	-£66,381,928	-£74,775,447
40%	70%	-£85,039,295	-£69,575,117	-£79,167,211	-£85,165,636	-£69,701,457	-£79,294,051
45%	70%	-£90,276,055	-£72,878,854	-£83,670,522	-£90,418,167	-£73,020,986	-£83,812,654
50%	70%	-£95,512,814	-£76,182,591	-£88,173,333	-£95,670,740	-£76,340,516	-£88,331,259
100%	70%	-£147,880,407	-£109,219,960	-£133,201,445	-£148,198,258	-£109,535,810	-£133,517,295
10%	80%	-£53,821,381	-£49,403,044	-£52,143,785	-£53,842,437	-£49,424,100	-£52,164,842
15%	80%	-£59,159,460	-£52,531,955	-£56,643,966	-£59,191,045	-£52,563,340	-£56,674,052
20%	80%	-£64,497,539	-£55,660,865	-£61,142,348	-£64,539,653	-£55,702,979	-£61,184,461
40%	80%	-£85,640,857	-£68,176,510	-£79,139,475	-£85,534,084	-£68,260,737	-£79,223,701
45%	80%	-£91,187,937	-£71,305,422	-£83,638,756	-£91,282,692	-£71,400,176	-£83,733,511
50%	80%	-£96,628,016	-£74,434,332	-£88,138,037	-£96,631,300	-£74,539,615	-£88,243,321
10%	60%	-£53,416,100	-£50,102,347	-£52,157,903	-£53,458,213	-£50,144,461	-£52,200,017
15%	60%	-£58,551,538	-£53,580,910	-£56,664,243	-£58,614,709	-£53,644,080	-£56,727,414
20%	60%	-£63,686,978	-£57,059,473	-£61,170,584	-£63,771,205	-£57,143,700	-£61,254,811
25%	60%	-£68,822,417	-£60,538,036	-£65,676,925	-£68,927,701	-£60,643,319	-£65,782,208
30%	60%	-£73,957,856	-£64,016,599	-£70,183,266	-£74,084,196	-£64,142,939	-£70,309,606
35%	60%	-£79,093,295	-£67,495,161	-£74,689,606	-£79,240,692	-£67,642,557	-£74,837,003
40%	60%	-£84,228,734	-£70,973,724	-£79,195,947	-£84,397,188	-£71,148,177	-£79,364,400
50%	60%	-£89,364,173	-£74,452,287	-£83,702,388	-£89,553,684	-£74,641,416	-£83,891,797

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold	SR and SO at council Income threshold	AR and SO at council Income threshold	SR & AR and SO at council Income threshold
0%	70%	-£40,233,906	-£40,233,906	-£40,233,906	-£40,233,906	-£40,233,906	-£40,233,906
10%	70%	-£50,707,424	-£46,841,379	-£49,239,527	-£50,739,009	-£46,872,964	-£49,271,113
15%	70%	-£56,944,183	-£50,145,115	-£53,742,339	-£56,991,561	-£50,192,494	-£53,789,716
20%	70%	-£61,180,943	-£53,448,854	-£58,245,150	-£61,244,113	-£53,512,023	-£58,308,321
25%	70%	-£66,417,702	-£56,752,590	-£62,747,961	-£66,496,664	-£56,831,553	-£62,826,924
30%	70%	-£71,654,461	-£60,056,327	-£67,250,773	-£71,749,217	-£60,151,082	-£67,345,528
35%	70%	-£76,891,221	-£63,360,064	-£71,753,584	-£76,901,768	-£63,470,612	-£71,864,131
40%	70%	-£82,127,979	-£66,663,801	-£76,256,395	-£82,254,320	-£66,790,140	-£76,382,735
45%	70%	-£87,364,739	-£69,967,538	-£80,759,205	-£87,506,871	-£70,109,670	-£80,901,338
50%	70%	-£92,601,498	-£73,271,275	-£85,262,017	-£92,759,424	-£73,429,200	-£85,419,942
100%	70%	-£144,969,091	-£106,308,644	-£130,290,129	-£145,284,940	-£106,624,494	-£130,605,979
10%	80%	-£50,910,065	-£46,491,728	-£49,232,469	-£50,931,121	-£46,512,784	-£49,253,526
15%	80%	-£56,248,144	-£49,620,639	-£53,731,750	-£56,279,729	-£49,652,224	-£53,763,336
20%	80%	-£61,586,223	-£52,749,549	-£58,231,032	-£61,638,337	-£52,791,663	-£58,273,145
40%	80%	-£82,938,541	-£65,265,194	-£76,228,158	-£83,022,768	-£65,349,421	-£76,312,386
45%	80%	-£88,276,621	-£68,394,106	-£80,727,440	-£88,371,376	-£68,488,860	-£80,822,195
50%	80%	-£93,614,700	-£71,523,016	-£85,226,721	-£93,719,984	-£71,628,300	-£85,332,005
10%	60%	-£50,504,784	-£47,191,031	-£49,246,587	-£50,546,897	-£47,233,145	-£49,288,701
15%	60%	-£55,640,222	-£50,869,594	-£53,752,927	-£55,703,393	-£50,922,764	-£53,816,098
20%	60%	-£60,775,662	-£54,148,157	-£58,259,268	-£60,859,889	-£54,232,394	-£58,345,495
25%	60%	-£65,911,101	-£57,626,720	-£62,765,609	-£65,916,385	-£57,732,003	-£62,870,892
30%	60%	-£71,046,540	-£61,105,283	-£67,271,950	-£71,172,880	-£61,231,622	-£67,398,290
35%	60%	-£76,181,979	-£64,583,845	-£71,778,290	-£76,329,376	-£64,731,241	-£71,925,687
40%	60%	-£81,317,418	-£68,062,408	-£76,284,631	-£81,485,872	-£68,230,861	-£76,453,084
50%	60%	-£86,452,857	-£71,540,971	-£80,790,972	-£86,653,368	-£71,732,100	-£80,980,481

## Appendix 9 - Student accommodation appraisals

**35% Private scheme (mix of Private Values + Gov Aff Values)  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Units	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Units	<u>1</u>	<u>1,738.00</u>	2,874.00	4,995,012	<u>4,995,012</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Private Singles	274	10,005	2,741,349	2,741,349
Student Acc - Private Studios	78	11,701	912,653	912,653
St Acc - Aff Gov Singles	67	7,219	483,676	483,676
St Acc - Aff Gov Studios	19	7,219	137,162	137,162
<b>Totals</b>	<b>438</b>		<b>4,274,841</b>	<b>4,274,841</b>

**Investment Valuation**

<b>St Acc - Private Singles</b>					
Current Rent	2,741,349	YP @	5.7500%	17.3913	47,675,638
<b>Student Acc - Private Studios</b>					
Current Rent	912,653	YP @	5.7500%	17.3913	15,872,227
<b>St Acc - Aff Gov Singles</b>					
Current Rent	483,676	YP @	5.7500%	17.3913	8,411,764
<b>St Acc - Aff Gov Studios</b>					
Current Rent	137,162	YP @	5.7500%	17.3913	2,385,424
					<b>74,345,052</b>

**GROSS DEVELOPMENT VALUE**

**85,931,064**

Purchaser's Costs	5.80%	(4,075,627)	(4,075,627)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**81,855,438**

**NET REALISATION**

**81,855,438**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			3,322,832
Stamp Duty	4.00%		561,563
Agent Fee	1.00%		140,391
Legal Fee	0.80%		112,313
			4,137,099

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

**49,226,169**

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	635,479
			635,479

**35% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

**DISPOSAL FEES**

Sales Agent Fee	1.50%	953,218	
Sales Legal Fee	0.25%	187,835	
			1,141,053

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,649,948

**TOTAL COSTS**

**68,547,997**

**PROFIT**

**13,307,440**

**Performance Measures**

Profit on Cost%	19.41%
Profit on GDV%	15.49%
Profit on NDV%	16.26%
Development Yield% (on Rent)	6.24%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%

IRR 24.67%

Rent Cover 3 yrs 1 mth

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**35% Private scheme (mix of Private Values + Gov Aff Values)  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Units	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Units	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Private Singles	260	10,005	2,601,280	2,601,280
Student Acc - Private Studios	74	11,701	865,850	865,850
St Acc - Aff Gov Singles	81	7,219	584,743	584,743
St Acc - Aff Gov Studios	23	7,219	166,038	166,038
<b>Totals</b>	<b>438</b>		<b>4,217,912</b>	<b>4,217,912</b>

**Investment Valuation**

<b>St Acc - Private Singles</b>					
Current Rent	2,601,280	YP @	5.7500%	17.3913	45,239,656
<b>Student Acc - Private Studios</b>					
Current Rent	865,850	YP @	5.7500%	17.3913	15,058,266
<b>St Acc - Aff Gov Singles</b>					
Current Rent	584,743	YP @	5.7500%	17.3913	10,169,446
<b>St Acc - Aff Gov Studios</b>					
Current Rent	166,038	YP @	5.7500%	17.3913	2,887,618
					<b>73,354,987</b>

**GROSS DEVELOPMENT VALUE**

**83,262,977**

Purchaser's Costs	5.80%	(4,021,351)	(4,021,351)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**79,241,626**

**NET REALISATION**

**79,241,626**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,282,925
Stamp Duty	4.00%		539,491
Agent Fee	1.00%		134,873
Legal Fee	0.80%		107,898
			2,065,187

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

**49,226,169**

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	602,979
			602,979

**35% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

**DISPOSAL FEES**

Sales Agent Fee	1.50%	904,469	
Sales Legal Fee	0.25%	175,515	
			1,079,984

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,271,564

**TOTAL COSTS**

**66,004,133**

**PROFIT**

**13,237,493**

**Performance Measures**

Profit on Cost%	20.06%
Profit on GDV%	15.90%
Profit on NDV%	16.71%
Development Yield% (on Rent)	6.39%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	26.22%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**35% Private scheme (mix of Private Values + Gov Aff Values)  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Units	1	4,056.00	1,496.00	6,067,776	6,067,776
Shared Ownership Units	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,043,670</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Private Singles	250	10,005	2,501,231	2,501,231
Student Acc - Private Studios	71	11,701	830,748	830,748
St Acc - Aff Gov Singles	91	7,219	656,934	656,934
St Acc - Aff Gov Studios	26	7,219	187,695	187,695
<b>Totals</b>	<b>438</b>		<b>4,176,608</b>	<b>4,176,608</b>

**Investment Valuation**

<b>St Acc - Private Singles</b>					
Current Rent	2,501,231	YP @	5.7500%	17.3913	43,499,669
<b>Student Acc - Private Studios</b>					
Current Rent	830,748	YP @	5.7500%	17.3913	14,447,796
<b>St Acc - Aff Gov Singles</b>					
Current Rent	656,934	YP @	5.7500%	17.3913	11,424,933
<b>St Acc - Aff Gov Studios</b>					
Current Rent	187,695	YP @	5.7500%	17.3913	3,264,264
					<b>72,636,663</b>

**GROSS DEVELOPMENT VALUE**

**83,680,333**

Purchaser's Costs	5.80%	(3,981,972)	(3,981,972)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**79,698,361**

**NET REALISATION**

**79,698,361**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,890,880
Stamp Duty	4.00%		523,469
Agent Fee	1.00%		130,867
Legal Fee	0.80%		104,694
			2,649,911

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

**49,226,169**

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	579,475
			579,475

**35% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

**DISPOSAL FEES**

Sales Agent Fee	1.50%	869,212	
Sales Legal Fee	0.25%	172,478	
			1,041,690

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,378,350

**TOTAL COSTS**

**66,633,844**

**PROFIT**

**13,064,517**

**Performance Measures**

Profit on Cost%	19.61%
Profit on GDV%	15.61%
Profit on NDV%	16.39%
Development Yield% (on Rent)	6.27%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.48%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

100% Private scheme (mix of Private Values + Gov Aff Values)  
 Site 54 SE1 0

**Summary Appraisal for Phase 1**

Currency in £

**REVENUE**

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Private Singles	198	8,983	1,778,584	1,778,584
Student Acc - Private Studios	56	10,505	588,294	588,294
St Acc - Aff Gov Singles	290	6,482	1,879,635	1,879,635
St Acc - Aff Gov Studios	83	6,482	537,965	537,965
<b>Totals</b>	<b>627</b>		<b>4,784,478</b>	<b>4,784,478</b>

**Investment Valuation**

**St Acc - Private Singles**

Current Rent 1,778,584 YP @ 5.7500% 17.3913 30,931,903

**Student Acc - Private Studios**

Current Rent 588,294 YP @ 5.7500% 17.3913 10,231,202

**St Acc - Aff Gov Singles**

Current Rent 1,879,635 YP @ 5.7500% 17.3913 32,689,304

**St Acc - Aff Gov Studios**

Current Rent 537,965 YP @ 5.7500% 17.3913 9,355,904

**83,208,313**

**GROSS DEVELOPMENT VALUE**

**83,208,313**

Purchaser's Costs

5.80% (4,561,514)

(4,561,514)

**NET DEVELOPMENT VALUE**

**78,646,799**

**NET REALISATION**

**78,646,799**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price 3,317,867

Stamp Duty 4.00% 132,715

Agent Fee 1.00% 33,179

Legal Fee 0.80% 26,543

3,510,303

**CONSTRUCTION COSTS**

**Construction**

	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	22,076.00 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	47,441,324

**47,441,324**

Contingency 5.00% 2,380,529

Demolition 169,250

Residual S106 22,076.00 m<sup>2</sup> 30.00 pm<sup>2</sup> 662,280

Mayoral CIL 772,660

3,984,719

**PROFESSIONAL FEES**

Architect 10.00% 4,999,110

4,999,110

**MARKETING & LETTING**

Marketing 1.00% 411,631

411,631

**DISPOSAL FEES**

Sales Agent Fee 1.50% 617,447

Sales Legal Fee 0.25% 102,908

720,354

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**100% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

Land	641,070	
Construction	3,830,490	
Total Finance Cost		4,471,561

**TOTAL COSTS** **65,539,002**

**PROFIT** **13,107,796**

**Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.75%
Profit on NDV%	16.67%
Development Yield% (on Rent)	7.30%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
 IRR	 25.11%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**100% Private scheme (mix of Private Values + Gov Aff Values)  
Site 54 SE1 0**

**Summary Appraisal for Phase 1**

Currency in £

**REVENUE**

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Private Singles	140	8,983	1,257,585	1,257,585
Student Acc - Private Studios	40	10,505	420,210	420,210
St Acc - Aff Gov Singles	348	6,482	2,255,562	2,255,562
St Acc - Aff Gov Studios	99	6,482	641,669	641,669
<b>Totals</b>	<b>627</b>		<b>4,575,026</b>	<b>4,575,026</b>

**Investment Valuation**

**St Acc - Private Singles**

Current Rent 1,257,585 YP @ 5.7500% 17.3913 21,871,042

**Student Acc - Private Studios**

Current Rent 420,210 YP @ 5.7500% 17.3913 7,308,001

**St Acc - Aff Gov Singles**

Current Rent 2,255,562 YP @ 5.7500% 17.3913 39,227,165

**St Acc - Aff Gov Studios**

Current Rent 641,669 YP @ 5.7500% 17.3913 11,159,452  
**79,565,661**

**GROSS DEVELOPMENT VALUE**

**79,565,661**

Purchaser's Costs

5.80% (4,361,823)

(4,361,823)

**NET DEVELOPMENT VALUE**

**75,203,838**

**NET REALISATION**

**75,203,838**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price 1,288,184

Stamp Duty 4.00% 51,527

Agent Fee 1.00% 12,882

Legal Fee 0.80% 10,305

1,362,899

**CONSTRUCTION COSTS**

**Construction**

	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	22,076.00 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	47,441,324

**47,441,324**

Contingency 5.00% 2,380,529

Demolition 169,250

Residual S106 22,076.00 m<sup>2</sup> 30.00 pm<sup>2</sup> 662,280

Mayoral CIL 772,660

3,984,719

**PROFESSIONAL FEES**

Architect 10.00% 4,999,110

4,999,110

**MARKETING & LETTING**

Marketing 1.00% 291,790

291,790

**DISPOSAL FEES**

Sales Agent Fee 1.50% 437,686

Sales Legal Fee 0.25% 72,948

510,633

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**100% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

Land	248,900	
Construction	3,830,490	
Total Finance Cost		4,079,390

**TOTAL COSTS** **62,669,866**

**PROFIT** **12,533,973**

**Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.75%
Profit on NDV%	16.67%
Development Yield% (on Rent)	7.30%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	26.09%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

100% Private scheme (mix of Private Values + Gov Aff Values)  
 Site 54 SE1 0

**Summary Appraisal for Phase 1**

Currency in £

**REVENUE**

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Private Singles	157	8,983	1,410,292	1,410,292
Student Acc - Private Studios	45	10,505	472,736	472,736
St Acc - Aff Gov Singles	331	6,482	2,145,377	2,145,377
St Acc - Aff Gov Studios	94	6,482	609,261	609,261
<b>Totals</b>	<b>627</b>		<b>4,637,666</b>	<b>4,637,666</b>

**Investment Valuation**

**St Acc - Private Singles**

Current Rent 1,410,292 YP @ 5.7500% 17.3913 24,526,812

**Student Acc - Private Studios**

Current Rent 472,736 YP @ 5.7500% 17.3913 8,221,501

**St Acc - Aff Gov Singles**

Current Rent 2,145,377 YP @ 5.7500% 17.3913 37,310,896

**St Acc - Aff Gov Studios**

Current Rent 609,261 YP @ 5.7500% 17.3913 10,595,843

**80,655,052**

**GROSS DEVELOPMENT VALUE**

**80,655,052**

Purchaser's Costs

5.80% (4,421,544)

(4,421,544)

**NET DEVELOPMENT VALUE**

**76,233,509**

**NET REALISATION**

**76,233,509**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price 1,895,516

Stamp Duty 4.00% 75,821

Agent Fee 1.00% 18,955

Legal Fee 0.80% 15,164

2,005,456

**CONSTRUCTION COSTS**

**Construction**

	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	22,076.00 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	47,441,324

**47,441,324**

Contingency 5.00% 2,380,529

Demolition 169,250

Residual S106 22,076.00 m<sup>2</sup> 30.00 pm<sup>2</sup> 662,280

Mayoral CIL 772,660

3,984,719

**PROFESSIONAL FEES**

Architect 10.00% 4,999,110

4,999,110

**MARKETING & LETTING**

Marketing 1.00% 327,483

327,483

**DISPOSAL FEES**

Sales Agent Fee 1.50% 491,225

Sales Legal Fee 0.25% 81,871

573,095

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**100% Private scheme (mix of Private Values + Gov Aff Values)**

**Site 54 SE1 0**

Land	366,247	
Construction	3,830,490	
Total Finance Cost		4,196,738

**TOTAL COSTS**

**63,527,925**

**PROFIT**

**12,705,584**

**Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.75%
Profit on NDV%	16.67%
Development Yield% (on Rent)	7.30%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.77%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Gov Aff Values 4% AH (High)  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	463.59	1,625.00	753,334	753,334
Shared Ownership Floorspace	1	198.68	2,874.00	571,006	571,006
<b>Totals</b>	<b>2</b>	<b>662.27</b>			<b>1,324,340</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	453	6,819	3,088,962	3,088,962	
Student Acc - Studios	194	6,819	1,322,866	1,322,866	
<b>Totals</b>	<b>647</b>		<b>4,411,828</b>	<b>4,411,828</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	3,088,962	YP @	5.7500%	17.3913	53,721,078
<b>Student Acc - Studios</b>					
Current Rent	1,322,866	YP @	5.7500%	17.3913	23,006,362
					<b>76,727,439</b>

**GROSS DEVELOPMENT VALUE** **78,051,779**

Purchaser's Costs 5.80% (4,206,230)  
(4,206,230)

**NET DEVELOPMENT VALUE** **73,845,549**

**NET REALISATION** **73,845,549**

**OUTLAY**

ACQUISITION COSTS					
Residualised Price					3,562,795
Stamp Duty		4.00%			191,368
Agent Fee		1.00%			47,842
Legal Fee		0.80%			38,274
					<b>3,840,279</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	21,192.96 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	45,543,671	
Construction costs	883.04 m <sup>2</sup>	2,380.00 pm <sup>2</sup>	2,101,635	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>47,645,306</b>	<b>47,645,306</b>

Contingency		5.00%	2,382,265	
Demolition			169,250	
Residual S106	21,192.96 m <sup>2</sup>	30.00 pm <sup>2</sup>	635,789	
Mayoral CIL			741,754	
				<b>3,929,058</b>

PROFESSIONAL FEES				
Architect		10.00%	448,390	448,390

MARKETING & LETTING				
Marketing		1.00%	537,211	537,211

DISPOSAL FEES				
Sales Agent Fee		1.50%	805,816	
Sales Legal Fee		0.25%	134,303	
				<b>940,119</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 4% AH (High)****Site 54 SE1 0**

Total Finance Cost 4,236,300

**TOTAL COSTS 61,576,662****PROFIT 12,268,887****Performance Measures**

Profit on Cost% 19.92%

Profit on GDV% 15.72%

Profit on NDV% 16.61%

Development Yield% (on Rent) 7.16%

Equivalent Yield% (Nominal) 5.75%

Equivalent Yield% (True) 5.96%

IRR 24.87%

Rent Cover 2 yrs 9 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**Gov Aff Values 8% AH (Medium)  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	927.19	1,496.00	1,387,076	1,387,076
Shared Ownership Floorspace	1	397.36	2,863.00	1,137,642	1,137,642
<b>Totals</b>	<b>2</b>	<b>1,324.55</b>			<b>2,524,718</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	434	6,819	2,959,403	2,959,403	
Student Acc - Studios	186	6,819	1,268,315	1,268,315	
<b>Totals</b>	<b>620</b>		<b>4,227,717</b>	<b>4,227,717</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	2,959,403	YP @	5.7500%	17.3913	51,467,876
<b>Student Acc - Studios</b>					
Current Rent	1,268,315	YP @	5.7500%	17.3913	22,057,646
					<b>73,525,521</b>

**GROSS DEVELOPMENT VALUE** **76,050,239**

Purchaser's Costs 5.80% (4,030,700)  
(4,030,700)

**NET DEVELOPMENT VALUE** **72,019,540**

**NET REALISATION** **72,019,540**

**OUTLAY**

<b>ACQUISITION COSTS</b>				
Residualised Price			2,022,944	
Stamp Duty		4.00%	183,026	
Agent Fee		1.00%	45,756	
Legal Fee		0.80%	36,605	
				2,288,331

<b>CONSTRUCTION COSTS</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Construction costs	20,309.92 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	43,646,018	
Construction costs	1,766.08 m <sup>2</sup>	2,380.00 pm <sup>2</sup>	4,203,270	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>47,849,288</b>	<b>47,849,288</b>

Contingency		5.00%	2,392,464	
Demolition			169,250	
Residual S106	20,309.92 m <sup>2</sup>	30.00 pm <sup>2</sup>	609,298	
Mayoral CIL			710,847	
				3,881,859

<b>PROFESSIONAL FEES</b>				
Architect		10.00%	659,573	
				659,573

<b>MARKETING &amp; LETTING</b>				
Marketing		1.00%	514,679	
				514,679

<b>DISPOSAL FEES</b>				
Sales Agent Fee		1.50%	772,018	
Sales Legal Fee		0.25%	128,670	
				900,688

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 8% AH (Medium)**  
**Site 54 SE1 0**

Total Finance Cost	3,972,642
<b>TOTAL COSTS</b>	<b>60,067,060</b>
<b>PROFIT</b>	<b>11,952,479</b>

**Performance Measures**

Profit on Cost%	19.90%
Profit on GDV%	15.72%
Profit on NDV%	16.60%
Development Yield% (on Rent)	7.04%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.63%
Rent Cover	2 yrs 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

**Gov Aff Values 9% AH (Low)**  
**Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	927.00	1,216.00	1,127,232	1,127,232
Shared Ownership Floorspace	1	397.00	2,863.00	1,136,611	1,136,611
<b>Totals</b>	<b>2</b>	<b>1,324.00</b>			<b>2,263,843</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	429	6,819	2,925,308	2,925,308	
Student Acc - Studios	184	6,819	1,254,677	1,254,677	
<b>Totals</b>	<b>613</b>		<b>4,179,985</b>	<b>4,179,985</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	2,925,308	YP @	5.7500%	17.3913	50,874,928
<b>Student Acc - Studios</b>					
Current Rent	1,254,677	YP @	5.7500%	17.3913	21,820,467
					<b>72,695,395</b>

**GROSS DEVELOPMENT VALUE** **74,959,238**

Purchaser's Costs 5.80% (3,985,192)  
(3,985,192)

**NET DEVELOPMENT VALUE** **70,974,046**

**NET REALISATION** **70,974,046**

**OUTLAY**

<b>ACQUISITION COSTS</b>				
Residualised Price			1,720,519	
Stamp Duty		4.00%	180,220	
Agent Fee		1.00%	45,055	
Legal Fee		0.80%	36,044	
				1,981,838

<b>CONSTRUCTION COSTS</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
<b>Construction</b>				
Construction costs	20,089.16 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	43,171,605	
Construction costs	1,766.08 m <sup>2</sup>	2,380.00 pm <sup>2</sup>	4,203,270	
<b>Totals</b>	<b>21,855.24 m<sup>2</sup></b>		<b>47,374,875</b>	<b>47,374,875</b>

Contingency		5.00%	2,368,744	
Demolition			169,250	
Residual S106	20,089.16 m <sup>2</sup>	30.00 pm <sup>2</sup>	602,675	
Mayoral CIL			703,121	
				3,843,790

<b>PROFESSIONAL FEES</b>				
Architect		10.00%	657,201	657,201

<b>MARKETING &amp; LETTING</b>				
Marketing		1.00%	508,749	508,749

<b>DISPOSAL FEES</b>				
Sales Agent Fee		1.50%	763,124	
Sales Legal Fee		0.25%	127,187	
				890,311

**FINANCE**  
 Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 9% AH (Low)  
Site 54 SE1 0**

Total Finance Cost	3,881,757
<b>TOTAL COSTS</b>	<b>59,138,522</b>
<b>PROFIT</b>	<b>11,835,524</b>

**Performance Measures**

Profit on Cost%	20.01%
Profit on GDV%	15.79%
Profit on NDV%	16.68%
Development Yield% (on Rent)	7.07%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.90%
Rent Cover	2 yrs 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**Gov Aff Values 35% AH (Low)**  
**Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Floorspace	1	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	307	6,819	2,093,402	2,093,402	
Student Acc - Studios	131	6,819	893,275	893,275	
<b>Totals</b>	<b>438</b>		<b>2,986,678</b>	<b>2,986,678</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	2,093,402	YP @	5.7500%	17.3913	36,407,000
<b>Student Acc - Studios</b>					
Current Rent	893,275	YP @	5.7500%	17.3913	15,535,224
					<b>51,942,223</b>

**GROSS DEVELOPMENT VALUE** **61,850,213**

Purchaser's Costs 5.80% (2,847,494)  
(2,847,494)

**NET DEVELOPMENT VALUE** **59,002,719**

**NET REALISATION** **59,002,719**

**OUTLAY**

<b>ACQUISITION COSTS</b>				
Residualised Price			(8,997,728)	
Stamp Duty		4.00%	127,329	
Agent Fee		1.00%	31,832	
Legal Fee		0.80%	25,466	
				<b>(8,813,100)</b>

<b>CONSTRUCTION COSTS</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
<b>Construction</b>				
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>

Contingency		5.00%	2,461,308	
Demolition			169,250	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			502,229	
				<b>3,563,269</b>

<b>PROFESSIONAL FEES</b>				
Architect		10.00%	2,085,062	
				<b>2,085,062</b>

<b>MARKETING &amp; LETTING</b>				
Marketing		1.00%	364,070	
				<b>364,070</b>

<b>DISPOSAL FEES</b>				
Sales Agent Fee		1.50%	546,105	
Sales Legal Fee		0.25%	91,017	
				<b>637,122</b>

**FINANCE**  
 Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 35% AH (Low)  
Site 54 SE1 0**

Total Finance Cost	2,597,329
<b>TOTAL COSTS</b>	<b>49,659,921</b>
<b>PROFIT</b>	<b>9,342,798</b>

**Performance Measures**

Profit on Cost%	18.81%
Profit on GDV%	15.11%
Profit on NDV%	15.83%
Development Yield% (on Rent)	6.01%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	40.99%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 6 mths

**Gov Aff Values 35% AH (High)**  
**Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,874.00	4,995,012	<u>4,995,012</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	307	6,819	2,093,402	2,093,402	
Student Acc - Studios	131	6,819	893,275	893,275	
<b>Totals</b>	<b>438</b>		<b>2,986,678</b>	<b>2,986,678</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	2,093,402	YP @	5.7500%	17.3913	36,407,000
<b>Student Acc - Studios</b>					
Current Rent	893,275	YP @	5.7500%	17.3913	15,535,224
					<b>51,942,223</b>

**GROSS DEVELOPMENT VALUE** **63,528,235**

Purchaser's Costs 5.80% (2,847,494)  
(2,847,494)

**NET DEVELOPMENT VALUE** **60,680,741**

**NET REALISATION** **60,680,741**

**OUTLAY**

<b>ACQUISITION COSTS</b>				
Residualised Price			(7,505,842)	
Stamp Duty		4.00%	127,329	
Agent Fee		1.00%	31,832	
Legal Fee		0.80%	25,466	
				<b>(7,321,214)</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>

Contingency		5.00%	2,461,308	
Demolition			169,250	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			502,229	
				<b>3,563,269</b>

<b>PROFESSIONAL FEES</b>				
Architect		10.00%	2,085,062	
				<b>2,085,062</b>

<b>MARKETING &amp; LETTING</b>				
Marketing		1.00%	364,070	
				<b>364,070</b>

<b>DISPOSAL FEES</b>				
Sales Agent Fee		1.50%	546,105	
Sales Legal Fee		0.25%	91,017	
				<b>637,122</b>

**FINANCE**  
 Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 35% AH (High)  
Site 54 SE1 0**

Total Finance Cost	2,760,992
<b>TOTAL COSTS</b>	<b>51,315,470</b>
<b>PROFIT</b>	<b>9,365,271</b>

**Performance Measures**

Profit on Cost%	18.25%
Profit on GDV%	14.74%
Profit on NDV%	15.43%
Development Yield% (on Rent)	5.82%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	35.06%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 5 mths

**Gov Aff Values 7% AH (Medium)  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.46	1,496.00	6,068,464	6,068,464
Shared Ownership Floorspace	<u>1</u>	<u>1,738.48</u>	2,863.00	4,977,268	<u>4,977,268</u>
<b>Totals</b>	<b>2</b>	<b>5,794.94</b>			<b>11,045,732</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	307	6,819	2,093,402	2,093,402	
Student Acc - Studios	131	6,819	893,275	893,275	
<b>Totals</b>	<b>438</b>		<b>2,986,678</b>	<b>2,986,678</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	2,093,402	YP @	5.7500%	17.3913	36,407,000
<b>Student Acc - Studios</b>					
Current Rent	893,275	YP @	5.7500%	17.3913	15,535,224
					<b>51,942,223</b>

<b>GROSS DEVELOPMENT VALUE</b>				<b>62,987,956</b>	
Purchaser's Costs		5.80%	(2,847,494)		(2,847,494)

**NET DEVELOPMENT VALUE 60,140,461**

**NET REALISATION 60,140,461**

**OUTLAY**

<b>ACQUISITION COSTS</b>					
Residualised Price					(7,984,733)
Stamp Duty		4.00%	127,329		
Agent Fee		1.00%	31,832		
Legal Fee		0.80%	25,466		
					(7,800,106)

<b>CONSTRUCTION COSTS</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>		
<b>Construction</b>					
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861		
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>		
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>	

Contingency		5.00%	2,461,308		
Demolition			169,250		
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482		
Mayoral CIL			502,229		
					3,563,269

<b>PROFESSIONAL FEES</b>					
Architect		10.00%	2,085,062		
					2,085,062

<b>MARKETING &amp; LETTING</b>					
Marketing		1.00%	364,070		
					364,070

<b>DISPOSAL FEES</b>					
Sales Agent Fee		1.50%	546,105		
Sales Legal Fee		0.25%	91,017		
					637,122

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Gov Aff Values 7% AH (Medium)****Site 54 SE1 0**

Total Finance Cost 2,708,457

**TOTAL COSTS 50,784,043****PROFIT 9,356,418****Performance Measures**

Profit on Cost% 18.42%

Profit on GDV% 14.85%

Profit on NDV% 15.56%

Development Yield% (on Rent) 5.88%

Equivalent Yield% (Nominal) 5.75%

Equivalent Yield% (True) 5.96%

IRR 36.67%

Rent Cover 3 yrs 2 mths

Profit Erosion (finance rate 7.000%) 2 yrs 5 mths

**Private Scheme Values 35% AH (Higher Rent)**  
**Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,874.00	4,995,012	<u>4,995,012</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	10,223	3,138,308	3,138,308
Student Acc - Studios	131	13,007	1,703,852	1,703,852
<b>Totals</b>	<b>438</b>		<b>4,842,159</b>	<b>4,842,159</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,138,308	YP @	5.7500%	17.3913	54,579,261
<b>Student Acc - Studios</b>					
Current Rent	1,703,852	YP @	5.7500%	17.3913	29,632,200
					<b>84,211,461</b>

**GROSS DEVELOPMENT VALUE**

**95,797,473**

Purchaser's Costs	5.80%	(4,616,507)	(4,616,507)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**91,180,966**

**NET REALISATION**

**91,180,966**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			9,079,651
Stamp Duty		4.00%	791,836
Agent Fee		1.00%	197,959
Legal Fee		0.80%	158,367
			10,227,813

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	842,115
			842,115

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,263,172
Sales Legal Fee		0.25%	239,494
			1,502,666

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 35% AH (Higher Rent)****Site 54 SE1 0**

Total Finance Cost	5,762,267
<b>TOTAL COSTS</b>	<b>76,319,280</b>
<b>PROFIT</b>	<b>14,861,686</b>

**Performance Measures**

Profit on Cost%	19.47%
Profit on GDV%	15.51%
Profit on NDV%	16.30%
Development Yield% (on Rent)	6.34%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	22.81%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

**LB Southwark CIL Site Testing**  
private scheme value (Low) higher rent 35%

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	10,223	3,138,308	3,138,308
Student Acc - Studios	131	13,007	1,703,852	1,703,852
<b>Totals</b>	<b>438</b>		<b>4,842,159</b>	<b>4,842,159</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,138,308	YP @	5.7500%	17.3913	54,579,261
<b>Student Acc - Studios</b>					
Current Rent	1,703,852	YP @	5.7500%	17.3913	29,632,200
					<b>84,211,461</b>

**GROSS DEVELOPMENT VALUE**

**94,119,451**

Purchaser's Costs	5.80%	(4,616,507)	(4,616,507)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**89,502,944**

**NET REALISATION**

**89,502,944**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			7,591,566
Stamp Duty		4.00%	791,836
Agent Fee		1.00%	197,959
Legal Fee		0.80%	158,367
			<b>8,739,728</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			<b>3,571,732</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			<b>5,186,519</b>

**MARKETING & LETTING**

Marketing		1.00%	842,115
			<b>842,115</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,263,172
Sales Legal Fee		0.25%	235,299
			<b>1,498,471</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**LB Southwark CIL Site Testing****private scheme value (Low) higher rent 35%**

Total Finance Cost	5,490,505
<b>TOTAL COSTS</b>	<b>74,555,238</b>
<b>PROFIT</b>	<b>14,947,706</b>

**Performance Measures**

Profit on Cost%	20.05%
Profit on GDV%	15.88%
Profit on NDV%	16.70%
Development Yield% (on Rent)	6.49%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	23.69%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**LB Southwark CIL Site Testing  
Private Scheme (Med) higher rent 35% AH**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.00	1,496.00	6,067,776	6,067,776
Shared Ownership Floorspace	1	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,043,670</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	307	10,223	3,138,308	3,138,308	
Student Acc - Studios	131	13,007	1,703,852	1,703,852	
<b>Totals</b>	<b>438</b>		<b>4,842,159</b>	<b>4,842,159</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	3,138,308	YP @	5.7500%	17.3913	54,579,261
<b>Student Acc - Studios</b>					
Current Rent	1,703,852	YP @	5.7500%	17.3913	29,632,200
					<b>84,211,461</b>

<b>GROSS DEVELOPMENT VALUE</b>				<b>95,255,131</b>	
Purchaser's Costs		5.80%	(4,616,507)		(4,616,507)

**NET DEVELOPMENT VALUE 90,638,624**

**NET REALISATION 90,638,624**

**OUTLAY**

<b>ACQUISITION COSTS</b>					
Residualised Price					8,600,049
Stamp Duty		4.00%			791,836
Agent Fee		1.00%			197,959
Legal Fee		0.80%			158,367
					<b>9,748,211</b>

<b>CONSTRUCTION COSTS</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>		
<b>Construction</b>					
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861		
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>		
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>	

Contingency		5.00%	2,469,771		
Demolition			169,250		
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482		
Mayoral CIL			502,229		
					<b>3,571,732</b>

<b>PROFESSIONAL FEES</b>					
Architect		10.00%	5,186,519		5,186,519

<b>MARKETING &amp; LETTING</b>					
Marketing		1.00%	842,115		842,115

<b>DISPOSAL FEES</b>					
Sales Agent Fee		1.50%	1,263,172		
Sales Legal Fee		0.25%	238,138		
					<b>1,501,310</b>

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**LB Southwark CIL Site Testing****Private Scheme (Med) higher rent 35% AH**

Total Finance Cost	5,674,680
<b>TOTAL COSTS</b>	<b>75,750,735</b>
<b>PROFIT</b>	<b>14,887,889</b>

**Performance Measures**

Profit on Cost%	19.65%
Profit on GDV%	15.63%
Profit on NDV%	16.43%
Development Yield% (on Rent)	6.39%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	23.08%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Private Scheme Values 35% AH (High)  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Sales Valuation					
Social Rented Floorspace	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Floorspace	1	1,738.00	2,874.00	4,995,012	4,995,012
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	307	8,983	2,757,704	2,757,704	
Student Acc - Studios	131	10,505	1,376,188	1,376,188	
<b>Totals</b>	<b>438</b>		<b>4,133,892</b>	<b>4,133,892</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,757,704	YP @	5.7500%	17.3913	47,960,071
<b>Student Acc - Studios</b>					
Current Rent	1,376,188	YP @	5.7500%	17.3913	23,933,704
					<b>71,893,775</b>

**GROSS DEVELOPMENT VALUE** **83,479,787**

Purchaser's Costs 5.80% (3,941,247)  
(3,941,247)

**NET DEVELOPMENT VALUE** **79,538,541**

**NET REALISATION** **79,538,541**

**OUTLAY**

ACQUISITION COSTS				
Residualised Price			1,596,311	
Stamp Duty		4.00%	492,503	
Agent Fee		1.00%	123,126	
Legal Fee		0.80%	98,501	
				2,310,440

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861	
Construction costs	7,726.60 m <sup>2</sup>	2,380.00 pm <sup>2</sup>	18,389,308	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>

Contingency		5.00%	2,469,771	
Demolition			169,250	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			502,229	
				3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519	
				5,186,519

**MARKETING & LETTING**

Marketing		1.00%	718,938	
				718,938

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,078,407	
Sales Legal Fee		0.25%	208,699	
				1,287,106

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 35% AH (High)****Site 54 SE1 0**

Total Finance Cost	4,316,354
<b>TOTAL COSTS</b>	<b>66,617,257</b>
<b>PROFIT</b>	<b>12,921,284</b>

**Performance Measures**

Profit on Cost%	19.40%
Profit on GDV%	15.48%
Profit on NDV%	16.25%
Development Yield% (on Rent)	6.21%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.56%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Private Scheme Values 35% AH (Low)  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	307	8,983	2,757,704	2,757,704
Student Acc - Studios	131	10,505	1,376,188	1,376,188
<b>Totals</b>	<b>438</b>		<b>4,133,892</b>	<b>4,133,892</b>

**Investment Valuation**

St Acc - Singles					
Current Rent	2,757,704	YP @	5.7500%	17.3913	47,960,071
<b>Student Acc - Studios</b>					
Current Rent	1,376,188	YP @	5.7500%	17.3913	23,933,704
					<b>71,893,775</b>

**GROSS DEVELOPMENT VALUE**

**81,801,765**

Purchaser's Costs	5.80%	(3,941,247)	(3,941,247)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**77,860,519**

**NET REALISATION**

**77,860,519**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			108,226
Stamp Duty		4.00%	492,503
Agent Fee		1.00%	123,126
Legal Fee		0.80%	98,501
			<b>822,355</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			<b>3,571,732</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			<b>5,186,519</b>

**MARKETING & LETTING**

Marketing		1.00%	718,938
			<b>718,938</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,078,407
Sales Legal Fee		0.25%	204,504
			<b>1,282,911</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 35% AH (Low)****Site 54 SE1 0**

Total Finance Cost	4,044,591
--------------------	-----------

<b>TOTAL COSTS</b>	<b>64,853,215</b>
--------------------	-------------------

<b>PROFIT</b>	<b>13,007,304</b>
---------------	-------------------

**Performance Measures**

Profit on Cost%	20.06%
-----------------	--------

Profit on GDV%	15.90%
----------------	--------

Profit on NDV%	16.71%
----------------	--------

Development Yield% (on Rent)	6.37%
------------------------------	-------

Equivalent Yield% (Nominal)	5.75%
-----------------------------	-------

Equivalent Yield% (True)	5.96%
--------------------------	-------

IRR	27.02%
-----	--------

Rent Cover	3 yrs 2 mths
------------	--------------

Profit Erosion (finance rate 7.000%)	2 yrs 8 mths
--------------------------------------	--------------

Private Scheme Values 35% AH (Medium)  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.00	1,496.00	6,067,776	6,067,776
Shared Ownership Floorspace	1	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,043,670</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	307	8,983	2,757,704	2,757,704	
Student Acc - Studios	131	10,505	1,376,188	1,376,188	
<b>Totals</b>	<b>438</b>		<b>4,133,892</b>	<b>4,133,892</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,757,704	YP @	5.7500%	17.3913	47,960,071
<b>Student Acc - Studios</b>					
Current Rent	1,376,188	YP @	5.7500%	17.3913	23,933,704
					<b>71,893,775</b>

GROSS DEVELOPMENT VALUE					
					<b>82,937,445</b>
Purchaser's Costs		5.80%	(3,941,247)		(3,941,247)

**NET DEVELOPMENT VALUE 78,996,199**

**NET REALISATION 78,996,199**

**OUTLAY**

ACQUISITION COSTS					
Residualised Price					1,116,709
Stamp Duty		4.00%			492,503
Agent Fee		1.00%			123,126
Legal Fee		0.80%			98,501
					<b>1,830,838</b>

CONSTRUCTION COSTS					
<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>		
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861		
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>		
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771		
Demolition			169,250		
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482		
Mayoral CIL			502,229		
					<b>3,571,732</b>

PROFESSIONAL FEES					
Architect		10.00%	5,186,519		5,186,519

MARKETING & LETTING					
Marketing		1.00%	718,938		718,938

DISPOSAL FEES					
Sales Agent Fee		1.50%	1,078,407		
Sales Legal Fee		0.25%	207,344		
					<b>1,285,750</b>

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 35% AH (Medium)****Site 54 SE1 0**

Total Finance Cost	4,228,766
<b>TOTAL COSTS</b>	<b>66,048,712</b>
<b>PROFIT</b>	<b>12,947,487</b>

**Performance Measures**

Profit on Cost%	19.60%
Profit on GDV%	15.61%
Profit on NDV%	16.39%
Development Yield% (on Rent)	6.26%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	26.00%
Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Private Scheme Values 31% AH (High)  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	3,592.86	1,625.00	5,838,398	5,838,398
Shared Ownership Floorspace	1	<u>1,539.80</u>	2,874.00	4,425,385	<u>4,425,385</u>
<b>Totals</b>	<b>2</b>	<b>5,132.66</b>			<b>10,263,783</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	325	8,983	2,919,394	2,919,394	
Student Acc - Studios	140	10,505	1,470,735	1,470,735	
<b>Totals</b>	<b>465</b>		<b>4,390,129</b>	<b>4,390,129</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,919,394	YP @	5.7500%	17.3913	50,772,063
<b>Student Acc - Studios</b>					
Current Rent	1,470,735	YP @	5.7500%	17.3913	25,578,004
					<b>76,350,067</b>

GROSS DEVELOPMENT VALUE					
					<b>86,613,849</b>
Purchaser's Costs		5.80%	(4,185,542)		(4,185,542)

**NET DEVELOPMENT VALUE** **82,428,307**

**NET REALISATION** **82,428,307**

**OUTLAY**

ACQUISITION COSTS					
Residualised Price					3,610,847
Stamp Duty		4.00%			524,029
Agent Fee		1.00%			131,007
Legal Fee		0.80%			104,806
					<b>4,370,689</b>

CONSTRUCTION COSTS					
<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>		
Construction costs	15,232.44 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	32,734,514		
Construction costs	<u>6,843.56 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>16,287,673</u>		
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,022,186</b>		<b>49,022,186</b>

Contingency		5.00%	2,459,572		
Demolition			169,250		
Residual S106	15,232.44 m <sup>2</sup>	30.00 pm <sup>2</sup>	456,973		
Mayoral CIL			533,135		
					<b>3,618,930</b>

PROFESSIONAL FEES					
Architect		10.00%	5,165,101		5,165,101

MARKETING & LETTING					
Marketing		1.00%	763,501		763,501

DISPOSAL FEES					
Sales Agent Fee		1.50%	1,145,251		
Sales Legal Fee		0.25%	216,535		
					<b>1,361,786</b>

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 31% AH (High)****Site 54 SE1 0**

Total Finance Cost	4,685,302
<b>TOTAL COSTS</b>	<b>68,987,495</b>
<b>PROFIT</b>	<b>13,440,812</b>

**Performance Measures**

Profit on Cost%	19.48%
Profit on GDV%	15.52%
Profit on NDV%	16.31%
Development Yield% (on Rent)	6.36%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	24.70%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Site 54 Pvt schm val 35% AH 51 Week @ 95% occ

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,874.00	4,995,012	<u>4,995,012</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	307	10,005	3,071,512	3,071,512
Student Acc - Studios	131	11,701	1,532,789	1,532,789
<b>Totals</b>	<b>438</b>		<b>4,604,300</b>	<b>4,604,300</b>

**Investment Valuation**

St Acc - Singles					
Current Rent	3,071,512	YP @	5.7500%	17.3913	53,417,594
<b>Student Acc - Studios</b>					
Current Rent	1,532,789	YP @	5.7500%	17.3913	26,657,195
					<b>80,074,789</b>

**GROSS DEVELOPMENT VALUE**

				<b>91,660,801</b>
Purchaser's Costs		5.80%	(4,389,733)	(4,389,733)

**NET DEVELOPMENT VALUE**

				<b>87,271,068</b>
--	--	--	--	-------------------

**NET REALISATION**

				<b>87,271,068</b>
--	--	--	--	-------------------

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			6,566,508	
Stamp Duty		4.00%	691,311	
Agent Fee		1.00%	172,828	
Legal Fee		0.80%	138,262	
				7,568,909

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>

Contingency		5.00%	2,469,771	
Demolition			169,250	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			502,229	
				3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519	5,186,519
-----------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	800,748	800,748
-----------	--	-------	---------	---------

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,201,122	
Sales Legal Fee		0.25%	229,152	
				1,430,274

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,276,683

Site 54 Pvt schm val 35% AH 51 Week @ 95% occ

<b>TOTAL COSTS</b>	<b>73,061,033</b>
<b>PROFIT</b>	<b>14,210,034</b>

**Performance Measures**

Profit on Cost%	19.45%
Profit on GDV%	15.50%
Profit on NDV%	16.28%
Development Yield% (on Rent)	6.30%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	23.55%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Private Scheme Value 32% AH (Low)  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	3,708.76	1,216.00	4,509,852	4,509,852
Shared Ownership Floorspace	1	<u>1,589.47</u>	2,863.00	4,550,653	<u>4,550,653</u>
<b>Totals</b>	<b>2</b>	<b>5,298.23</b>			<b>9,060,505</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	321	8,983	2,883,463	2,883,463	
Student Acc - Studios	137	10,505	1,439,219	1,439,219	
<b>Totals</b>	<b>458</b>		<b>4,322,682</b>	<b>4,322,682</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,883,463	YP @	5.7500%	17.3913	50,147,176
<b>Student Acc - Studios</b>					
Current Rent	1,439,219	YP @	5.7500%	17.3913	25,029,904
					<b>75,177,080</b>

**GROSS DEVELOPMENT VALUE** **84,237,584**

Purchaser's Costs 5.80% (4,121,239)  
(4,121,239)

**NET DEVELOPMENT VALUE** **80,116,346**

**NET REALISATION** **80,116,346**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,711,210	
Stamp Duty		4.00%	514,716	
Agent Fee		1.00%	128,679	
Legal Fee		0.80%	102,943	
				<b>2,457,547</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	15,011.68 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	32,260,100	
Construction costs	<u>7,064.32 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>16,813,082</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,073,182</b>	<b>49,073,182</b>

Contingency		5.00%	2,462,122	
Demolition			169,250	
Residual S106	15,011.68 m <sup>2</sup>	30.00 pm <sup>2</sup>	450,350	
Mayoral CIL			525,409	
				<b>3,607,131</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,170,455	
				<b>5,170,455</b>

**MARKETING & LETTING**

Marketing		1.00%	751,771	
				<b>751,771</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,127,656	
Sales Legal Fee		0.25%	210,594	
				<b>1,338,250</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Value 32% AH (Low)****Site 54 SE1 0**

Total Finance Cost	4,337,740
<b>TOTAL COSTS</b>	<b>66,736,077</b>
<b>PROFIT</b>	<b>13,380,269</b>

**Performance Measures**

Profit on Cost%	20.05%
Profit on GDV%	15.88%
Profit on NDV%	16.70%
Development Yield% (on Rent)	6.48%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	26.11%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Site 54 pvt schm (Low) 35% AH 51 wk @ 95% Occ

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	342	11,386	3,893,926	3,893,926
Student Acc - Studios	96	14,487	1,390,709	1,390,709
<b>Totals</b>	<b>438</b>		<b>5,284,635</b>	<b>5,284,635</b>

**Investment Valuation**

St Acc - Singles					
Current Rent	3,893,926	YP @	5.7500%	17.3913	67,720,452
<b>Student Acc - Studios</b>					
Current Rent	1,390,709	YP @	5.7500%	17.3913	24,186,243
					<b>91,906,696</b>

**GROSS DEVELOPMENT VALUE**

**101,814,686**

Purchaser's Costs	5.80%	(5,038,363)	(5,038,363)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**96,776,322**

**NET REALISATION**

**96,776,322**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			12,266,629
Stamp Duty		4.00%	978,839
Agent Fee		1.00%	244,710
Legal Fee		0.80%	195,768
			<b>13,685,945</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			<b>3,571,732</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			<b>5,186,519</b>

**MARKETING & LETTING**

Marketing		1.00%	919,067
			<b>919,067</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,378,600
Sales Legal Fee		0.25%	254,537
			<b>1,633,137</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			<b>6,393,810</b>

Site 54 pvt schm (Low) 35% AH 51 wk @ 95% Occ

<b>TOTAL COSTS</b>	<b>80,616,379</b>
<b>PROFIT</b>	<b>16,159,943</b>

**Performance Measures**

Profit on Cost%	20.05%
Profit on GDV%	15.87%
Profit on NDV%	16.70%
Development Yield% (on Rent)	6.56%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	22.45%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Private Scheme Values 33% AH (Medium)  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	3,824.66	1,496.00	5,721,691	5,721,691
Shared Ownership Floorspace	1	1,639.14	2,863.00	4,692,858	4,692,858
<b>Totals</b>	<b>2</b>	<b>5,463.80</b>			<b>10,414,549</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	316	8,983	2,838,549	2,838,549	
Student Acc - Studios	135	10,505	1,418,209	1,418,209	
<b>Totals</b>	<b>451</b>		<b>4,256,758</b>	<b>4,256,758</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,838,549	YP @	5.7500%	17.3913	49,366,067
<b>Student Acc - Studios</b>					
Current Rent	1,418,209	YP @	5.7500%	17.3913	24,664,504
					<b>74,030,571</b>

GROSS DEVELOPMENT VALUE					
					<b>84,445,120</b>
Purchaser's Costs		5.80%	(4,058,387)		(4,058,387)

**NET DEVELOPMENT VALUE** **80,386,733**

**NET REALISATION** **80,386,733**

**OUTLAY**

ACQUISITION COSTS					
Residualised Price					2,096,781
Stamp Duty		4.00%			506,046
Agent Fee		1.00%			126,511
Legal Fee		0.80%			101,209
					<b>2,830,547</b>

CONSTRUCTION COSTS					
<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>		
Construction costs	14,790.92 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	31,785,687		
Construction costs	7,285.08 m <sup>2</sup>	2,380.00 pm <sup>2</sup>	17,338,490		
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,124,177</b>		<b>49,124,177</b>

Contingency		5.00%	2,464,671		
Demolition			169,250		
Residual S106	14,790.92 m <sup>2</sup>	30.00 pm <sup>2</sup>	443,728		
Mayoral CIL			517,682		
					<b>3,595,331</b>

PROFESSIONAL FEES					
Architect		10.00%	5,175,810		5,175,810

MARKETING & LETTING					
Marketing		1.00%	740,306		740,306

DISPOSAL FEES					
Sales Agent Fee		1.50%	1,110,459		
Sales Legal Fee		0.25%	211,113		
					<b>1,321,571</b>

**FINANCE**  
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Private Scheme Values 33% AH (Medium)****Site 54 SE1 0**

Total Finance Cost	4,407,686
<b>TOTAL COSTS</b>	<b>67,195,429</b>
<b>PROFIT</b>	<b>13,191,305</b>

**Performance Measures**

Profit on Cost%	19.63%
Profit on GDV%	15.62%
Profit on NDV%	16.41%
Development Yield% (on Rent)	6.33%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.53%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

Site 54 Pvt Schm 35% AH (medium) 51 wk @ 95% Occ

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,496.00	6,067,776	6,067,776
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,043,670</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	307	10,005	3,071,512	3,071,512
Student Acc - Studios	131	11,701	1,532,789	1,532,789
<b>Totals</b>	<b>438</b>		<b>4,604,300</b>	<b>4,604,300</b>

**Investment Valuation**

St Acc - Singles					
Current Rent	3,071,512	YP @	5.7500%	17.3913	53,417,594
<b>Student Acc - Studios</b>					
Current Rent	1,532,789	YP @	5.7500%	17.3913	26,657,195
					<b>80,074,789</b>

**GROSS DEVELOPMENT VALUE**

**91,118,459**

Purchaser's Costs	5.80%	(4,389,733)	(4,389,733)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**86,728,726**

**NET REALISATION**

**86,728,726**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			6,086,907
Stamp Duty		4.00%	691,311
Agent Fee		1.00%	172,828
Legal Fee		0.80%	138,262
			<b>7,089,307</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			<b>3,571,732</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			<b>5,186,519</b>

**MARKETING & LETTING**

Marketing		1.00%	800,748
			<b>800,748</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,201,122
Sales Legal Fee		0.25%	227,796
			<b>1,428,918</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			<b>5,189,096</b>

Site 54 Pvt Schm 35% AH (medium) 51 wk @ 95% Occ

<b>TOTAL COSTS</b>	<b>72,492,488</b>
<b>PROFIT</b>	<b>14,236,237</b>

**Performance Measures**

Profit on Cost%	19.64%
Profit on GDV%	15.62%
Profit on NDV%	16.41%
Development Yield% (on Rent)	6.35%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	23.86%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

**Uni Scheme Values 8% AH (Medium) - High Summer Rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	927.00	1,496.00	1,386,792	1,386,792
Shared Ownership Floorspace	<u>1</u>	<u>397.00</u>	2,863.00	1,136,611	<u>1,136,611</u>
<b>Totals</b>	<b>2</b>	<b>1,324.00</b>			<b>2,523,403</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	485	7,505	3,639,828	3,639,828	
Student Acc - Studios	135	7,505	1,013,148	1,013,148	
<b>Totals</b>	<b>620</b>		<b>4,652,976</b>	<b>4,652,976</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	3,639,828	YP @	5.7500%	17.3913	63,301,357
<b>Student Acc - Studios</b>					
Current Rent	1,013,148	YP @	5.7500%	17.3913	17,619,970
					<b>80,921,327</b>

**GROSS DEVELOPMENT VALUE 83,444,730**

Purchaser's Costs	5.80%	(4,436,141)	(4,436,141)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE 79,008,589**

**NET REALISATION 79,008,589**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			2,282,868
Stamp Duty		4.00%	193,708
Agent Fee		1.00%	48,427
Legal Fee		0.80%	38,742
			2,563,744

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Construction costs	20,309.92 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	43,646,018	
Construction costs	<u>1,766.08 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>4,203,270</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>47,849,288</b>	<b>47,849,288</b>

Contingency		5.00%	2,400,927
Demolition			169,250
Residual S106	20,309.92 m <sup>2</sup>	30.00 pm <sup>2</sup>	609,298
Mayoral CIL			710,847
			3,890,322

**PROFESSIONAL FEES**

Architect		10.00%	5,041,947	5,041,947
-----------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	809,213	809,213
-----------	--	-------	---------	---------

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,213,820
Sales Legal Fee		0.25%	208,612
			1,422,432

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni Scheme Values 8% AH (Medium) - High Summer Rent****Site 54 SE1 0**

Total Finance Cost	4,313,305
<b>TOTAL COSTS</b>	<b>65,890,251</b>
<b>PROFIT</b>	<b>13,118,338</b>

**Performance Measures**

Profit on Cost%	19.91%
Profit on GDV%	15.72%
Profit on NDV%	16.60%
Development Yield% (on Rent)	7.06%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.83%
Rent Cover	2 yrs 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

**Uni Scheme Valves 5% AH (High) - high summer rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	579.00	1,625.00	940,875	940,875
Shared Ownership Floorspace	<u>1</u>	<u>248.00</u>	2,874.00	712,752	<u>712,752</u>
<b>Totals</b>	<b>2</b>	<b>827.00</b>			<b>1,653,627</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	500	7,505	3,752,401	3,752,401
Student Acc - Studios	140	7,505	1,050,672	1,050,672
<b>Totals</b>	<b>640</b>		<b>4,803,073</b>	<b>4,803,073</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,752,401	YP @	5.7500%	17.3913	65,259,141
<b>Student Acc - Studios</b>					
Current Rent	1,050,672	YP @	5.7500%	17.3913	18,272,562
					<b>83,531,702</b>

**GROSS DEVELOPMENT VALUE**

**85,185,329**

Purchaser's Costs	5.80%	(4,579,243)	(4,579,243)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**80,606,087**

**NET REALISATION**

**80,606,087**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			3,456,957
Stamp Duty		4.00%	199,568
Agent Fee		1.00%	49,892
Legal Fee		0.80%	39,914
			<b>3,746,330</b>

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
Construction costs	20,972.20 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	45,069,258
Construction costs	<u>1,103.80 m<sup>2</sup></u>	<u>2,380.00 pm<sup>2</sup></u>	<u>2,627,044</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>47,696,302</b>

Contingency		5.00%	2,393,278
Demolition			169,250
Residual S106	20,972.20 m <sup>2</sup>	30.00 pm <sup>2</sup>	629,166
Mayoral CIL			734,027
			<b>3,925,721</b>

**PROFESSIONAL FEES**

Architect		10.00%	5,025,883
			<b>5,025,883</b>

**MARKETING & LETTING**

Marketing		1.00%	835,317
			<b>835,317</b>

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,252,976
Sales Legal Fee		0.25%	212,963
			<b>1,465,939</b>

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni Scheme Valyes 5% AH (High) - high summer rent  
Site 54 SE1 0**

Total Finance Cost	4,523,797
<b>TOTAL COSTS</b>	<b>67,219,288</b>
<b>PROFIT</b>	<b>13,386,799</b>

**Performance Measures**

Profit on Cost%	19.92%
Profit on GDV%	15.71%
Profit on NDV%	16.61%
Development Yield% (on Rent)	7.15%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	25.27%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	2 yrs 7 mths

**Uni Scheme Values 35% AH (High) - high summer rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,625.00	6,591,000	6,591,000
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,874.00	4,995,012	<u>4,995,012</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,586,012</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	307	7,505	2,303,974	2,303,974
Student Acc - Studios	131	7,505	983,129	983,129
<b>Totals</b>	<b>438</b>		<b>3,287,103</b>	<b>3,287,103</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,303,974	YP @	5.7500%	17.3913	40,069,112
<b>Student Acc - Studios</b>					
Current Rent	983,129	YP @	5.7500%	17.3913	17,097,897
					<b>57,167,009</b>

**GROSS DEVELOPMENT VALUE**

**68,753,021**

Purchaser's Costs	5.80%	(3,133,919)	(3,133,919)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**65,619,102**

**NET REALISATION**

**65,619,102**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			(7,350,608)
Stamp Duty		4.00%	134,626
Agent Fee		1.00%	33,656
Legal Fee		0.80%	26,925
			(7,155,401)

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	571,670
			571,670

**DISPOSAL FEES**

Sales Agent Fee		1.50%	857,505
Sales Legal Fee		0.25%	171,883
			1,029,388

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni Scheme Values 35% AH (High) - high summer rent****Site 54 SE1 0**

Total Finance Cost	2,980,121
<b>TOTAL COSTS</b>	<b>55,410,197</b>
<b>PROFIT</b>	<b>10,208,905</b>

**Performance Measures**

Profit on Cost%	18.42%
Profit on GDV%	14.85%
Profit on NDV%	15.56%
Development Yield% (on Rent)	5.93%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	34.34%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 5 mths

**Uni Scheme Values 9% AH (Low) - High Summer Rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

<b>REVENUE</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
<b>Sales Valuation</b>					
Social Rented Floorspace	1	1,043.00	1,216.00	1,268,288	1,268,288
Shared Ownership Floorspace	<u>1</u>	<u>447.00</u>	2,863.00	1,279,761	<u>1,279,761</u>
<b>Totals</b>	<b>2</b>	<b>1,490.00</b>			<b>2,548,049</b>

<b>Rental Area Summary</b>	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>	
St Acc - Singles	479	7,505	3,594,799	3,594,799	
Student Acc - Studios	134	7,505	1,005,643	1,005,643	
<b>Totals</b>	<b>613</b>		<b>4,600,442</b>	<b>4,600,442</b>	

<b>Investment Valuation</b>					
<b>St Acc - Singles</b>					
Current Rent	3,594,799	YP @	5.7500%	17.3913	62,518,244
<b>Student Acc - Studios</b>					
Current Rent	1,005,643	YP @	5.7500%	17.3913	17,489,452
					<b>80,007,695</b>

**GROSS DEVELOPMENT VALUE** **82,555,744**

Purchaser's Costs 5.80% (4,386,055)  
(4,386,055)

**NET DEVELOPMENT VALUE** **78,169,689**

**NET REALISATION** **78,169,689**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,629,413	
Stamp Duty		4.00%	190,697	
Agent Fee		1.00%	47,674	
Legal Fee		0.80%	38,139	
				1,905,924

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Construction costs	20,089.16 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	43,171,605	
Construction costs	<u>1,986.84 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>4,728,679</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>47,900,284</b>	<b>47,900,284</b>

Contingency		5.00%	2,403,477	
Demolition			169,250	
Residual S106	20,089.16 m <sup>2</sup>	30.00 pm <sup>2</sup>	602,675	
Mayoral CIL			703,121	
				3,878,523

**PROFESSIONAL FEES**

Architect		10.00%	5,047,301	
				5,047,301

**MARKETING & LETTING**

Marketing		1.00%	800,077	
				800,077

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,200,115	
Sales Legal Fee		0.25%	206,389	
				1,406,505

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni Scheme Values 9% AH (Low) - High Summer Rent  
Site 54 SE1 0**

Total Finance Cost	4,194,997
<b>TOTAL COSTS</b>	<b>65,133,610</b>
<b>PROFIT</b>	<b>13,036,079</b>

**Performance Measures**

Profit on Cost%	20.01%
Profit on GDV%	15.79%
Profit on NDV%	16.68%
Development Yield% (on Rent)	7.06%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	26.27%
Rent Cover	2 yrs 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**Uni scheme values 35% AH (Low) - High Summer Rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Social Rented Floorspace	1	4,056.00	1,216.00	4,932,096	4,932,096
Shared Ownership Floorspace	1	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>9,907,990</b>

Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV	
St Acc - Singles	307	7,505	2,303,974	2,303,974	
Student Acc - Studios	131	7,505	983,129	983,129	
<b>Totals</b>	<b>438</b>		<b>3,287,103</b>	<b>3,287,103</b>	

Investment Valuation					
<b>St Acc - Singles</b>					
Current Rent	2,303,974	YP @	5.7500%	17.3913	40,069,112
<b>Student Acc - Studios</b>					
Current Rent	983,129	YP @	5.7500%	17.3913	17,097,897
					<b>57,167,009</b>

**GROSS DEVELOPMENT VALUE 67,074,999**

Purchaser's Costs	5.80%	(3,133,919)	(3,133,919)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE 63,941,080**

**NET REALISATION 63,941,080**

**OUTLAY**

ACQUISITION COSTS				
Residualised Price			(8,838,693)	
Stamp Duty		4.00%	134,626	
Agent Fee		1.00%	33,656	
Legal Fee		0.80%	26,925	
				(8,643,486)

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>	<b>49,226,169</b>

Contingency		5.00%	2,469,771	
Demolition			169,250	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			502,229	
				3,571,732

PROFESSIONAL FEES				
Architect		10.00%	5,186,519	5,186,519

MARKETING & LETTING				
Marketing		1.00%	571,670	571,670

DISPOSAL FEES				
Sales Agent Fee		1.50%	857,505	
Sales Legal Fee		0.25%	167,687	
				1,025,193

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni scheme values 35% AH (Low) - High Summer Rent****Site 54 SE1 0**

Total Finance Cost	2,816,274
<b>TOTAL COSTS</b>	<b>53,754,070</b>
<b>PROFIT</b>	<b>10,187,010</b>

**Performance Measures**

Profit on Cost%	18.95%
Profit on GDV%	15.19%
Profit on NDV%	15.93%
Development Yield% (on Rent)	6.12%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	39.23%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 6 mths

**Uni Scheme Values 35% AH (Medium) - High Summer Rent  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,496.00	6,067,776	6,067,776
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	2,863.00	4,975,894	<u>4,975,894</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>11,043,670</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	307	7,505	2,303,974	2,303,974
Student Acc - Studios	131	7,505	983,129	983,129
<b>Totals</b>	<b>438</b>		<b>3,287,103</b>	<b>3,287,103</b>

**Investment Valuation**

St Acc - Singles					
Current Rent	2,303,974	YP @	5.7500%	17.3913	40,069,112
<b>Student Acc - Studios</b>					
Current Rent	983,129	YP @	5.7500%	17.3913	17,097,897
					<b>57,167,009</b>

**GROSS DEVELOPMENT VALUE**

**68,210,679**

Purchaser's Costs	5.80%	(3,133,919)	(3,133,919)
-------------------	-------	-------------	-------------

**NET DEVELOPMENT VALUE**

**65,076,760**

**NET REALISATION**

**65,076,760**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			(7,830,210)
Stamp Duty		4.00%	134,626
Agent Fee		1.00%	33,656
Legal Fee		0.80%	26,925
			(7,635,002)

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Construction costs	14,349.40 m <sup>2</sup>	2,149.00 pm <sup>2</sup>	30,836,861
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,380.00 pm <sup>2</sup>	<u>18,389,308</u>
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>49,226,169</b>

Contingency		5.00%	2,469,771
Demolition			169,250
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482
Mayoral CIL			502,229
			3,571,732

**PROFESSIONAL FEES**

Architect		10.00%	5,186,519
			5,186,519

**MARKETING & LETTING**

Marketing		1.00%	571,670
			571,670

**DISPOSAL FEES**

Sales Agent Fee		1.50%	857,505
Sales Legal Fee		0.25%	170,527
			1,028,032

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Uni Scheme Values 35% AH (Medium) - High Summer Rent  
Site 54 SE1 0**

Total Finance Cost	2,926,907
<b>TOTAL COSTS</b>	<b>54,876,026</b>
<b>PROFIT</b>	<b>10,200,734</b>

**Performance Measures**

Profit on Cost%	18.59%
Profit on GDV%	14.95%
Profit on NDV%	15.67%
Development Yield% (on Rent)	5.99%
Equivalent Yield% (Nominal)	5.75%
Equivalent Yield% (True)	5.96%
IRR	35.71%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	2 yrs 5 mths

## Appendix 10 - PRS appraisals

**LB Southwark CIL Site Testing - Whole Site Appraisal  
Part 1. 21% AH**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	3,521.50	5,274.00	18,572,391	18,572,391
Aff Resi - Social Rent	1	655.26	1,216.00	796,796	796,796
Aff Resi - Shared Ownership	<u>1</u>	<u>280.82</u>	2,863.00	803,988	<u>803,988</u>
<b>Totals</b>	<b>3</b>	<b>4,457.58</b>			<b>20,173,175</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**22,142,741**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**22,034,768**

**NET REALISATION**

**22,034,768**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,588,119
Stamp Duty	4.00%	77,550	
Agent Fee	1.00%	19,387	
Legal Fee	0.80%	15,510	
			1,700,566

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875
Market Resi	4,401.88 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	8,218,301
Aff Resi - Social Rent	819.08 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	1,529,213
Aff Resi - Shared Ownership	<u>351.03 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>655,364</u>
<b>Totals</b>	<b>6,196.98 m<sup>2</sup></b>		<b>11,714,752</b>

**11,714,752**

Contingency	5.00%	594,273	
Demolition		170,716	
Borough CIL		220,094	
Mayoral CIL		154,066	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750
			1,157,899

**PROFESSIONAL FEES**

Professional Fees	10.00%	1,247,974	1,247,974
-------------------	--------	-----------	-----------

**MARKETING & LETTING**

Marketing	3.00%	557,172
Marketing	1.00%	17,246
Letting Agent Fee	10.00%	12,917

**LB Southwark CIL Site Testing - Whole Site Appraisal**

**Part 1. 21% AH**

Letting Legal Fee	5.00%	6,458	593,793
-------------------	-------	-------	---------

**DISPOSAL FEES**

Sales Agent Fee	1.50%	308,129	
Sales Legal Fee	0.25%	55,357	363,486

**Developer's Profit**

Profit on Private	20.00%	3,763,478	
Profit on Affordable	6.00%	96,047	3,859,525

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,106,938

**TOTAL COSTS**

**21,744,934**

**PROFIT**

**289,834**

**Performance Measures**

Profit on Cost%	1.33%
Profit on GDV%	1.31%
Profit on NDV%	1.32%
Development Yield% (on Rent)	0.65%
Equivalent Yield% (Nominal)	6.77%
Equivalent Yield% (True)	7.06%
IRR	8.29%
Rent Cover	2 yrs 1 mth
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal  
Part 1. 35% AH (high)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	11,195.00	32,436,841	32,436,841
Aff Resi - Social Rent	1	1,092.00	1,625.00	1,774,500	1,774,500
Aff Resi - Shared Ownership	<u>1</u>	<u>468.00</u>	2,874.00	1,345,032	<u>1,345,032</u>
<b>Totals</b>	<b>3</b>	<b>4,457.44</b>			<b>35,556,373</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**37,525,939**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**37,417,966**

**NET REALISATION**

**37,417,966**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			10,266,500
Stamp Duty	4.00%		424,685
Agent Fee	1.00%		106,171
Legal Fee	0.80%		84,937
			10,882,293

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901
Aff Resi - Social Rent	1,365.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,455
Aff Resi - Shared Ownership	<u>585.00 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,195</u>
<b>Totals</b>	<b>6,196.80 m<sup>2</sup></b>		<b>11,714,426</b>

Contingency	5.00%	594,257	
Demolition		170,716	
Borough CIL		1,448,720	
Mayoral CIL		126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750
		2,359,206	

**PROFESSIONAL FEES**

Professional Fees	10.00%	1,247,940	1,247,940
-------------------	--------	-----------	-----------

**MARKETING & LETTING**

Marketing	3.00%	973,105
Marketing	1.00%	17,246
Letting Agent Fee	10.00%	12,917

**LB Southwark CIL Site Testing - Whole Site Appraisal**

**Part 1. 35% AH (high)**

Letting Legal Fee	5.00%	6,458	1,009,726
<b>DISPOSAL FEES</b>			
Sales Agent Fee	1.50%	516,096	
Sales Legal Fee	0.25%	93,815	609,911
<b>Developer's Profit</b>			
Profit on Private	20.00%	6,536,368	
Profit on Affordable	6.00%	187,172	6,723,540
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,581,090
<b>TOTAL COSTS</b>			<b>37,128,132</b>
<b>PROFIT</b>			<b>289,834</b>
<b>Performance Measures</b>			
Profit on Cost%	0.78%		
Profit on GDV%	0.77%		
Profit on NDV%	0.77%		
Development Yield% (on Rent)	0.38%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	7.49%		
Rent Cover	2 yrs 1 mth		
Profit Erosion (finance rate 7.000%)	0 yrs 1 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
Part 1. 35% AH (Low)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	5,274.00	15,281,099	15,281,099
Aff Resi - Social Rent	1	1,092.11	1,216.00	1,328,006	1,328,006
Aff Resi - Shared Ownership	<u>1</u>	<u>468.04</u>	2,863.00	1,339,999	<u>1,339,999</u>
<b>Totals</b>	<b>3</b>	<b>4,457.59</b>			<b>17,949,103</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**19,918,669**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**19,810,696**

**NET REALISATION**

**19,810,696**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			506,031	
Stamp Duty		4.00%	34,266	
Agent Fee		1.00%	8,566	
Legal Fee		0.80%	6,853	
				555,716

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901	
Aff Resi - Social Rent	1,365.14 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,712	
Aff Resi - Shared Ownership	<u>585.05 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,288</u>	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>11,714,776</b>	<b>11,714,776</b>

Contingency		5.00%	594,275	
Demolition			170,716	
Borough CIL			181,090	
Mayoral CIL			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,091,594

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,977	1,247,977
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		3.00%	458,433	
Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	

**LB Southwark CIL Site Testing - Whole Site Appraisal**

**Part 1. 35% AH (Low)**

Letting Legal Fee	5.00%	6,458	495,054
<b>DISPOSAL FEES</b>			
Sales Agent Fee	1.50%	258,760	
Sales Legal Fee	0.25%	49,797	308,557
<b>Developer's Profit</b>			
Profit on Private	20.00%	3,105,220	
Profit on Affordable	6.00%	160,080	3,265,300
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			841,889
<b>TOTAL COSTS</b>			<b>19,520,862</b>
<b>PROFIT</b>			<b>289,834</b>
<b>Performance Measures</b>			
Profit on Cost%	1.48%		
Profit on GDV%	1.46%		
Profit on NDV%	1.46%		
Development Yield% (on Rent)	0.72%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.68%		
Rent Cover	2 yrs 1 mth		
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
Part 1. 35% AH (Medium)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	8,234.50	23,858,970	23,858,970
Aff Resi - Social Rent	1	1,092.11	1,469.00	1,604,310	1,604,310
Aff Resi - Shared Ownership	<u>1</u>	<u>468.04</u>	2,863.00	1,339,999	<u>1,339,999</u>
<b>Totals</b>	<b>3</b>	<b>4,457.59</b>			<b>26,803,278</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

<b>Ground rents</b>					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**28,772,844**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**28,664,871**

**NET REALISATION**

**28,664,871**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			5,510,446	
Stamp Duty		4.00%	234,443	
Agent Fee		1.00%	58,611	
Legal Fee		0.80%	46,889	
				5,850,388

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901	
Aff Resi - Social Rent	1,365.14 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,712	
Aff Resi - Shared Ownership	<u>585.05 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,288</u>	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>11,714,776</b>	<b>11,714,776</b>

Contingency		5.00%	594,275	
Demolition			170,716	
Borough CIL			724,360	
Mayoral CIL			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,634,864

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,977	1,247,977
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		3.00%	715,769	
Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	

**LB Southwark CIL Site Testing - Whole Site Appraisal**

**Part 1. 35% AH (Medium)**

Letting Legal Fee	5.00%	6,458	752,390
<b>DISPOSAL FEES</b>			
Sales Agent Fee	1.50%	387,428	
Sales Legal Fee	0.25%	71,932	459,360
<b>Developer's Profit</b>			
Profit on Private	20.00%	4,820,794	
Profit on Affordable	6.00%	176,658	4,997,452
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,717,830
<b>TOTAL COSTS</b>			<b>28,375,037</b>
<b>PROFIT</b>			<b>289,834</b>
<b>Performance Measures</b>			
Profit on Cost%	1.02%		
Profit on GDV%	1.01%		
Profit on NDV%	1.01%		
Development Yield% (on Rent)	0.50%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	7.78%		
Rent Cover	2 yrs 1 mth		
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 35% AH (Low)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	5,010.30	14,517,044	14,517,044
Aff Resi - Social Rent	1	1,092.11	1,216.00	1,328,006	1,328,006
Aff Resi - Shared Ownership	<u>1</u>	<u>468.04</u>	2,863.00	1,339,999	<u>1,339,999</u>
<b>Totals</b>	<b>3</b>	<b>4,457.59</b>			<b>17,185,048</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**19,154,614**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**19,046,642**

**NET REALISATION**

**19,046,642**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			570,530	
Stamp Duty		4.00%	36,846	
Agent Fee		1.00%	9,211	
Legal Fee		0.80%	7,369	
				623,956

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901	
Aff Resi - Social Rent	1,365.14 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,712	
Aff Resi - Shared Ownership	<u>585.05 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,288</u>	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>11,714,776</b>	<b>11,714,776</b>

Contingency		5.00%	594,275	
Demolition			170,716	
Borough CIL			181,090	
Mayoral CIL & Crossrail			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,091,594

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,977	1,247,977
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 35% AH (Low)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	221,431	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	47,887	
			295,186
<b>Developer's Profit</b>			
Profit on Private	20.00%	2,952,409	
Profit on Affordable	6.00%	160,080	
			3,112,489
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			590,784
<b>TOTAL COSTS</b>			<b>18,713,382</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	1.78%		
Profit on GDV%	1.74%		
Profit on NDV%	1.75%		
Development Yield% (on Rent)	0.76%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	10.61%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 35% AH (Medium)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	7,822.78	22,666,036	22,666,036
Aff Resi - Social Rent	1	1,092.11	1,496.00	1,633,797	1,633,797
Aff Resi - Shared Ownership	<u>1</u>	<u>468.04</u>	2,863.00	1,339,999	<u>1,339,999</u>
<b>Totals</b>	<b>3</b>	<b>4,457.59</b>			<b>25,639,831</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**27,609,397**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**27,501,424**

**NET REALISATION**

**27,501,424**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			5,633,478	
Stamp Duty		4.00%	239,364	
Agent Fee		1.00%	59,841	
Legal Fee		0.80%	47,873	
				5,980,556

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901	
Aff Resi - Social Rent	1,365.14 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,712	
Aff Resi - Shared Ownership	<u>585.05 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,288</u>	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>11,714,776</b>	<b>11,714,776</b>

Contingency		5.00%	594,275	
Demolition			170,716	
Borough CIL			724,360	
Mayoral CIL & Crossrail			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,634,864

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,977	1,247,977
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 35% AH (Medium)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	343,666	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	69,023	
			438,558
<b>Developer's Profit</b>			
Profit on Private	20.00%	4,582,207	
Profit on Affordable	6.00%	178,428	
			4,760,635
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,354,179
<b>TOTAL COSTS</b>			<b>27,168,165</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	1.23%		
Profit on GDV%	1.21%		
Profit on NDV%	1.21%		
Development Yield% (on Rent)	0.52%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.86%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (High)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	49	2,900.80	11,712.16	693,360	33,974,640
Aff Resi - Social Rent	1	1,088.00	1,625.00	1,768,000	1,768,000
Aff Resi - Shared Ownership	<u>1</u>	<u>468.80</u>	2,874.00	1,347,331	<u>1,347,331</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>37,089,971</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**39,059,537**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**38,951,565**

**NET REALISATION**

**38,951,565**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			12,453,127	
Stamp Duty		4.00%	512,150	
Agent Fee		1.00%	128,037	
Legal Fee		0.80%	102,430	
				13,195,744

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,626.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,769,742	
Aff Resi - Social Rent	1,360.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,539,120	
Aff Resi - Shared Ownership	<u>586.00 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,094,062</u>	
<b>Totals</b>	<b>6,197.00 m<sup>2</sup></b>		<b>11,714,799</b>	<b>11,714,799</b>

Contingency		5.00%	594,276	
Demolition			170,716	
Borough CIL			1,448,720	
Mayoral CIL			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				2,359,225

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,979	1,247,979
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (High)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	513,295	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	97,649	
			636,812
<b>Developer's Profit</b>			
Profit on Private	20.00%	6,843,928	
Profit on Affordable	6.00%	186,920	
			7,030,848
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,396,277
<b>TOTAL COSTS</b>			<b>38,618,305</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	0.86%		
Profit on GDV%	0.85%		
Profit on NDV%	0.86%		
Development Yield% (on Rent)	0.37%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.26%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 1 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (Low)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	49	2,900.80	7,787.84	461,040	22,590,960
Aff Resi - Social Rent	1	1,088.00	1,216.00	1,323,008	1,323,008
Aff Resi - Shared Ownership	<u>1</u>	<u>468.80</u>	2,863.00	1,342,174	<u>1,342,174</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>25,256,142</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**27,225,708**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**27,117,736**

**NET REALISATION**

**27,117,736**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			5,825,948	
Stamp Duty		4.00%	247,063	
Agent Fee		1.00%	61,766	
Legal Fee		0.80%	49,413	
				6,184,189

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,626.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,769,742	
Aff Resi - Social Rent	1,360.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,539,120	
Aff Resi - Shared Ownership	<u>586.00 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,094,062</u>	
<b>Totals</b>	<b>6,197.00 m<sup>2</sup></b>		<b>11,714,799</b>	<b>11,714,799</b>

Contingency		5.00%	594,276	
Demolition			170,716	
Borough CIL			181,090	
Mayoral CIL			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,091,595

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,979	1,247,979
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (Low)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	342,539	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	68,064	
			436,472
<b>Developer's Profit</b>			
Profit on Private	20.00%	4,567,192	
Profit on Affordable	6.00%	159,911	
			4,727,103
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,345,718
<b>TOTAL COSTS</b>			<b>26,784,476</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	1.24%		
Profit on GDV%	1.22%		
Profit on NDV%	1.23%		
Development Yield% (on Rent)	0.53%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.88%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (Medium)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	49	2,900.80	9,166.22	542,640	26,589,360
Aff Resi - Social Rent	1	1,088.00	1,496.00	1,627,648	1,627,648
Aff Resi - Shared Ownership	<u>1</u>	<u>468.80</u>	2,863.00	1,342,174	<u>1,342,174</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>29,559,182</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**31,528,748**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**31,420,776**

**NET REALISATION**

**31,420,776**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			8,185,063	
Stamp Duty		4.00%	341,427	
Agent Fee		1.00%	85,357	
Legal Fee		0.80%	68,285	
				8,680,133

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,626.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,769,742	
Aff Resi - Social Rent	1,360.00 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,539,120	
Aff Resi - Shared Ownership	<u>586.00 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,094,062</u>	
<b>Totals</b>	<b>6,197.00 m<sup>2</sup></b>		<b>11,714,799</b>	<b>11,714,799</b>

Contingency		5.00%	594,276	
Demolition			170,716	
Borough CIL			724,360	
Mayoral CIL			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,634,865

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,979	1,247,979
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS2 Part 3. 35% AH (Medium)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	402,515	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	78,822	
			507,206
<b>Developer's Profit</b>			
Profit on Private	20.00%	5,366,872	
Profit on Affordable	6.00%	178,189	
			5,545,061
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,720,852
<b>TOTAL COSTS</b>			<b>31,087,516</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	1.07%		
Profit on GDV%	1.06%		
Profit on NDV%	1.06%		
Development Yield% (on Rent)	0.45%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.57%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 21% AH (Low)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	3,521.50	5,010.30	17,643,771	17,643,771
Aff Resi - Social Rent	1	655.26	1,216.00	796,796	796,796
Aff Resi - Shared Ownership	<u>1</u>	<u>280.82</u>	2,863.00	803,988	<u>803,988</u>
<b>Totals</b>	<b>3</b>	<b>4,457.58</b>			<b>19,244,555</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**21,214,121**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**21,106,149**

**NET REALISATION**

**21,106,149**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			1,665,740	
Stamp Duty		4.00%	80,654	
Agent Fee		1.00%	20,164	
Legal Fee		0.80%	16,131	
				1,782,689

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	4,401.88 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	8,218,301	
Aff Resi - Social Rent	819.08 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	1,529,213	
Aff Resi - Shared Ownership	<u>351.03 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>655,364</u>	
<b>Totals</b>	<b>6,196.98 m<sup>2</sup></b>		<b>11,714,752</b>	<b>11,714,752</b>

Contingency		5.00%	594,273	
Demolition			170,716	
Borough CIL			154,066	
Mayoral CIL & Crossrail			220,094	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				1,157,899

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,974	1,247,974
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS1 Part 2 21% AH (Low)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	268,332	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	53,035	
			347,235
<b>Developer's Profit</b>			
Profit on Private	20.00%	3,577,754	
Profit on Affordable	6.00%	96,047	
			3,673,801
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			811,917
<b>TOTAL COSTS</b>			<b>20,772,889</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	1.60%		
Profit on GDV%	1.57%		
Profit on NDV%	1.58%		
Development Yield% (on Rent)	0.68%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	9.90%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths		

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS 1 Part 2. 35% AH (High)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Resi	1	2,897.44	10,635.25	30,814,999	30,814,999
Aff Resi - Social Rent	1	1,092.11	1,625.00	1,774,679	1,774,679
Aff Resi - Shared Ownership	<u>1</u>	<u>468.04</u>	2,874.00	1,345,147	<u>1,345,147</u>
<b>Totals</b>	<b>3</b>	<b>4,457.59</b>			<b>33,934,824</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	<u>1</u>	<u>500.00</u>	258.34	129,170	<u>129,170</u>	<u>129,170</u>
<b>Totals</b>	<b>50</b>	<b>500.00</b>			<b>141,420</b>	<b>141,420</b>

**Investment Valuation**

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
<b>Office</b>					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					<b>1,969,566</b>

**GROSS DEVELOPMENT VALUE**

**35,904,391**

Purchaser's Costs	5.80%	(107,972)	(107,972)
-------------------	-------	-----------	-----------

**NET DEVELOPMENT VALUE**

**35,796,418**

**NET REALISATION**

**35,796,418**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			10,399,286	
Stamp Duty		4.00%	429,996	
Agent Fee		1.00%	107,499	
Legal Fee		0.80%	85,999	
				11,022,780

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,099.00 pm <sup>2</sup>	1,311,875	
Market Resi	3,621.80 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	6,761,901	
Aff Resi - Social Rent	1,365.14 m <sup>2</sup>	1,867.00 pm <sup>2</sup>	2,548,712	
Aff Resi - Shared Ownership	<u>585.05 m<sup>2</sup></u>	1,867.00 pm <sup>2</sup>	<u>1,092,288</u>	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>11,714,776</b>	<b>11,714,776</b>

Contingency		5.00%	594,275	
Demolition			170,716	
Borough CIL			1,448,720	
Mayoral CIL & Crossrail			126,763	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
				2,359,224

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,247,977	1,247,977
-------------------	--	--------	-----------	-----------

**MARKETING & LETTING**

Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	

**LB Southwark CIL Site Testing - Whole Site Appraisal  
PRS 1 Part 2. 35% AH (High)**

			36,621
<b>DISPOSAL FEES</b>			
Marketing & Sales Agent Fee	1.50%	465,900	
Sales Agent Fee	1.50%	25,868	
Sales Legal Fee	0.25%	89,761	
			581,529
<b>Developer's Profit</b>			
Profit on Private	20.00%	6,212,000	
Profit on Affordable	6.00%	187,190	
			6,399,189
<b>FINANCE</b>			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,101,062
<b>TOTAL COSTS</b>			<b>35,463,158</b>
<b>PROFIT</b>			<b>333,260</b>
<b>Performance Measures</b>			
Profit on Cost%	0.94%		
Profit on GDV%	0.93%		
Profit on NDV%	0.93%		
Development Yield% (on Rent)	0.40%		
Equivalent Yield% (Nominal)	6.77%		
Equivalent Yield% (True)	7.06%		
IRR	8.37%		
Rent Cover	2 yrs 4 mths		
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths		

## Appendix 11 - Appraisal results of mixed use schemes

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use	
Site Area MU 1-4	0.154 Ha
Site Area MU 5-6	0.74 Ha

Cl. Zone	1
Value Area	High
Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£4,259,033	£10,942,812	£21,958,379	£31,948,004	£53,480,588	£87,317,081	£101,870,431	£152,592,626
10%	70%	£3,771,538	£9,886,297	£19,167,789	£27,739,711	£46,430,455	£76,191,771	£86,390,406	£130,056,455
15%	70%	£3,527,791	£9,529,039	£19,772,494	£25,636,564	£42,905,367	£70,610,016	£78,708,940	£118,745,412
20%	70%	£3,296,053	£9,426,792	£19,377,193	£23,351,417	£38,377,594	£65,035,381	£71,027,274	£107,389,396
25%	70%	£3,040,296	£7,801,524	£14,981,904	£21,427,271	£35,837,239	£59,454,746	£63,299,811	£95,967,857
30%	70%	£2,796,547	£7,173,267	£13,586,609	£19,323,124	£32,296,974	£53,874,110	£55,864,688	£84,462,943
35%	70%	£2,552,800	£5,545,009	£12,191,314	£17,218,977	£28,756,739	£48,293,475	£47,629,963	£72,929,217
40%	70%	£2,309,052	£5,916,751	£10,796,019	£15,114,830	£25,216,445	£42,703,651	£40,028,772	£61,303,508
45%	70%	£2,065,305	£5,288,493	£9,400,725	£13,010,684	£21,676,180	£37,093,719	£32,225,199	£49,605,345
50%	70%	£1,821,557	£4,660,236	£8,005,430	£10,894,567	£18,136,915	£31,483,788	£24,344,082	£37,797,558
100%	70%	£1,025,994	£3,148,872	£5,130,402	£6,020,670	£10,128,473	£18,697,679	£28,119,555	£39,126,810
80%	80%	£3,770,247	£9,682,891	£19,160,439	£27,728,517	£46,411,693	£76,162,222	£86,348,345	£129,998,609
15%	80%	£3,525,983	£9,052,931	£17,761,470	£25,618,773	£42,877,246	£70,571,108	£78,645,749	£118,655,645
20%	80%	£3,281,459	£8,422,971	£16,362,300	£23,508,030	£39,339,441	£64,955,593	£70,943,152	£107,263,881
25%	80%	£3,037,065	£7,793,012	£14,963,531	£21,399,287	£35,789,661	£59,379,998	£63,192,939	£95,813,734
30%	80%	£2,792,672	£7,163,051	£13,564,562	£19,289,543	£32,239,880	£53,784,294	£55,436,440	£84,274,971
35%	80%	£2,548,279	£5,533,091	£12,165,592	£17,179,799	£28,690,100	£48,188,688	£47,678,275	£72,709,915
40%	80%	£2,303,884	£5,903,811	£10,766,622	£15,070,956	£25,140,320	£42,592,191	£39,854,980	£61,048,778
45%	80%	£2,059,491	£5,273,171	£9,367,653	£12,960,312	£21,590,539	£36,956,997	£32,026,484	£49,314,087
50%	80%	£1,815,097	£4,643,210	£7,968,683	£10,837,793	£18,040,759	£31,331,874	£24,123,289	£37,468,644
10%	100%	£3,772,831	£9,680,732	£19,175,158	£27,750,905	£46,440,216	£76,221,319	£86,432,468	£130,116,299
15%	100%	£3,528,729	£9,063,147	£17,783,518	£25,859,355	£42,933,529	£70,600,925	£78,771,933	£118,835,178
20%	100%	£3,286,627	£8,436,592	£16,391,897	£23,953,805	£39,415,566	£65,065,260	£71,111,396	£107,506,730
25%	100%	£3,043,525	£7,810,037	£15,000,277	£21,455,255	£35,884,817	£59,529,594	£63,406,684	£96,121,980
30%	100%	£2,799,324	£7,183,482	£13,608,667	£19,350,705	£32,354,068	£52,963,928	£55,602,934	£84,058,778
35%	100%	£2,555,122	£5,556,927	£12,217,036	£17,258,155	£28,823,319	£48,398,265	£47,679,185	£73,148,519
40%	100%	£2,314,220	£5,930,372	£10,825,416	£15,159,605	£25,292,569	£42,825,181	£40,202,566	£61,558,237
45%	100%	£2,071,116	£5,303,617	£9,433,796	£13,061,055	£21,761,820	£37,230,441	£32,422,719	£49,896,603
50%	100%	£1,828,016	£4,677,262	£8,042,176	£10,951,542	£18,231,077	£31,635,701	£24,664,677	£38,126,470

Residual Land values compared to benchmark land values  
Benchmark Z1 - Upper quartile (Based on Cl. Study)

£82,684,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£8,471,287	-£1,787,488	-£9,228,079	-£19,217,704	-£7,690,384	-£26,145,509	-£40,488,859	-£91,420,954
10%	70%	-£8,956,762	-£3,048,093	-£6,437,469	-£15,009,411	-£16,741,107	-£10,020,199	-£25,216,838	-£68,894,883
15%	70%	-£9,206,291	-£3,622,191	-£5,622,262	-£12,265,194	-£14,444,445	-£8,265,157	-£21,577,399	-£57,573,940
20%	70%	-£9,446,257	-£4,300,518	-£4,646,899	-£10,801,117	-£12,794,067	-£6,863,800	-£18,655,703	-£48,142,734
25%	70%	-£9,690,004	-£4,928,775	-£2,251,604	-£9,096,971	-£9,334,332	-£1,716,826	-£9,126,239	-£34,796,265
30%	70%	-£9,933,753	-£5,556,927	-£886,994	-£7,392,424	-£7,297,461	-£5,608,984	-£3,729,372	-£13,291,373
35%	70%	-£10,177,500	-£6,185,292	-£538,986	-£4,486,677	-£4,414,862	-£12,876,697	-£13,342,002	-£11,757,645
40%	70%	-£10,421,248	-£6,813,549	-£1,934,281	-£2,384,530	-£3,955,127	-£18,467,321	-£12,142,800	-£131,936
45%	70%	-£10,664,995	-£7,441,807	-£3,229,975	-£1,260,414	-£3,495,392	-£24,077,852	-£19,946,373	-£151,695,228
50%	70%	-£10,908,743	-£8,070,064	-£4,704,670	-£1,835,733	-£3,033,697	-£30,037,194	-£26,627,404	-£182,474,014
100%	70%	-£13,356,294	-£14,379,172	-£18,860,702	-£22,350,970	-£79,300,045	-£87,589,150	-£119,291,127	-£150,298,381
10%	80%	-£9,960,053	-£3,047,409	-£6,430,139	-£14,998,217	-£14,759,878	-£14,990,651	-£25,176,774	-£68,825,038
15%	80%	-£9,209,458	-£3,671,960	-£5,621,170	-£12,266,216	-£14,298,245	-£8,265,157	-£17,674,673	-£57,573,940
20%	80%	-£9,448,841	-£4,307,529	-£4,632,200	-£10,778,750	-£12,832,130	-£6,863,800	-£15,771,580	-£46,092,310
25%	80%	-£9,693,235	-£4,937,288	-£2,233,231	-£8,988,987	-£9,381,911	-£1,791,673	-£9,021,363	-£34,642,162
30%	80%	-£9,937,628	-£5,567,249	-£1,841,262	-£6,959,243	-£6,931,691	-£7,387,278	-£5,735,132	-£23,103,399
35%	80%	-£10,181,029	-£6,197,209	-£564,706	-£4,449,499	-£4,449,499	-£12,876,697	-£13,342,002	-£11,757,645
40%	80%	-£10,426,416	-£6,827,189	-£1,363,678	-£2,330,756	-£3,603,252	-£18,589,451	-£12,142,800	-£131,936
45%	80%	-£10,670,809	-£7,457,129	-£3,362,647	-£2,300,012	-£3,591,033	-£24,214,575	-£29,145,087	-£181,857,848
50%	80%	-£10,915,203	-£8,086,887	-£4,861,861	-£1,892,507	-£3,130,813	-£30,037,194	-£36,627,404	-£212,474,014
10%	60%	-£8,957,469	-£3,040,598	-£6,444,638	-£15,020,805	-£14,722,566	-£15,049,748	-£25,216,838	-£68,894,883
15%	60%	-£9,202,571	-£3,667,193	-£5,632,218	-£12,922,955	-£14,298,245	-£8,265,157	-£17,674,673	-£57,573,940
20%	60%	-£9,443,673	-£4,295,708	-£3,661,597	-£10,823,505	-£12,794,067	-£6,863,800	-£18,655,703	-£48,142,734
25%	60%	-£9,688,745	-£4,924,267	-£2,269,827	-£9,096,971	-£9,334,332	-£1,716,826	-£9,126,239	-£34,796,265
30%	60%	-£9,933,977	-£5,554,618	-£874,357	-£6,426,405	-£6,281,503	-£12,074,344	-£13,342,002	-£11,757,645
35%	60%	-£10,179,178	-£6,183,373	-£513,264	-£4,527,855	-£4,248,253	-£12,737,309	-£13,192,387	-£11,976,947
40%	60%	-£10,424,080	-£6,812,638	-£1,904,384	-£2,429,309	-£3,527,002	-£18,340,980	-£19,946,373	-£151,695,228
45%	60%	-£10,669,182	-£7,441,893	-£3,300,756	-£1,835,733	-£3,033,697	-£24,214,575	-£26,627,404	-£182,474,014
50%	60%	-£10,914,284	-£8,071,158	-£4,788,125	-£1,778,955	-£2,840,501	-£29,535,871	-£36,606,695	-£235,045,102

Residual Land values compared to benchmark land values  
Benchmark Z1 - Median (Based on Cl. Study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£5,157,433	-£1,036,367	-£12,051,314	-£22,101,535	-£5,875,058	-£30,714,585	-£44,867,339	-£104,901,051
10%	70%	-£5,134,926	-£220,168	-£9,261,325	-£17,833,246	-£1,172,038	-£28,589,279	-£38,787,914	-£82,453,963
15%	70%	-£5,378,674	-£848,426	-£7,866,030	-£15,729,099	-£4,697,105	-£23,013,524	-£31,106,348	-£71,142,919
20%	70%	-£5,622,421	-£1,476,683	-£6,470,734	-£13,624,865	-£3,292,265	-£17,432,880	-£23,424,782	-£59,789,813
25%	70%	-£5,866,169	-£2,070,841	-£5,075,439	-£11,520,800	-£1,765,253	-£11,852,254	-£15,697,519	-£48,365,365
30%	70%	-£6,109,917	-£2,733,198	-£3,680,144	-£9,416,660	-£1,305,516	-£8,271,618	-£9,962,195	-£36,860,451
35%	70%	-£6,353,665	-£3,381,456	-£2,284,850	-£7,312,512	-£1,848,793	-£6,845,793	-£9,272,731	-£26,526,725
40%	70%	-£6,597,413	-£4,034,715	-£9,980,536	-£5,398,366	-£2,386,046	-£4,898,841	-£7,572,720	-£13,701,916
45%	70%	-£6,841,160	-£4,617,971	-£5,055,740	-£3,104,219	-£2,926,313	-£10,508,773	-£12,277,293	-£12,902,663
50%	70%	-£7,084,908	-£5,246,228	-£1,901,935	-£9,988,102	-£2,468,577	-£16,118,704	-£23,258,410	-£39,804,934
100%	70%	-£10,533,458	-£11,546,587	-£14,566,928	-£18,590,268	-£64,300,045	-£73,589,247	-£94,905,247	-£125,223,293
10%	80%	-£6,136,216	-£223,574	-£9,253,975	-£17,822,053	-£1,190,739	-£28,559,750	-£38,748,853	-£82,594,117
15%	80%	-£6,380,612	-£853,533	-£7,865,005	-£15,712,309	-£4,725,246	-£22,968,816	-£31,043,257	-£71,053,152
20%	80%	-£6,625,008	-£1,483,494	-£6,466,036	-£13,602,566	-£3,292,265	-£17,432,880	-£23,424,782	-£59,789,813
25%	80%	-£6,869,404	-£2,077,652	-£5,075,439	-£11,520,800	-£1,765,253	-£11,852,254	-£15,697,519	-£48,365,365
30%	80%	-£7,113,793	-£2,743,413	-£3,688,097	-£9,416,660	-£1,305,516	-£8,271,618	-£9,962,195	-£36,860,451
35%	80%	-£7,358,186	-£3,373,374	-£2,284,850	-£7,312,512	-£1,848,793	-£6,845,793	-£9,272,731	-£26,526,725
40%	80%	-£7,602,580	-£4,003,333	-£9,980,536	-£5,398,366	-£2,386,046	-£4,898,841	-£7,572,720	-£13,701,916
45%	80%	-£7,846,974	-£4,617,971	-£5,055,740	-£3,104,219	-£2,926,313	-£10,508,773	-£12,277,293	-£1

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	E2,670,719	E9,354,497	E20,370,064	E30,359,689	E46,848,426	E79,684,919	E94,038,269	E144,960,364
0%	70%	E2,183,224	E8,097,982	E17,579,474	E26,151,386	E38,798,292	E63,559,609	E78,758,244	E122,424,293
10%	70%	E1,938,476	E7,463,724	E16,194,180	E24,341,250	E36,273,266	E59,263,852	E71,076,678	E111,115,250
20%	70%	E1,695,728	E6,841,467	E14,788,884	E21,943,102	E31,745,343	E51,403,219	E63,395,113	E99,753,144
25%	70%	E1,451,981	E6,213,209	E13,383,589	E19,838,956	E28,205,078	E45,822,554	E55,667,649	E86,335,695
30%	70%	E1,208,234	E5,584,952	E11,978,294	E17,389,204	E24,664,913	E40,241,930	E47,932,526	E73,630,733
35%	70%	E964,485	E4,956,694	E10,602,999	E15,530,862	E21,124,548	E34,561,313	E40,197,401	E60,297,055
40%	70%	E720,737	E4,328,437	E9,207,705	E13,526,516	E17,884,283	E28,071,489	E32,996,610	E48,371,346
45%	70%	E476,990	E3,700,179	E7,842,410	E11,422,369	E14,044,018	E21,461,558	E24,983,037	E34,973,184
50%	70%	E233,242	E3,071,922	E6,474,115	E9,306,253	E10,933,753	E15,981,626	E18,110,929	E25,165,266
100%	70%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	80%	E2,181,932	E9,094,576	E17,572,125	E26,140,202	E38,779,532	E63,530,061	E78,716,184	E122,364,448
15%	80%	E1,937,538	E7,464,017	E16,173,155	E24,320,459	E36,265,084	E59,255,946	E71,068,772	E111,107,483
20%	80%	E1,693,145	E6,834,656	E14,774,185	E21,927,716	E31,707,280	E51,343,341	E63,330,990	E99,731,719
25%	80%	E1,448,750	E6,204,697	E13,375,217	E19,810,927	E28,157,499	E45,747,737	E55,592,572	E86,321,572
30%	80%	E1,204,357	E5,574,736	E11,976,247	E17,370,228	E24,660,719	E40,232,152	E47,924,278	E73,624,809
35%	80%	E959,964	E4,944,775	E10,581,277	E15,484,484	E21,092,038	E34,549,626	E40,186,113	E60,287,752
40%	80%	E715,570	E4,314,816	E9,178,308	E13,481,741	E17,808,158	E28,049,959	E32,972,418	E48,364,616
45%	80%	E471,176	E3,684,856	E7,779,338	E11,371,997	E13,958,377	E21,344,835	E24,394,323	E34,881,925
50%	80%	E226,782	E3,054,896	E6,369,389	E9,249,473	E10,468,597	E15,899,712	E18,029,015	E25,158,262
10%	60%	E2,184,516	E9,101,387	E17,596,823	E26,165,900	E38,817,054	E63,569,158	E78,764,137	E122,414,137
15%	60%	E1,941,414	E7,474,832	E16,195,203	E24,346,040	E36,301,367	E59,282,764	E71,139,771	E111,203,017
20%	60%	E1,698,312	E6,848,278	E14,803,582	E21,955,490	E31,763,405	E51,415,099	E63,409,235	E99,754,968
25%	60%	E1,454,810	E6,221,722	E13,396,985	E19,869,981	E28,236,103	E45,837,586	E55,682,681	E86,340,733
30%	60%	E1,212,109	E5,595,167	E12,020,343	E17,768,390	E24,721,907	E40,251,766	E48,060,772	E73,638,755
35%	60%	E969,007	E4,969,613	E10,628,722	E15,569,840	E21,191,157	E34,567,023	E40,207,023	E60,315,357
40%	60%	E725,208	E4,342,057	E9,237,102	E13,571,296	E17,660,408	E28,130,020	E32,970,404	E48,378,076
45%	60%	E482,033	E3,714,501	E7,845,492	E11,474,720	E14,129,658	E21,558,280	E24,702,454	E34,984,444
50%	60%	E239,702	E3,088,948	E6,453,861	E9,363,027	E10,958,909	E16,003,538	E18,032,715	E25,164,308

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	E2,670,719	E9,354,497	E20,370,064	E30,359,689	E46,848,426	E79,684,919	E94,038,269	E144,960,364
10%	70%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	70%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	70%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	70%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	70%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%	70%	E1,639,175	E5,631,221	E11,277,527	E16,305,189	E24,365,783	E41,902,549	E44,438,637	E68,538,291
40%	70%	E1,395,468	E5,002,964	E9,882,225	E14,206,032	E20,820,312	E36,317,246	E38,867,646	E56,002,965
45%	70%	E1,151,717	E4,374,706	E8,496,957	E12,096,897	E17,285,253	E32,702,793	E32,834,273	E45,214,419
50%	70%	E907,770	E3,746,449	E7,081,642	E9,980,780	E13,744,988	E27,092,861	E27,063,156	E33,406,631
100%	70%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	80%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	80%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	80%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	80%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	80%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%	80%	E1,639,175	E5,631,221	E11,277,527	E16,305,189	E24,365,783	E41,902,549	E44,438,637	E68,538,291
40%	80%	E1,395,468	E5,002,964	E9,882,225	E14,206,032	E20,820,312	E36,317,246	E38,867,646	E56,002,965
45%	80%	E1,151,717	E4,374,706	E8,496,957	E12,096,897	E17,285,253	E32,702,793	E32,834,273	E45,214,419
50%	80%	E907,770	E3,746,449	E7,081,642	E9,980,780	E13,744,988	E27,092,861	E27,063,156	E33,406,631
100%	80%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	60%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	60%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	60%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	60%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	60%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%	60%	E1,639,175	E5,631,221	E11,277,527	E16,305,189	E24,365,783	E41,902,549	E44,438,637	E68,538,291
40%	60%	E1,395,468	E5,002,964	E9,882,225	E14,206,032	E20,820,312	E36,317,246	E38,867,646	E56,002,965
45%	60%	E1,151,717	E4,374,706	E8,496,957	E12,096,897	E17,285,253	E32,702,793	E32,834,273	E45,214,419
50%	60%	E907,770	E3,746,449	E7,081,642	E9,980,780	E13,744,988	E27,092,861	E27,063,156	E33,406,631
100%	60%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	80%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	80%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	80%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	80%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	80%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%	80%	E1,639,175	E5,631,221	E11,277,527	E16,305,189	E24,365,783	E41,902,549	E44,438,637	E68,538,291
40%	80%	E1,395,468	E5,002,964	E9,882,225	E14,206,032	E20,820,312	E36,317,246	E38,867,646	E56,002,965
45%	80%	E1,151,717	E4,374,706	E8,496,957	E12,096,897	E17,285,253	E32,702,793	E32,834,273	E45,214,419
50%	80%	E907,770	E3,746,449	E7,081,642	E9,980,780	E13,744,988	E27,092,861	E27,063,156	E33,406,631
100%	80%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	60%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	60%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	60%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	60%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	60%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%	60%	E1,639,175	E5,631,221	E11,277,527	E16,305,189	E24,365,783	E41,902,549	E44,438,637	E68,538,291
40%	60%	E1,395,468	E5,002,964	E9,882,225	E14,206,032	E20,820,312	E36,317,246	E38,867,646	E56,002,965
45%	60%	E1,151,717	E4,374,706	E8,496,957	E12,096,897	E17,285,253	E32,702,793	E32,834,273	E45,214,419
50%	60%	E907,770	E3,746,449	E7,081,642	E9,980,780	E13,744,988	E27,092,861	E27,063,156	E33,406,631
100%	60%	E-214,300	E-3,237,167	E-7,118,717	E-12,208,965	E-28,760,635	E-34,529,740	E-35,251,717	E-36,758,971
10%	80%	E2,887,751	E9,772,509	E18,254,002	E26,822,924	E42,033,528	E71,800,845	E81,990,480	E125,855,529
15%	80%	E2,614,003	E8,144,251	E16,858,707	E24,721,778	E38,514,461	E66,225,090	E74,317,914	E114,354,485
20%	80%	E2,370,296	E7,515,994	E15,463,411	E22,617,630	E34,986,578	E60,044,455	E66,636,348	E102,994,379
25%	80%	E2,126,589	E6,887,736	E14,068,116	E20,513,483	E31,446,313	E53,063,820	E58,948,265	E91,576,321
30%	80%	E1,882,882	E6,259,479	E12,672,822	E18,409,337	E27,064,048	E44,483,184	E51,173,761	E80,072,017
35%									

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£3,945,511	£10,629,290	£21,644,857	£31,634,462	£51,974,052	£86,810,545	£100,163,895	£151,085,990
10%	70%	£3,458,016	£9,372,774	£18,854,267	£27,426,189	£44,923,919	£74,685,235	£84,883,871	£128,549,919
15%	70%	£3,214,266	£8,744,516	£17,458,972	£25,322,041	£41,388,852	£68,109,481	£77,802,306	£117,238,876
20%	70%	£2,970,521	£8,116,259	£16,063,676	£23,217,895	£37,870,969	£63,538,845	£69,520,739	£105,878,770
25%	70%	£2,726,773	£7,488,001	£14,668,382	£21,113,748	£34,330,704	£57,948,210	£61,793,275	£94,461,321
30%	70%	£2,483,028	£6,859,744	£13,273,087	£19,008,802	£30,798,439	£52,367,675	£54,659,152	£82,366,468
35%	70%	£2,239,277	£6,231,486	£11,877,792	£16,905,455	£27,250,174	£46,796,338	£46,523,027	£71,422,881
40%	70%	£1,995,530	£5,603,229	£10,482,497	£14,801,308	£23,709,909	£41,197,115	£38,522,236	£59,796,972
45%	70%	£1,751,782	£4,974,971	£9,087,202	£12,697,162	£20,169,644	£35,587,184	£30,716,963	£48,098,810
50%	70%	£1,508,035	£4,346,714	£7,691,907	£10,591,045	£16,629,379	£29,877,252	£22,837,646	£36,291,022
100%	70%	£939,616	£1,962,395	£6,143,024	£10,034,193	£10,635,009	£28,204,114	£19,626,091	£30,633,345
10%	80%	£3,456,724	£9,369,369	£18,846,917	£27,414,995	£44,906,158	£74,655,687	£84,841,810	£128,490,074
15%	80%	£3,212,330	£8,739,409	£17,447,948	£25,306,251	£41,370,710	£68,064,872	£77,139,213	£117,149,109
20%	80%	£2,967,837	£8,104,449	£16,048,976	£23,195,805	£37,853,906	£63,468,967	£69,436,816	£105,757,346
25%	80%	£2,723,543	£7,479,489	£14,650,009	£21,085,764	£34,283,125	£57,873,363	£61,686,404	£94,307,198
30%	80%	£2,479,149	£6,849,529	£13,251,039	£18,976,020	£30,733,345	£52,277,758	£53,929,904	£82,768,435
35%	80%	£2,234,756	£6,219,568	£11,852,070	£16,866,277	£27,183,564	£46,682,152	£46,171,739	£71,203,380
40%	80%	£1,990,362	£5,589,609	£10,453,100	£14,756,534	£23,633,784	£41,075,585	£38,348,444	£59,542,242
45%	80%	£1,745,969	£4,959,648	£9,054,130	£12,646,790	£20,084,003	£36,450,461	£30,519,949	£47,807,552
50%	80%	£1,501,574	£4,329,688	£7,655,161	£10,524,271	£16,534,223	£29,825,338	£22,616,753	£36,962,108
100%	80%	£939,308	£1,929,179	£6,061,616	£10,437,393	£10,945,690	£27,714,784	£19,605,932	£30,639,763
15%	60%	£3,216,207	£8,749,625	£17,469,996	£25,338,833	£41,426,993	£68,154,390	£77,265,397	£117,328,643
20%	60%	£2,973,105	£8,123,070	£16,078,375	£23,240,283	£37,909,031	£63,588,725	£69,604,861	£106,000,194
25%	60%	£2,730,034	£7,496,514	£14,686,755	£21,141,733	£34,378,281	£57,923,658	£61,900,148	£94,675,444
30%	60%	£2,486,901	£6,869,960	£13,295,135	£19,043,183	£30,847,533	£52,457,392	£54,186,398	£83,144,362
35%	60%	£2,243,799	£6,243,405	£11,903,514	£16,944,633	£27,316,783	£46,891,727	£46,472,649	£71,641,983
40%	60%	£2,000,698	£5,616,849	£10,511,694	£14,846,082	£23,786,034	£41,318,646	£38,696,390	£60,051,702
45%	60%	£1,757,596	£4,990,295	£9,123,274	£12,747,532	£20,255,284	£35,723,956	£30,916,183	£48,399,959
50%	60%	£1,514,494	£4,363,740	£7,728,653	£10,637,819	£16,724,535	£30,129,165	£23,068,341	£36,619,934

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£4,008,128	£11,718,809	£23,125,899	£33,125,899	£52,408,486	£86,810,545	£100,163,895	£151,085,990
10%	70%	£3,548,853	£9,463,392	£18,944,884	£27,518,806	£45,359,353	£75,120,669	£85,319,304	£128,985,353
15%	70%	£3,304,886	£8,835,134	£17,549,589	£25,124,659	£41,834,285	£69,544,915	£77,637,738	£117,674,310
20%	70%	£3,061,138	£8,206,877	£16,154,294	£23,308,512	£38,906,402	£63,964,279	£69,956,173	£106,314,204
25%	70%	£2,817,391	£7,578,619	£14,758,999	£21,204,365	£34,786,138	£58,363,644	£62,228,709	£94,896,755
30%	70%	£2,573,642	£6,950,362	£13,363,704	£19,100,219	£31,225,873	£52,803,008	£54,493,586	£83,991,842
35%	70%	£2,329,895	£6,322,104	£11,968,409	£16,996,072	£27,685,608	£47,222,373	£46,758,461	£71,858,115
40%	70%	£2,086,147	£5,693,846	£10,573,114	£14,891,925	£24,145,343	£41,632,549	£38,987,670	£60,232,468
45%	70%	£1,842,400	£5,065,588	£9,177,620	£12,787,779	£20,605,078	£36,022,619	£31,154,007	£48,534,243
50%	70%	£1,598,652	£4,437,331	£7,782,525	£10,671,662	£17,064,813	£30,412,688	£23,272,980	£36,726,456
100%	70%	£948,892	£1,871,777	£6,353,297	£10,843,975	£10,999,578	£27,769,881	£19,190,687	£30,197,911
10%	80%	£3,547,342	£9,460,366	£18,937,634	£27,508,612	£45,349,591	£75,091,100	£85,277,243	£128,955,568
15%	80%	£3,302,948	£8,830,026	£17,538,585	£25,135,868	£41,806,144	£69,500,006	£77,574,847	£117,584,543
20%	80%	£3,058,554	£8,200,066	£16,139,595	£23,296,128	£38,268,340	£63,904,401	£69,872,050	£106,192,778
25%	80%	£2,814,160	£7,570,107	£14,740,626	£21,176,362	£34,718,559	£58,308,796	£62,121,637	£94,742,632
30%	80%	£2,569,767	£6,940,146	£13,341,657	£19,066,838	£31,168,719	£52,815,192	£54,465,938	£83,039,959
35%	80%	£2,325,374	£6,310,186	£11,942,687	£16,956,894	£27,618,998	£47,117,586	£46,607,173	£71,638,814
40%	80%	£2,080,979	£5,680,226	£10,543,717	£14,847,151	£24,059,218	£41,511,018	£38,783,678	£59,977,676
45%	80%	£1,836,586	£5,050,266	£9,144,748	£12,737,407	£20,519,437	£35,685,805	£30,955,362	£48,242,985
50%	80%	£1,592,192	£4,420,305	£7,745,278	£10,614,888	£16,969,657	£30,260,772	£23,052,187	£36,307,542
10%	60%	£3,549,926	£9,466,797	£18,952,233	£27,528,000	£45,378,114	£75,150,217	£85,361,366	£129,045,197
15%	60%	£3,306,824	£8,840,242	£17,560,613	£25,149,450	£41,862,427	£69,589,823	£77,200,631	£117,764,077
20%	60%	£3,063,722	£8,213,687	£16,168,902	£23,330,900	£38,344,464	£64,004,158	£70,940,294	£106,426,628
25%	60%	£2,820,620	£7,587,132	£14,777,372	£21,232,350	£34,813,715	£58,458,492	£62,335,582	£95,050,878
30%	60%	£2,577,519	£6,960,577	£13,385,752	£19,133,800	£31,262,967	£52,892,826	£54,621,832	£83,579,815
35%	60%	£2,334,417	£6,334,022	£11,994,131	£17,026,250	£27,759,217	£47,327,161	£46,908,983	£72,077,417
40%	60%	£2,091,315	£5,707,467	£10,602,511	£14,936,700	£24,221,468	£41,754,079	£39,151,464	£60,487,136
45%	60%	£1,848,213	£5,080,912	£9,210,891	£12,838,150	£20,690,718	£36,199,340	£31,351,617	£48,825,501
50%	60%	£1,605,111	£4,454,358	£7,819,271	£10,728,437	£17,159,969	£30,564,539	£23,493,725	£37,065,368



Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,469,007	£6,238,744	£13,496,072	£19,930,868	£28,326,284	£52,090,610	£55,775,089	£88,554,559
10%	70%	£1,098,725	£5,288,645	£11,381,746	£16,748,317	£22,974,913	£43,630,154	£44,071,813	£71,105,522
15%	70%	£915,065	£4,513,585	£10,523,253	£15,157,141	£20,293,207	£39,393,144	£38,185,571	£62,329,410
20%	70%	£730,444	£4,338,546	£9,267,420	£13,565,708	£17,623,562	£36,148,133	£32,299,328	£55,524,486
25%	70%	£545,803	£3,865,496	£8,210,257	£11,965,240	£14,947,896	£30,907,123	£26,389,071	£44,668,826
30%	70%	£385,446	£3,385,446	£7,153,095	£10,384,773	£12,865,472	£26,651,427	£22,445,245	£38,751,677
35%	70%	£276,621	£2,913,388	£6,091,896	£8,764,306	£10,752,160	£22,382,616	£18,485,825	£31,771,928
40%	70%	£-18,119	£2,438,344	£5,028,444	£7,163,839	£8,876,243	£18,113,264	£14,873,802	£27,699,401
45%	70%	£-192,760	£1,963,298	£3,964,981	£5,563,372	£4,180,326	£13,843,011	£10,413,924	£19,639,269
50%	70%	£-489,491	£1,488,249	£2,891,536	£3,962,905	£1,494,409	£9,547,015	£6,309,945	£13,949,050
100%	70%	£-2,234,203	£-3,280,623	£-7,353,486	£-12,386,702	£-26,053,369	£-54,828,981	£-66,465,648	£-97,857,673
0%	80%	£1,098,154	£5,284,503	£11,372,808	£16,734,700	£22,951,762	£43,593,196	£44,018,960	£71,029,056
15%	80%	£912,721	£4,507,382	£10,511,173	£15,136,716	£20,261,511	£39,333,706	£38,136,239	£62,313,009
20%	80%	£727,301	£4,330,262	£9,249,540	£13,538,083	£17,577,260	£35,074,215	£32,193,624	£55,567,007
25%	80%	£541,874	£3,853,140	£8,187,907	£11,930,709	£14,890,010	£30,814,725	£26,254,779	£44,471,993
30%	80%	£356,444	£3,376,020	£7,126,275	£10,323,335	£12,197,488	£26,539,262	£20,284,095	£35,511,814
35%	80%	£191,021	£2,899,899	£6,062,185	£8,715,862	£9,493,936	£22,261,486	£14,294,741	£28,497,273
40%	80%	£-14,405	£2,421,779	£4,992,180	£7,108,589	£6,762,126	£17,963,010	£13,255,420	£27,368,761
45%	80%	£-199,832	£1,944,658	£3,924,134	£5,301,216	£4,074,445	£13,674,875	£10,144,127	£19,125,196
50%	80%	£-496,988	£1,467,538	£2,855,208	£3,893,843	£1,368,783	£9,358,823	£6,091,628	£13,249,688
10%	60%	£1,101,208	£5,292,787	£11,390,986	£16,761,934	£22,998,064	£43,657,114	£44,122,955	£71,182,955
15%	60%	£917,442	£4,519,890	£10,537,993	£15,177,566	£20,333,963	£39,444,583	£38,264,849	£62,345,449
20%	60%	£733,587	£4,346,830	£9,285,300	£13,593,198	£17,669,863	£35,222,052	£32,405,034	£55,581,954
25%	60%	£549,751	£3,875,780	£8,232,628	£11,999,774	£14,983,472	£30,989,674	£26,389,071	£44,685,826
30%	60%	£385,877	£3,400,873	£7,179,914	£10,406,212	£12,338,664	£26,784,663	£20,606,397	£38,991,741
35%	60%	£192,022	£2,927,895	£6,123,627	£8,812,650	£9,654,512	£22,514,090	£14,676,939	£27,756,583
40%	60%	£-153,883	£2,454,917	£5,064,708	£7,219,889	£6,870,336	£16,263,619	£12,692,164	£21,000,042
45%	60%	£-465,099	£1,981,939	£3,981,539	£5,625,788	£4,286,202	£11,912,966	£8,881,304	£16,811,304
50%	60%	£-969,543	£1,508,969	£2,946,860	£4,031,958	£1,602,055	£9,738,603	£6,427,369	£12,421,128

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,773,253	£5,963,172	£12,056,274	£17,422,844	£26,216,149	£46,871,390	£47,313,048	£74,346,758
10%	70%	£1,589,612	£5,488,122	£10,999,110	£15,831,668	£23,540,473	£42,630,379	£41,426,807	£65,570,440
15%	70%	£1,404,971	£5,013,074	£9,841,948	£14,240,235	£20,864,798	£38,389,369	£35,240,564	£56,765,722
20%	70%	£1,220,330	£4,538,024	£8,684,765	£12,639,756	£18,189,126	£32,830,894	£29,100,626	£47,010,062
25%	70%	£1,035,690	£4,062,974	£7,527,622	£11,039,301	£15,508,312	£29,893,207	£23,686,481	£38,992,913
30%	70%	£851,049	£3,587,925	£6,366,424	£9,438,833	£12,813,396	£25,623,854	£17,727,061	£30,013,163
35%	70%	£666,205	£3,112,875	£5,205,271	£7,839,356	£10,111,115	£21,354,600	£14,294,741	£23,940,653
40%	70%	£481,767	£2,637,825	£4,039,518	£6,237,900	£7,421,562	£17,085,146	£10,665,060	£17,744,486
45%	70%	£297,127	£2,162,776	£2,876,065	£4,637,432	£4,725,644	£12,788,949	£-4,681,113	£2,993,176
50%	70%	£-109,876	£-1,615,060	£-719,869	£-1,715,174	£-2,822,159	£-6,587,746	£-9,224,411	£-16,616,338
10%	80%	£1,597,256	£5,481,910	£10,985,701	£15,811,244	£23,505,747	£42,574,941	£41,347,327	£65,545,245
15%	80%	£1,401,828	£5,004,789	£9,824,000	£14,212,610	£20,818,496	£38,315,451	£35,434,859	£56,808,255
20%	80%	£1,217,686	£4,527,636	£8,658,258	£12,608,235	£18,189,126	£32,830,894	£29,100,626	£47,010,062
25%	80%	£1,030,975	£4,050,547	£7,500,902	£10,997,863	£15,438,724	£29,780,517	£23,525,331	£38,992,913
30%	80%	£845,549	£3,573,427	£6,374,692	£9,390,490	£12,731,043	£25,492,382	£17,535,976	£29,728,500
35%	80%	£660,122	£3,096,306	£5,266,707	£7,783,116	£10,023,362	£21,204,246	£11,486,655	£20,609,996
40%	80%	£474,696	£2,619,185	£4,098,271	£6,175,743	£7,315,680	£15,916,111	£9,405,362	£11,366,431
45%	80%	£290,268	£2,142,065	£3,530,736	£4,568,369	£4,607,999	£12,589,059	£-4,700,002	£1,966,246
50%	80%	£1,775,825	£5,967,315	£12,065,213	£17,436,461	£26,239,300	£46,908,349	£47,365,301	£74,424,224
10%	60%	£1,597,970	£5,484,338	£11,012,521	£15,852,093	£23,575,139	£42,685,819	£41,506,268	£65,589,644
15%	60%	£1,408,115	£5,021,357	£9,958,627	£14,267,276	£20,911,099	£38,463,287	£35,646,269	£56,923,190
20%	60%	£1,224,259	£4,548,379	£8,907,135	£12,674,299	£18,246,999	£34,240,756	£29,764,600	£48,106,896
25%	60%	£1,040,404	£4,073,401	£7,754,442	£11,080,739	£15,579,900	£30,005,898	£23,347,832	£39,232,977
30%	60%	£856,549	£3,602,422	£6,588,155	£9,487,178	£12,895,747	£25,755,326	£17,819,145	£29,010,223
35%	60%	£672,695	£3,129,444	£5,439,235	£7,893,616	£10,211,595	£21,504,754	£11,933,420	£21,271,277
40%	60%	£488,839	£2,656,466	£4,280,316	£6,300,056	£7,527,443	£17,254,182	£9,904,758	£12,123,530
45%	60%	£294,384	£2,183,487	£3,221,286	£4,706,495	£4,843,291	£12,978,638	£-1,061,316	£2,820,108

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,441,282	£7,211,019	£14,468,346	£20,902,943	£30,926,293	£56,762,878	£60,447,059	£93,326,520
10%	70%	£2,072,000	£6,260,920	£12,354,021	£17,720,592	£27,646,882	£48,302,124	£48,743,782	£75,771,491
15%	70%	£1,887,360	£5,785,870	£11,296,857	£16,129,415	£24,971,206	£44,081,113	£42,857,540	£67,001,178
20%	70%	£1,702,920	£5,310,820	£10,230,693	£14,537,963	£22,326,851	£39,580,917	£38,341,286	£58,195,456
25%	70%	£1,518,078	£4,836,771	£9,162,532	£12,937,516	£19,619,855	£35,579,092	£31,081,041	£49,340,796
30%	70%	£1,333,437	£4,361,721	£8,125,370	£11,337,048	£16,940,046	£31,323,941	£25,117,215	£40,423,671
35%	70%	£1,148,796	£3,886,671	£7,084,171	£9,736,580	£14,241,929	£27,064,897	£21,419,692	£31,443,929
40%	70%	£964,156	£3,410,622	£6,000,718	£8,136,114	£11,548,212	£22,785,234	£13,145,771	£22,927,847
45%	70%	£779,514	£2,935,572	£4,937,266	£6,535,647	£8,852,296	£18,515,880	£9,085,793	£13,175,210
50%	70%	£-597,970	£-2,460,523	£-3,392,619	£-4,782,703	£-6,192,819	£-12,479,692	£-16,221,411	£-23,989,644
100%	70%	£-1,263,929	£-3,317,349	£-6,961,212	£-11,414,427	£-21,331,339	£-50,157,072	£-61,793,677	£-93,183,604
10%	80%	£2,070,429	£6,266,777	£12,345,081	£17,706,975	£27,623,731	£48,265,185	£48,600,921	£75,700,225
15%	80%	£1,885,002	£5,779,657	£11,293,448	£16,108,991	£24,936,480	£44,005,675	£42,778,261	£67,004,978
20%	80%	£1,699,526	£5,302,626	£10,231,315	£14,510,350	£22,347,286	£39,580,917	£38,341,286	£58,195,456
25%	80%	£1,514,149	£4,825,415	£9,160,182	£12,902,983	£19,561,980	£35,496,695	£30,926,749	£49,340,796
30%	80%	£1,328,723	£4,348,294	£8,098,549	£11,295,610	£16,869,458	£31,211,251	£24,956,064	£40,183,983
35%	80%	£1,143,286	£3,871,174	£7,032,439	£9,688,237	£14,161,717	£26,923,715	£18,966,710	£31,159,243
40%	80%	£957,861	£3,394,124	£5,973,284	£8,080,864	£11,454,924	£22,634,824	£14,927,338	£22,927,847
45%	80%	£772,443	£2,916,933	£4,896,469	£6,473,490	£8,746,414	£18,346,845	£9,836,096	£13,177,165
50%	80%	£-587,015	£-2,438,812	£-3,328,483	£-4,666,116	£-6,039,733	£-14,028,793	£-18,601,641	£-23,989,644
10%	60%	£2,072,000	£6,260,920	£12,354,021	£17,720,592	£27,646,882	£48,302,124	£48,743,782	£75,771,491
15%	60%	£1,887,360	£5,785,870	£11,296,857	£16,129,415	£24,971,206	£44,081,113	£42,857,540	£67,001,178
20%	60%	£1,702,920	£5,310,820	£10,230,693	£14,537,963	£22,326,851	£39,580,917	£38,341,286	£58,19

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,743,800	£7,513,536	£14,770,864	£21,205,461	£34,451,890	£58,216,236	£61,900,715	£94,680,186
10%	70%	£2,374,518	£6,583,437	£12,656,539	£18,023,109	£29,100,539	£48,755,790	£50,197,439	£77,231,148
15%	70%	£2,193,977	£6,086,367	£11,598,375	£16,431,933	£26,424,963	£43,514,770	£44,111,197	£68,454,836
20%	70%	£2,005,236	£5,613,339	£10,542,213	£14,840,500	£23,749,188	£41,273,759	£38,424,954	£59,650,112
25%	70%	£1,820,596	£5,138,289	£9,485,050	£13,240,033	£21,073,512	£37,032,749	£32,514,697	£50,794,452
30%	70%	£1,635,955	£4,663,239	£8,427,887	£11,638,568	£18,393,703	£32,777,699	£26,970,971	£41,877,303
35%	70%	£1,451,314	£4,188,190	£7,366,696	£10,039,058	£15,697,796	£25,505,244	£20,611,451	£32,897,554
40%	70%	£1,266,673	£3,713,140	£6,303,236	£8,438,631	£13,001,869	£24,238,890	£14,696,428	£23,825,027
45%	70%	£1,082,032	£3,238,090	£5,239,784	£6,838,165	£10,305,962	£19,969,537	£9,539,450	£14,628,876
50%	70%	£897,392	£2,763,041	£4,176,331	£5,237,697	£7,610,056	£15,673,339	£2,416,278	£5,277,967
100%	70%	£993,411	£2,014,332	£3,558,694	£4,111,300	£10,937,743	£28,703,355	£60,340,020	£91,731,947
10%	80%	£2,372,946	£6,559,295	£12,647,598	£18,009,492	£29,077,388	£49,718,822	£50,144,586	£77,153,682
15%	80%	£2,181,520	£6,082,175	£11,585,966	£16,411,509	£26,390,137	£45,459,232	£44,231,918	£68,336,635
20%	80%	£2,002,093	£5,605,054	£10,524,333	£14,812,875	£23,702,686	£41,158,641	£38,919,259	£59,496,846
25%	80%	£1,816,667	£5,127,933	£9,462,700	£13,205,501	£21,015,636	£36,940,351	£32,380,405	£50,597,619
30%	80%	£1,631,240	£4,650,812	£8,401,067	£11,598,128	£18,323,115	£32,664,908	£26,409,721	£41,637,240
35%	80%	£1,445,814	£4,175,692	£7,344,967	£9,990,755	£15,615,434	£28,376,772	£20,620,367	£32,012,899
40%	80%	£1,260,387	£3,698,571	£6,286,972	£8,383,381	£12,907,752	£24,088,636	£14,381,046	£23,404,387
45%	80%	£1,074,961	£3,219,451	£5,198,986	£6,776,008	£10,200,071	£19,800,501	£8,289,753	£14,250,822
50%	80%	£889,533	£2,742,330	£4,131,001	£5,168,634	£7,492,389	£15,482,449	£2,134,298	£4,890,637
10%	100%	£2,376,090	£6,562,980	£12,665,479	£18,036,226	£29,123,690	£48,792,740	£50,250,291	£77,286,814
15%	100%	£2,192,235	£6,094,601	£11,612,786	£16,452,358	£26,459,589	£45,570,209	£44,300,475	£68,571,035
20%	100%	£2,008,380	£5,621,622	£10,560,092	£14,867,991	£23,795,499	£41,347,678	£38,530,660	£59,807,580
25%	100%	£1,825,524	£5,146,644	£9,507,420	£13,274,564	£21,131,389	£37,042,749	£32,646,999	£50,991,287
30%	100%	£1,640,660	£4,675,666	£8,454,707	£11,681,004	£18,464,290	£32,890,280	£26,732,023	£42,117,367
35%	100%	£1,456,814	£4,202,687	£7,398,420	£10,087,443	£15,780,138	£28,639,716	£20,802,536	£33,182,209
40%	100%	£1,272,960	£3,729,709	£6,330,500	£8,483,882	£13,095,985	£24,389,145	£14,817,610	£24,155,668
45%	100%	£1,089,104	£3,255,721	£5,260,931	£6,900,321	£10,411,834	£20,138,612	£9,789,146	£15,006,930
50%	100%	£905,249	£2,783,752	£4,221,861	£5,306,760	£7,727,681	£15,964,229	£2,698,258	£5,704,498

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,338,411	£7,484,183	£14,487,401	£21,296,078	£34,389,334	£58,651,870	£62,336,198	£95,115,479
10%	70%	£2,465,135	£6,654,055	£12,747,156	£18,113,727	£29,535,973	£50,191,214	£50,632,672	£77,666,932
15%	70%	£2,280,496	£6,179,005	£11,689,893	£16,522,550	£26,860,297	£45,950,204	£44,746,631	£68,890,269
20%	70%	£2,095,853	£5,703,956	£10,632,630	£14,931,118	£24,184,622	£41,709,193	£38,980,368	£60,086,546
25%	70%	£1,911,213	£5,228,906	£9,575,667	£13,330,650	£21,508,946	£37,468,183	£33,860,131	£51,229,886
30%	70%	£1,726,573	£4,753,856	£8,518,595	£11,730,183	£18,829,136	£33,213,032	£27,006,305	£42,312,737
35%	70%	£1,541,931	£4,278,807	£7,457,306	£10,129,716	£16,133,220	£28,943,678	£21,046,885	£33,332,988
40%	70%	£1,357,291	£3,803,757	£6,393,854	£8,529,248	£13,437,303	£24,674,324	£15,034,962	£24,290,461
45%	70%	£1,172,649	£3,328,707	£5,330,401	£6,926,765	£10,741,396	£20,404,071	£9,974,894	£15,064,510
50%	70%	£988,009	£2,853,659	£4,266,948	£5,328,314	£8,045,469	£16,108,773	£2,851,712	£5,713,001
100%	70%	£988,795	£1,924,214	£3,468,077	£4,021,202	£10,802,309	£28,267,921	£59,604,587	£91,296,613
10%	80%	£2,278,137	£6,172,792	£11,676,583	£16,502,126	£26,825,571	£45,894,766	£44,667,352	£68,774,969
15%	80%	£2,092,711	£5,697,671	£10,614,950	£14,903,493	£24,138,320	£41,635,275	£38,754,684	£59,926,980
20%	80%	£1,907,284	£5,218,560	£9,563,217	£13,296,118	£21,461,070	£37,375,785	£32,816,639	£51,033,053
25%	80%	£1,721,856	£4,741,409	£8,501,694	£11,686,745	£18,755,549	£33,100,922	£26,865,155	£42,074,873
30%	80%	£1,536,431	£4,264,309	£7,425,574	£10,081,372	£16,050,867	£28,812,206	£20,855,801	£33,048,331
35%	80%	£1,351,004	£3,787,188	£6,357,590	£8,473,999	£13,343,196	£24,524,070	£14,816,480	£23,929,821
40%	80%	£1,165,576	£3,310,068	£5,290,804	£6,869,625	£10,635,505	£20,245,935	£8,725,187	£14,686,255
45%	80%	£980,150	£2,832,947	£4,221,818	£5,250,251	£7,927,823	£15,917,883	£2,569,732	£5,286,071
50%	80%	£806,707	£2,357,897	£3,157,343	£4,142,343	£5,959,124	£12,728,124	£2,416,048	£4,774,048
10%	100%	£2,282,852	£6,185,219	£11,703,403	£16,542,976	£26,895,023	£46,025,643	£44,825,909	£69,006,469
15%	100%	£2,097,997	£5,712,239	£10,650,710	£14,958,806	£24,239,923	£41,753,111	£38,966,044	£60,245,014
20%	100%	£1,912,569	£5,237,188	£9,598,017	£13,365,181	£21,566,823	£37,580,580	£33,084,424	£51,426,720
25%	100%	£1,727,141	£4,762,137	£8,534,324	£11,771,621	£18,899,724	£33,325,723	£27,167,456	£42,552,801
30%	100%	£1,541,673	£4,287,086	£7,469,037	£10,178,060	£16,215,572	£29,075,150	£21,237,699	£33,817,443
35%	100%	£1,356,245	£3,812,035	£6,400,117	£8,584,499	£13,531,419	£24,824,570	£15,253,244	£24,591,102
40%	100%	£1,171,817	£3,337,086	£5,371,198	£6,990,939	£10,847,268	£20,574,006	£9,224,582	£15,442,363
45%	100%	£987,387	£2,862,037	£4,312,278	£5,387,377	£8,163,115	£16,299,602	£3,133,691	£6,139,832

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	1
		Value Area	Low
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,855,610	£4,711,306	£8,194,175	£11,041,239	£18,321,962	£31,804,870	£24,283,082	£37,581,995
10%	70%	£1,602,764	£4,062,935	£6,738,740	£8,858,935	£14,649,575	£25,986,405	£16,120,656	£25,223,803
15%	70%	£1,476,341	£3,738,750	£6,011,022	£7,767,785	£12,613,383	£23,087,661	£11,987,614	£18,917,677
20%	70%	£1,349,919	£3,414,565	£5,283,204	£6,676,533	£10,577,189	£20,124,164	£11,894,572	£17,667,567
25%	70%	£1,223,495	£3,090,380	£4,555,586	£5,577,001	£9,140,996	£17,190,666	£10,802,322	£16,288,325
30%	70%	£1,097,072	£2,766,195	£3,827,869	£4,474,646	£7,299,297	£14,257,168	£9,629,527	£13,999,710
35%	70%	£970,649	£2,442,010	£3,100,150	£3,372,291	£5,441,985	£11,306,408	£8,459,117	£11,821,591
40%	70%	£844,225	£2,117,825	£2,372,443	£2,269,936	£3,584,674	£9,340,475	£7,283,306	£10,351,427
45%	70%	£717,802	£1,793,640	£1,644,715	£1,167,581	£1,727,361	£5,374,541	£5,315,197	£11,932,353
50%	70%	£591,379	£1,469,455	£916,896	£65,226	£-132,075	£2,370,084	£1,577,088	£2,613,234
100%	70%	£-993,864	£-1,801,384	£-464,204	£-1,137,550	£-19,038,959	£-28,143,609	£-30,195,989	£-32,322,045
10%	80%	£1,600,786	£4,057,722	£6,727,328	£8,841,548	£14,619,957	£25,939,125	£16,050,807	£25,119,750
15%	80%	£1,473,374	£3,730,929	£5,993,904	£7,741,704	£12,768,954	£22,985,573	£11,882,840	£18,813,045
20%	80%	£1,345,962	£3,404,138	£5,260,479	£6,641,858	£10,919,951	£20,028,047	£11,774,874	£17,452,598
25%	80%	£1,218,550	£3,077,344	£4,527,055	£5,532,822	£9,066,949	£17,070,519	£10,594,223	£15,015,218
30%	80%	£1,091,136	£2,750,552	£3,793,631	£4,421,631	£7,208,988	£14,112,992	£9,485,986	£13,222,788
35%	80%	£963,724	£2,423,760	£3,060,207	£3,310,439	£5,336,624	£11,135,452	£8,343,952	£11,159,194
40%	80%	£836,312	£2,096,968	£2,328,878	£2,199,249	£3,487,261	£9,145,086	£7,211,919	£10,285,290
45%	80%	£708,900	£1,770,175	£1,088,058	£1,088,058	£1,591,807	£5,153,538	£5,153,538	£10,431,986
50%	80%	£581,488	£1,443,383	£859,935	£-23,511	£-285,053	£2,121,866	£-17,937,852	£-27,068,381
100%	80%	£-804,148	£-1,085,148	£-730,153	£-876,323	£-14,678,190	£-23,033,695	£-16,189,890	£-25,327,858
10%	60%	£1,473,308	£3,746,571	£6,028,141	£7,793,866	£12,857,810	£23,129,749	£12,092,398	£19,130,310
20%	60%	£1,353,874	£3,424,993	£5,306,129	£6,711,408	£11,036,426	£20,220,281	£10,994,271	£15,882,537
25%	60%	£1,228,441	£3,103,416	£4,584,118	£5,621,181	£9,215,042	£17,310,813	£9,849,782	£13,558,657
30%	60%	£1,103,007	£2,781,838	£3,862,106	£4,627,661	£7,389,607	£14,401,344	£8,731,083	£11,071,071
35%	60%	£977,573	£2,460,260	£3,140,094	£3,434,142	£5,547,347	£11,477,364	£7,538,883	£9,381,988
40%	60%	£852,139	£2,138,682	£2,416,082	£2,340,623	£3,705,086	£8,535,853	£6,764,696	£12,907,355
45%	60%	£726,705	£1,817,104	£1,696,071	£1,247,103	£1,862,826	£5,584,343	£4,980,510	£11,432,721
50%	60%	£601,271	£1,495,526	£374,059	£153,589	£-50,566	£2,618,301	£-17,216,324	£-25,968,067

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£-10,874,630	£-28,018,994	£-45,538,125	£-1,689,061	£-2,849,610	£-28,386,701	£-36,888,489	£-23,589,577
10%	70%	£-11,127,536	£-28,667,365	£-45,991,560	£-3,871,965	£-4,651,996	£-36,185,162	£-45,050,915	£-26,947,769
15%	70%	£-12,526,860	£-29,891,678	£-47,192,478	£-6,062,215	£-6,352,213	£-43,113,310	£-52,183,358	£-30,188,836
20%	70%	£-13,880,382	£-31,315,735	£-47,446,996	£-8,053,667	£-8,047,408	£-41,047,408	£-59,343,310	£-34,504,005
25%	70%	£-15,206,805	£-32,939,220	£-48,174,714	£-9,753,299	£-9,939,576	£-39,980,906	£-67,499,270	£-39,883,247
30%	70%	£-16,513,218	£-34,684,131	£-48,984,131	£-11,355,649	£-11,477,261	£-38,871,403	£-75,611,009	£-45,619,290
35%	70%	£-17,799,652	£-36,548,290	£-49,830,150	£-12,950,580	£-13,299,549	£-37,766,949	£-83,722,000	£-51,349,323
40%	70%	£-19,066,075	£-38,521,475	£-50,703,867	£-14,540,364	£-15,288,998	£-36,661,098	£-91,833,098	£-57,074,044
45%	70%	£-20,312,498	£-40,606,860	£-51,605,958	£-16,126,719	£-16,444,210	£-35,561,730	£-100,000,000	£-62,800,000
50%	70%	£-21,548,921	£-42,801,245	£-52,531,024	£-17,708,074	£-17,890,448	£-34,445,362	£-108,200,000	£-68,600,000
100%	70%	£-13,414,156	£-14,531,684	£-19,184,504	£-2,887,850	£-80,160,531	£-89,321,171	£-121,367,561	£-153,403,616
10%	80%	£-11,129,514	£-28,672,578	£-46,002,872	£-3,238,752	£-4,651,615	£-35,232,447	£-44,120,764	£-26,951,822
15%	80%	£-12,526,860	£-29,891,678	£-47,192,478	£-6,062,215	£-6,352,213	£-43,113,310	£-52,183,358	£-30,188,836
20%	80%	£-13,880,382	£-31,315,735	£-47,446,996	£-8,053,667	£-8,047,408	£-41,047,408	£-59,343,310	£-34,504,005
25%	80%	£-15,206,805	£-32,939,220	£-48,174,714	£-9,753,299	£-9,939,576	£-39,980,906	£-67,499,270	£-39,883,247
30%	80%	£-16,513,218	£-34,684,131	£-48,984,131	£-11,355,649	£-11,477,261	£-38,871,403	£-75,611,009	£-45,619,290
35%	80%	£-17,799,652	£-36,548,290	£-49,830,150	£-12,950,580	£-13,299,549	£-37,766,949	£-83,722,000	£-51,349,323
40%	80%	£-19,066,075	£-38,521,475	£-50,703,867	£-14,540,364	£-15,288,998	£-36,661,098	£-91,833,098	£-57,074,044
45%	80%	£-20,312,498	£-40,606,860	£-51,605,958	£-16,126,719	£-16,444,210	£-35,561,730	£-100,000,000	£-62,800,000
50%	80%	£-21,548,921	£-42,801,245	£-52,531,024	£-17,708,074	£-17,890,448	£-34,445,362	£-108,200,000	£-68,600,000
100%	80%	£-13,414,156	£-14,531,684	£-19,184,504	£-2,887,850	£-80,160,531	£-89,321,171	£-121,367,561	£-153,403,616
10%	60%	£-11,129,514	£-28,672,578	£-46,002,872	£-3,238,752	£-4,651,615	£-35,232,447	£-44,120,764	£-26,951,822
15%	60%	£-12,526,860	£-29,891,678	£-47,192,478	£-6,062,215	£-6,352,213	£-43,113,310	£-52,183,358	£-30,188,836
20%	60%	£-13,880,382	£-31,315,735	£-47,446,996	£-8,053,667	£-8,047,408	£-41,047,408	£-59,343,310	£-34,504,005
25%	60%	£-15,206,805	£-32,939,220	£-48,174,714	£-9,753,299	£-9,939,576	£-39,980,906	£-67,499,270	£-39,883,247
30%	60%	£-16,513,218	£-34,684,131	£-48,984,131	£-11,355,649	£-11,477,261	£-38,871,403	£-75,611,009	£-45,619,290
35%	60%	£-17,799,652	£-36,548,290	£-49,830,150	£-12,950,580	£-13,299,549	£-37,766,949	£-83,722,000	£-51,349,323
40%	60%	£-19,066,075	£-38,521,475	£-50,703,867	£-14,540,364	£-15,288,998	£-36,661,098	£-91,833,098	£-57,074,044
45%	60%	£-20,312,498	£-40,606,860	£-51,605,958	£-16,126,719	£-16,444,210	£-35,561,730	£-100,000,000	£-62,800,000
50%	60%	£-21,548,921	£-42,801,245	£-52,531,024	£-17,708,074	£-17,890,448	£-34,445,362	£-108,200,000	£-68,600,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£-3,050,555	£-7,136,153	£-11,412,383	£-1,134,774	£-2,020,531	£-13,787,822	£-23,319,110	£-17,003,155
10%	70%	£-3,303,700	£-8,843,530	£-13,187,725	£-1,047,529	£-2,952,917	£-21,616,083	£-31,481,836	£-22,378,689
15%	70%	£-3,430,124	£-9,187,774	£-13,895,442	£-2,138,680	£-3,479,110	£-24,544,831	£-35,614,878	£-28,630,815
20%	70%	£-3,556,547	£-9,491,800	£-14,623,180	£-3,229,823	£-3,959,303	£-27,478,326	£-39,747,920	£-34,339,929
25%	70%	£-3,682,970	£-9,816,054	£-15,350,879	£-4,329,483	£-4,441,496	£-30,411,526	£-43,880,962	£-40,134,167
30%	70%	£-3,809,393	£-10,140,270	£-16,078,598	£-5,431,819	£-4,923,685	£-33,345,324	£-48,015,009	£-45,932,202
35%	70%	£-3,935,816	£-10,469,485	£-16,806,314	£-6,534,174	£-5,405,878	£-36,279,122	£-52,149,050	£-51,737,033
40%	70%	£-4,062,239	£-10,798,700	£-17,534,032	£-7,636,529	£-5,888,071	£-39,212,920	£-56,285,091	£-57,541,864
45%	70%	£-4,188,662	£-11,127,915	£-18,261,750	£-8,738,884	£-6,370,264	£-42,146,718	£-60,421,132	£-63,346,695
50%	70%	£-4,315,085	£-11,457,130	£-18,989,468	£-9,841,239	£-6,852,457	£-45,080,516	£-64,561,173	£-69,151,526
100%	70%	£-10,580,211	£-11,137,849	£-18,970,668	£-10,048,018	£-10,048,018	£-38,614,181	£-110,738,481	£-129,524,537
10%	80%	£-3,303,700	£-8,843,530	£-13,187,725	£-1,047,529	£-2,952,917	£-21,616,083	£-31,481,836	£-22,378,689
15%	80%	£-3,430,124	£-9,187,774	£-13,895,442	£-2,138,680	£-3,479,110	£-24,544,831	£-35,614,878	£-28,630,815
20%	80%	£-3,556,547	£-9,491,800	£-14,623,180	£-3,229,823	£-3,959,303	£-27,478,326	£-39,747,920	£-34,339,929
25%	80%	£-3,682,970	£-9,816,054	£-15,350,879	£-4,329,483	£-4,441,496	£-30,411,526	£-43,880,962	£-40,134,167
30%	80%	£-3,809,393							

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£2,776,551	-£2,220,858	-£562,014	-£3,409,977	-£10,889,800	-£24,172,708	-£16,650,921	-£29,949,833
10%	70%	-£6,024,388	-£3,585,227	-£698,822	-£1,226,774	-£7,017,414	-£18,354,248	-£8,488,495	-£17,591,641
15%	70%	-£8,156,821	-£4,834,411	-£1,821,139	-£1,363,623	-£5,181,221	-£15,425,300	-£9,354,432	-£11,333,455
20%	70%	-£8,282,244	-£4,217,597	-£2,348,858	-£955,529	-£3,345,027	-£12,492,002	-£7,222,410	-£15,035,405
25%	70%	-£6,408,687	-£4,541,781	-£3,075,876	-£2,055,160	-£1,508,334	-£9,556,504	-£3,899,880	-£1,343,837
30%	70%	-£5,335,090	-£3,865,987	-£3,894,293	-£1,375,516	-£332,865	-£6,628,037	-£8,014,689	-£7,821,871
35%	70%	-£5,180,513	-£5,180,513	-£4,532,011	-£4,259,871	-£2,198,178	-£3,674,246	-£12,423,979	-£14,402,753
40%	70%	-£6,787,938	-£5,514,337	-£5,289,729	-£5,362,225	-£4,047,488	-£7,018,313	-£16,685,470	-£20,863,834
45%	70%	-£9,814,359	-£9,838,521	-£6,987,447	-£6,463,581	-£5,804,800	-£2,257,630	-£20,947,359	-£27,584,515
50%	70%	-£7,040,273	-£6,182,707	-£5,715,385	-£7,685,938	-£7,264,237	-£5,292,026	-£25,008,293	-£34,264,365
100%	70%	-£3,318,018	-£3,433,546	-£14,096,365	-£18,769,172	-£26,641,151	-£36,781,761	-£67,828,151	-£86,954,206
10%	80%	-£6,031,376	-£3,574,440	-£3,904,834	-£1,209,367	-£6,987,795	-£18,306,963	-£8,416,646	-£17,487,588
15%	80%	-£5,158,788	-£3,931,236	-£1,638,395	-£1,039,342	-£5,786,792	-£15,353,411	-£11,250,678	-£11,801,894
20%	80%	-£6,286,200	-£4,228,026	-£2,371,683	-£590,304	-£3,788,759	-£12,336,585	-£6,717,112	-£4,820,436
25%	80%	-£6,413,812	-£4,554,818	-£3,105,107	-£2,099,340	-£1,434,787	-£9,438,358	-£4,137,339	-£1,816,844
30%	80%	-£5,541,025	-£4,881,610	-£3,838,520	-£3,210,531	-£4,273,174	-£6,480,831	-£5,378,148	-£8,154,960
35%	80%	-£5,888,437	-£5,203,407	-£3,571,664	-£432,322	-£2,068,898	-£3,503,290	-£12,614,614	-£14,217,355
40%	80%	-£6,795,850	-£5,535,194	-£5,305,379	-£5,432,913	-£4,167,900	-£512,934	-£16,974,081	-£21,427,751
45%	80%	-£6,923,262	-£6,881,898	-£6,038,803	-£6,544,104	-£6,040,264	-£2,478,803	-£21,272,047	-£28,084,447
50%	80%	-£7,860,674	-£6,188,719	-£6,727,222	-£7,055,673	-£7,913,216	-£5,010,286	-£25,870,014	-£34,264,365
10%	60%	-£5,027,419	-£3,564,012	-£2,852,009	-£1,244,182	-£7,047,032	-£18,401,533	-£6,557,728	-£17,585,684
15%	60%	-£6,152,854	-£3,885,590	-£1,604,021	-£1,614,021	-£1,614,021	-£5,225,648	-£4,460,226	-£11,488,148
20%	60%	-£6,278,288	-£4,207,168	-£2,326,032	-£920,754	-£3,404,265	-£12,588,120	-£3,821,100	-£5,250,375
25%	60%	-£6,403,745	-£4,524,045	-£3,048,045	-£4,180,824	-£2,010,024	-£2,010,024	-£3,678,824	-£3,678,824
30%	60%	-£6,528,155	-£4,850,324	-£3,770,066	-£3,104,500	-£242,555	-£6,769,183	-£7,945,230	-£7,491,091
35%	60%	-£6,654,589	-£5,171,902	-£4,492,068	-£4,198,020	-£2,084,815	-£3,845,203	-£12,171,044	-£14,014,150
40%	60%	-£6,780,023	-£5,493,480	-£5,214,079	-£5,291,539	-£3,927,078	-£3,927,078	-£16,398,658	-£20,539,516
45%	60%	-£7,050,891	-£5,815,091	-£6,038,091	-£6,038,091	-£6,038,091	-£6,038,091	-£20,874,072	-£24,264,365
50%	60%	-£7,325,841	-£6,136,632	-£6,868,103	-£7,476,577	-£7,476,577	-£7,476,577	-£24,848,486	-£30,590,248

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£2,788,162	-£2,277,951	-£2,347,813	-£4,468,095	-£10,255,643	-£21,535,433	-£17,729,370	-£20,832,676
10%	70%	-£2,814,585	-£2,822,178	-£1,620,096	-£3,376,858	-£8,422,456	-£18,666,735	-£7,596,688	-£14,580,751
15%	70%	-£3,041,088	-£3,016,361	-£1,896,361	-£2,285,707	-£6,586,263	-£15,732,528	-£6,463,646	-£8,276,841
20%	70%	-£3,167,451	-£1,304,660	-£1,304,660	-£1,186,076	-£1,750,076	-£15,759,738	-£7,162,625	-£1,697,388
25%	70%	-£3,293,853	-£1,624,731	-£593,608	-£63,700	-£2,908,317	-£9,886,247	-£4,320,453	-£4,680,636
30%	70%	-£3,420,278	-£1,948,918	-£1,290,776	-£1,018,636	-£1,051,050	-£6,915,482	-£5,182,344	-£11,161,517
35%	70%	-£3,546,701	-£2,273,105	-£2,215,088	-£2,215,088	-£2,215,088	-£3,340,524	-£2,344,444	-£4,444,244
40%	70%	-£3,673,124	-£2,597,286	-£2,746,211	-£3,223,345	-£2,663,565	-£5,983,615	-£7,106,124	-£24,323,280
45%	70%	-£3,799,547	-£2,921,471	-£3,473,890	-£4,325,701	-£4,523,032	-£2,020,843	-£21,988,014	-£30,804,160
50%	70%	-£3,925,970	-£3,245,656	-£4,006,919	-£5,026,476	-£5,026,476	-£2,549,585	-£26,598,625	-£36,742,675
10%	80%	-£2,788,162	-£2,788,162	-£1,602,978	-£3,350,778	-£3,350,778	-£18,594,647	-£7,491,914	-£14,422,119
15%	80%	-£2,814,585	-£2,814,585	-£1,620,096	-£3,376,858	-£3,376,858	-£16,744,526	-£7,491,914	-£11,550,120
20%	80%	-£2,841,008	-£2,841,008	-£1,640,574	-£2,597,286	-£2,597,286	-£15,722,066	-£5,136,812	-£4,913,104
25%	80%	-£2,867,431	-£2,867,431	-£1,660,062	-£1,880,487	-£1,880,487	-£14,548,888	-£6,434,878	-£8,061,671
30%	80%	-£2,893,854	-£2,893,854	-£1,680,550	-£2,250,932	-£2,250,932	-£13,323,120	-£5,323,347	-£6,061,671
35%	80%	-£2,920,277	-£2,920,277	-£1,701,038	-£2,624,376	-£2,624,376	-£11,101,356	-£4,108,104	-£4,913,104
40%	80%	-£2,946,700	-£2,946,700	-£1,721,526	-£2,997,820	-£2,997,820	-£8,886,104	-£2,946,700	-£4,913,104
45%	80%	-£2,973,123	-£2,973,123	-£1,742,014	-£3,371,264	-£3,371,264	-£6,669,848	-£1,742,014	-£4,913,104
50%	80%	-£3,000,546	-£3,000,546	-£1,762,502	-£3,744,708	-£3,744,708	-£4,453,292	-£1,742,014	-£4,913,104
10%	60%	-£2,788,162	-£2,788,162	-£1,602,978	-£3,350,778	-£3,350,778	-£18,594,647	-£7,491,914	-£14,422,119
15%	60%	-£2,814,585	-£2,814,585	-£1,620,096	-£3,376,858	-£3,376,858	-£16,744,526	-£7,491,914	-£11,550,120
20%	60%	-£2,841,008	-£2,841,008	-£1,640,574	-£2,597,286	-£2,597,286	-£15,722,066	-£5,136,812	-£4,913,104
25%	60%	-£2,867,431	-£2,867,431	-£1,660,062	-£1,880,487	-£1,880,487	-£14,548,888	-£6,434,878	-£8,061,671
30%	60%	-£2,893,854	-£2,893,854	-£1,680,550	-£2,250,932	-£2,250,932	-£13,323,120	-£5,323,347	-£6,061,671
35%	60%	-£2,920,277	-£2,920,277	-£1,701,038	-£2,624,376	-£2,624,376	-£11,101,356	-£4,108,104	-£4,913,104
40%	60%	-£2,946,700	-£2,946,700	-£1,721,526	-£2,997,820	-£2,997,820	-£8,886,104	-£2,946,700	-£4,913,104
45%	60%	-£2,973,123	-£2,973,123	-£1,742,014	-£3,371,264	-£3,371,264	-£6,669,848	-£1,742,014	-£4,913,104
50%	60%	-£3,000,546	-£3,000,546	-£1,762,502	-£3,744,708	-£3,744,708	-£4,453,292	-£1,742,014	-£4,913,104
10%	80%	-£2,788,162	-£2,788,162	-£1,602,978	-£3,350,778	-£3,350,778	-£18,594,647	-£7,491,914	-£14,422,119
15%	80%	-£2,814,585	-£2,814,585	-£1,620,096	-£3,376,858	-£3,376,858	-£16,744,526	-£7,491,914	-£11,550,120
20%	80%	-£2,841,008	-£2,841,008	-£1,640,574	-£2,597,286	-£2,597,286	-£15,722,066	-£5,136,812	-£4,913,104
25%	80%	-£2,867,431	-£2,867,431	-£1,660,062	-£1,880,487	-£1,880,487	-£14,548,888	-£6,434,878	-£8,061,671
30%	80%	-£2,893,854	-£2,893,854	-£1,680,550	-£2,250,932	-£2,250,932	-£13,323,120	-£5,323,347	-£6,061,671
35%	80%	-£2,920,277	-£2,920,277	-£1,701,038	-£2,624,376	-£2,624,376	-£11,101,356	-£4,108,104	-£4,913,104
40%	80%	-£2,946,700	-£2,946,700	-£1,721,526	-£2,997,820	-£2,997,820	-£8,886,104	-£2,946,700	-£4,913,104
45%	80%	-£2,973,123	-£2,973,123	-£1,742,014	-£3,371,264	-£3,371,264	-£6,669,848	-£1,742,014	-£4,913,104
50%	80%	-£3,000,546	-£3,000,546	-£1,762,502	-£3,744,708	-£3,744,708	-£4,453,292	-£1,742,014	-£4,913,104

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£1,104,592	-£1,751,114	-£5,233,983	-£8,081,046	-£16,361,710	-£28,844,679	-£21,322,890	-£34,821,802
10%	70%	-£1,357,428	-£1,402,742	-£3,778,547	-£5,898,743	-£11,889,383	-£23,026,212	-£18,180,464	-£22,263,610
15%	70%	-£1,483,851	-£1,719,859	-£3,059,820	-£4,807,580	-£9,853,190	-£20,087,469	-£16,027,422	-£16,611,485
20%	70%	-£1,610,274	-£1,454,372	-£2,353,119	-£3,716,440	-£7,817,440	-£17,163,812	-£13,072,753	-£13,707,375
25%	70%	-£1,736,698	-£1,130,188	-£1,596,393	-£2,616,809	-£6,180,803	-£14,230,473	-£9,712,100	-£3,328,133
30%	70%	-£1,863,121	-£1,013,998	-£967,676	-£1,614,544	-£4,339,105	-£11,296,976	-£5,489,710	-£3,149,802
35%	70%	-£1,989,544	-£819,188	-£519,188	-£412,068	-£2,481,785	-£6,346,216	-£4,271,613	-£2,101,582
40%	70%	-£2,115,967	-£842,368	-£597,759	-£590,256	-£2,624,781	-£5,380,253	-£2,012,500	-£1,611,665
45%	70%	-£2,242,390	-£1,166,552	-£1,315,478	-£1,792,612	-£1,232,831	-£2,414,340	-£16,275,390	-£22,892,548
50%	70%	-£2,368,813	-£1,489,738	-£2,043,196	-£2,984,967	-£3,092,268	-£3,092,268	-£20,537,280	-£29,424,265
100%	70%	-£3,644,044	-£4,784,511	-£5,924,044	-£14,007,749	-£21,869,159	-£21,869,159	-£35,166,162	-£42,824,312
10%	80%	-£1,357,428	-£1,357,428	-£1,602,978	-£3,350,778	-£3,350,778	-£18,594,647	-£7,491,914	-£14,422,119
15%	80%	-£1,383,851	-£1,383,851	-£1,620,096	-£3,376,858	-£3,376,858	-£16,744,526	-£7,491,914	-£11,550,120
20%	80%	-£1,410,274	-£1,410,274	-£1,640,574	-£2,597,286	-£2,597,286	-£15,722,066	-£5,136,812	-£4,913,104
25%	80%	-£1,436,698	-£1,436,698	-£1,660,062	-£1,880,487				

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£349,076	£3,204,770	£6,687,640	£9,534,703	£16,815,426	£30,298,334	£22,776,547	£36,076,459
10%	70%	£96,259	£2,556,399	£5,232,204	£7,352,400	£13,143,040	£24,479,874	£14,614,721	£23,717,267
15%	70%	£50,195	£2,232,215	£4,504,487	£6,261,249	£11,308,847	£21,551,136	£10,481,076	£17,465,141
20%	70%	£156,618	£1,908,029	£3,776,768	£5,170,097	£9,470,653	£18,617,628	£6,348,036	£11,161,031
25%	70%	£283,041	£1,583,845	£3,049,050	£4,070,466	£7,634,460	£15,684,130	£2,185,766	£4,781,789
30%	70%	£409,464	£1,259,659	£2,321,333	£2,989,110	£5,792,761	£12,750,653	£2,086,063	£4,696,245
35%	70%	£535,887	£935,475	£1,593,615	£1,968,755	£3,535,450	£9,759,872	£6,297,953	£8,277,127
40%	70%	£662,310	£611,289	£866,897	£763,401	£2,078,138	£6,833,940	£10,559,844	£14,859,008
45%	70%	£788,733	£287,115	£135,178	£338,995	£220,926	£3,868,006	£14,821,793	£21,438,899
50%	70%	£915,157	£57,081	£698,236	£1,441,310	£1,638,611	£863,446	£10,983,624	£28,016,769
100%	70%	£2,160,302	£3,207,520	£7,970,739	£12,644,086	£20,515,456	£29,656,135	£81,702,825	£93,828,580
10%	80%	£34,250	£2,551,166	£6,220,792	£7,335,013	£13,113,421	£24,432,589	£14,544,272	£23,613,214
15%	80%	£53,162	£2,224,384	£4,487,368	£6,235,168	£11,262,418	£21,479,097	£10,376,304	£17,306,510
20%	80%	£110,274	£1,897,691	£3,753,943	£5,136,322	£9,411,415	£18,521,511	£6,238,338	£10,946,066
25%	80%	£287,886	£1,570,808	£3,020,519	£4,026,286	£7,560,413	£15,563,984	£1,988,287	£4,508,882
30%	80%	£415,399	£1,244,016	£2,287,096	£2,915,095	£5,702,452	£12,606,457	£2,252,822	£2,029,334
35%	80%	£542,811	£917,224	£1,553,612	£1,803,904	£3,530,089	£9,628,316	£8,560,495	£9,885,725
40%	80%	£670,224	£590,452	£820,247	£692,713	£1,957,726	£6,838,560	£10,848,455	£15,302,125
45%	80%	£797,636	£363,640	£36,823	£418,478	£85,362	£3,846,803	£15,145,421	£21,338,821
50%	80%	£925,048	£63,626	£696,691	£1,530,947	£1,617,586	£615,337	£18,444,568	£28,422,017
10%	80%	£98,897	£2,361,814	£5,243,817	£7,369,789	£13,172,658	£24,527,199	£14,683,484	£24,821,325
15%	80%	£227,227	£2,040,036	£4,521,605	£6,287,330	£11,351,274	£21,623,213	£10,585,852	£17,623,774
20%	80%	£182,662	£1,818,458	£3,799,594	£5,204,672	£9,529,891	£18,713,746	£6,487,735	£11,376,001
25%	80%	£310,066	£1,598,380	£3,077,526	£4,134,645	£7,708,508	£15,884,277	£2,372,246	£2,882,121
30%	80%	£403,529	£1,275,302	£2,355,570	£3,021,126	£5,883,071	£12,894,809	£1,819,604	£1,365,465
35%	80%	£528,983	£953,724	£1,633,558	£1,927,606	£4,040,811	£9,970,829	£8,045,418	£7,888,524
40%	80%	£654,397	£632,146	£911,547	£834,087	£2,198,551	£7,029,318	£10,271,232	£14,413,890
45%	80%	£779,811	£310,566	£168,136	£229,493	£56,290	£4,957,807	£14,697,046	£20,339,257
50%	80%	£905,265	£-11,009	£-332,477	£-1,352,951	£-1,485,970	£1,111,765	£18,722,860	£27,464,822

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£49,399	£3,204,770	£7,123,317	£9,801,377	£17,282,989	£31,753,788	£23,211,881	£36,510,595
10%	70%	£51,662	£2,991,835	£5,667,638	£7,787,833	£13,575,473	£24,915,308	£15,049,554	£24,152,701
15%	70%	£495,239	£2,667,648	£4,939,920	£6,696,683	£11,742,281	£21,986,589	£10,916,812	£17,900,575
20%	70%	£278,816	£2,343,463	£4,212,202	£5,695,531	£9,906,087	£19,053,062	£6,783,470	£11,596,465
25%	70%	£152,393	£2,019,278	£3,484,484	£4,605,899	£8,099,994	£16,119,964	£2,691,200	£5,217,225
30%	70%	£35,970	£1,695,093	£2,756,767	£3,403,544	£6,228,195	£13,186,086	£-1,600,629	£-1,260,811
35%	70%	£100,453	£1,370,908	£2,029,048	£2,301,189	£4,370,884	£10,236,306	£5,862,519	£7,841,693
40%	70%	£226,617	£1,046,723	£1,301,351	£1,198,534	£2,513,572	£7,268,373	£10,124,410	£14,422,574
45%	70%	£353,000	£722,538	£573,613	£36,479	£66,269	£4,303,439	£14,586,499	£21,003,455
50%	70%	£479,723	£388,353	£-154,105	£-1,005,876	£-1,203,177	£1,268,982	£18,648,190	£27,584,338
100%	70%	£1,754,929	£2,972,486	£7,936,208	£12,208,682	£20,090,681	£29,220,791	£61,267,091	£96,393,147
10%	80%	£329,684	£2,986,620	£6,656,206	£7,170,447	£13,548,655	£24,988,053	£14,819,705	£24,048,548
15%	80%	£424,272	£2,659,826	£4,922,802	£6,670,602	£11,697,852	£21,914,471	£10,911,738	£17,741,943
20%	80%	£274,880	£2,333,034	£4,189,377	£5,570,756	£9,846,849	£18,966,945	£6,643,772	£11,381,496
25%	80%	£147,448	£2,006,242	£3,455,353	£4,461,720	£7,999,847	£15,999,418	£2,423,721	£4,944,116
30%	80%	£303,034	£1,679,450	£2,742,529	£3,350,929	£6,171,898	£13,041,980	£-9,417,089	£-1,993,900
35%	80%	£107,378	£1,352,658	£1,989,106	£2,239,337	£4,265,522	£10,064,350	£6,115,054	£8,230,295
40%	80%	£234,790	£1,025,866	£1,265,681	£1,128,147	£2,393,159	£7,073,994	£-10,413,021	£-14,866,692
45%	80%	£362,202	£699,073	£522,257	£16,996	£520,796	£4,082,256	£-14,710,988	£-21,500,098
50%	80%	£489,614	£372,281	£-211,167	£-1,094,613	£-1,356,153	£1,050,764	£19,008,954	£28,139,483
10%	80%	£533,640	£2,997,047	£6,679,051	£7,805,221	£13,608,092	£24,962,593	£15,118,788	£24,256,754
15%	80%	£408,206	£2,675,469	£4,957,039	£6,722,764	£11,798,708	£22,058,647	£11,021,286	£18,959,208
20%	80%	£282,772	£2,353,892	£4,225,027	£5,640,306	£9,965,325	£19,149,179	£6,923,169	£11,811,435
25%	80%	£157,330	£2,032,314	£3,513,016	£4,550,079	£8,143,940	£16,236,711	£2,778,680	£5,487,555
30%	80%	£31,905	£1,710,736	£2,791,004	£3,456,660	£6,318,505	£13,330,242	£-1,384,171	£-930,031
35%	80%	£80,893	£1,389,158	£2,083,992	£2,363,040	£4,476,245	£10,496,282	£5,600,984	£7,453,099
40%	80%	£218,963	£1,067,580	£1,346,980	£1,269,521	£2,833,984	£7,464,751	£-9,835,798	£-13,978,457
45%	80%	£344,397	£746,002	£624,969	£176,001	£791,724	£4,523,241	£-14,061,812	£-20,503,823
50%	80%	£469,891	£424,424	£-97,043	£-972,517	£-1,050,536	£1,547,193	£18,287,426	£27,029,189

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	2
Site Area MU 1-4	0.154 Ha	Value Area	High
Site Area MU 5-6	0.74 Ha	Sales value inflation	0%
		Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£3,376,240	£8,666,868	£16,908,766	£23,385,356	£40,816,348	£67,190,883	£74,026,022	£111,977,044
10%	70%	£2,975,461	£7,633,830	£14,814,248	£20,920,329	£34,985,022	£58,106,106	£61,308,114	£93,150,972
15%	70%	£2,755,073	£7,117,310	£13,466,990	£19,187,615	£32,089,358	£53,419,118	£54,944,104	£83,655,526
20%	70%	£2,746,683	£6,600,791	£12,313,731	£17,454,701	£29,153,696	£48,328,329	£48,574,100	£74,157,153
25%	70%	£2,374,294	£6,084,271	£11,172,473	£16,721,889	£26,238,033	£44,229,202	£42,156,996	£64,582,250
30%	70%	£2,173,904	£5,567,751	£10,025,214	£15,989,075	£23,322,370	£39,615,055	£36,737,892	£54,975,879
35%	70%	£1,973,515	£5,051,231	£8,877,955	£15,251,076	£20,406,707	£35,000,909	£32,279,875	£48,310,602
40%	70%	£1,773,126	£4,534,712	£7,730,697	£14,517,244	£17,484,945	£30,374,052	£27,795,794	£38,544,251
45%	70%	£1,572,737	£4,018,192	£6,579,063	£13,783,412	£14,545,910	£25,726,846	£18,249,189	£26,676,641
50%	70%	£1,372,347	£3,501,673	£5,424,431	£12,997,580	£11,605,876	£21,079,640	£9,648,302	£16,847,073
100%	70%	£841,874	£1,890,736	£3,222,016	£10,762,532	£18,370,129	£27,086,085	£58,698,445	£90,003,762
10%	80%	£2,973,890	£7,629,688	£14,605,309	£20,906,712	£34,961,871	£57,973,687	£61,256,113	£93,074,752
15%	80%	£2,772,716	£7,111,097	£13,453,580	£19,167,091	£32,034,633	£53,365,088	£54,866,100	£83,541,196
20%	80%	£2,571,540	£6,592,506	£12,301,851	£17,427,489	£29,107,395	£48,765,490	£48,465,395	£74,002,219
25%	80%	£2,370,365	£6,073,915	£11,150,123	£16,687,847	£26,180,156	£44,136,804	£42,023,804	£64,388,584
30%	80%	£2,169,190	£5,555,324	£9,998,395	£15,948,225	£23,252,919	£39,504,178	£38,579,334	£54,739,678
35%	80%	£1,968,015	£5,036,734	£8,846,666	£15,202,732	£20,325,681	£34,871,552	£29,090,865	£44,030,508
40%	80%	£1,766,840	£4,518,144	£7,695,037	£14,451,904	£17,399,928	£29,258,927	£21,582,268	£35,224,167
45%	80%	£1,565,664	£3,999,552	£6,538,266	£13,701,256	£14,440,029	£25,557,810	£16,003,489	£25,306,311
50%	80%	£1,364,490	£3,480,961	£5,379,101	£12,950,517	£11,489,230	£20,891,822	£9,370,861	£16,227,013
100%	80%	£873,078	£1,873,078	£3,273,189	£10,933,945	£18,008,172	£26,046,526	£61,360,117	£93,272,192
15%	60%	£2,777,430	£7,123,523	£13,480,400	£19,207,341	£32,104,084	£53,474,347	£55,022,107	£83,698,856
20%	60%	£2,577,826	£6,609,075	£12,337,611	£17,481,935	£29,199,997	£48,902,168	£48,679,806	£74,312,006
25%	60%	£2,378,223	£6,094,626	£11,194,823	£16,755,330	£26,295,909	£44,321,599	£42,288,127	£64,775,917
30%	60%	£2,178,619	£5,575,175	£10,043,615	£16,015,826	£23,379,822	£39,726,933	£38,586,449	£54,944,939
35%	60%	£1,979,016	£5,055,729	£8,905,246	£15,299,421	£20,487,734	£35,130,265	£29,466,884	£45,586,309
40%	60%	£1,779,413	£4,535,281	£7,766,458	£14,562,494	£17,579,961	£30,524,306	£23,010,663	£35,864,336
45%	60%	£1,579,808	£4,015,833	£6,619,960	£13,825,568	£14,651,792	£25,895,861	£16,494,489	£26,042,626
50%	60%	£1,380,205	£3,502,384	£5,469,761	£13,083,643	£11,724,922	£21,267,457	£9,925,745	£16,637,134

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study) £82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£9,354,080	£4,083,432	£4,178,466	£11,685,655	£20,355,224	£18,019,312	£12,854,480	£50,805,472
10%	70%	£9,758,539	£5,096,470	£1,863,946	£8,190,029	£26,186,850	£3,161,466	£1,586,544	£31,979,400
15%	70%	£9,355,227	£4,580,950	£1,356,421	£7,675,515	£25,122,157	£5,227,458	£1,027,768	£27,854,681
20%	70%	£10,156,617	£5,129,510	£4,724,401	£3,017,878	£12,342,243	£12,597,471	£12,985,581	£31,985,581
25%	70%	£10,356,006	£6,848,029	£1,557,827	£2,991,589	£34,933,538	£16,942,970	£10,915,576	£34,410,679
30%	70%	£10,556,396	£7,162,549	£1,248,795	£1,248,795	£1,248,795	£1,248,795	£1,248,795	£35,103,690
35%	70%	£10,756,785	£7,679,059	£3,852,345	£2,479,224	£40,764,864	£26,170,663	£31,892,697	£35,880,990
40%	70%	£10,957,174	£8,195,588	£4,999,603	£2,223,056	£43,886,627	£30,797,520	£38,737,520	£35,627,320
45%	70%	£11,157,563	£8,712,108	£6,151,237	£3,988,888	£48,625,661	£38,444,226	£44,022,403	£35,484,930
50%	70%	£11,357,953	£9,228,627	£7,305,860	£5,710,206	£54,004,693	£44,091,833	£51,523,268	£35,348,449
100%	70%	£13,372,175	£14,421,030	£18,952,316	£24,492,832	£79,541,701	£88,267,661	£110,961,017	£151,176,334
10%	80%	£9,756,410	£5,100,812	£1,875,009	£6,176,412	£20,309,701	£3,197,885	£1,644,541	£31,903,180
15%	80%	£9,351,895	£4,585,291	£1,363,484	£7,660,901	£25,132,636	£5,232,450	£1,030,476	£27,854,681
20%	80%	£10,158,760	£5,137,794	£4,728,444	£3,017,878	£12,342,243	£12,597,471	£12,985,581	£31,985,581
25%	80%	£10,359,150	£6,856,385	£1,550,178	£2,997,547	£34,933,538	£16,942,970	£10,915,576	£34,410,679
30%	80%	£10,561,510	£7,174,076	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£35,103,690
35%	80%	£10,763,899	£7,689,595	£3,857,549	£2,479,224	£40,764,864	£26,170,663	£31,892,697	£35,880,990
40%	80%	£10,966,288	£8,212,157	£5,035,363	£2,278,306	£43,886,627	£30,797,520	£38,737,520	£35,627,320
45%	80%	£11,168,636	£8,727,676	£6,162,034	£4,009,044	£48,625,661	£38,444,226	£44,022,403	£35,484,930
50%	80%	£11,370,984	£9,242,195	£7,316,867	£5,710,206	£54,004,693	£44,091,833	£51,523,268	£35,348,449
100%	80%	£13,392,207	£14,421,030	£18,952,316	£24,492,832	£79,541,701	£88,267,661	£110,961,017	£151,176,334
10%	60%	£9,756,410	£5,100,812	£1,875,009	£6,176,412	£20,309,701	£3,197,885	£1,644,541	£31,903,180
15%	60%	£9,351,895	£4,585,291	£1,363,484	£7,660,901	£25,132,636	£5,232,450	£1,030,476	£27,854,681
20%	60%	£10,158,760	£5,137,794	£4,728,444	£3,017,878	£12,342,243	£12,597,471	£12,985,581	£31,985,581
25%	60%	£10,359,150	£6,856,385	£1,550,178	£2,997,547	£34,933,538	£16,942,970	£10,915,576	£34,410,679
30%	60%	£10,561,510	£7,174,076	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£35,103,690
35%	60%	£10,763,899	£7,689,595	£3,857,549	£2,479,224	£40,764,864	£26,170,663	£31,892,697	£35,880,990
40%	60%	£10,966,288	£8,212,157	£5,035,363	£2,278,306	£43,886,627	£30,797,520	£38,737,520	£35,627,320
45%	60%	£11,168,636	£8,727,676	£6,162,034	£4,009,044	£48,625,661	£38,444,226	£44,022,403	£35,484,930
50%	60%	£11,370,984	£9,242,195	£7,316,867	£5,710,206	£54,004,693	£44,091,833	£51,523,268	£35,348,449
100%	60%	£13,392,207	£14,421,030	£18,952,316	£24,492,832	£79,541,701	£88,267,661	£110,961,017	£151,176,334
10%	60%	£9,756,410	£5,100,812	£1,875,009	£6,176,412	£20,309,701	£3,197,885	£1,644,541	£31,903,180
15%	60%	£9,351,895	£4,585,291	£1,363,484	£7,660,901	£25,132,636	£5,232,450	£1,030,476	£27,854,681
20%	60%	£10,158,760	£5,137,794	£4,728,444	£3,017,878	£12,342,243	£12,597,471	£12,985,581	£31,985,581
25%	60%	£10,359,150	£6,856,385	£1,550,178	£2,997,547	£34,933,538	£16,942,970	£10,915,576	£34,410,679
30%	60%	£10,561,510	£7,174,076	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£1,249,005	£35,103,690
35%	60%	£10,763,899	£7,689,595	£3,857,549	£2,479,224	£40,764,864	£26,170,663	£31,892,697	£35,880,990
40%	60%	£10,966,288	£8,212,157	£5,035,363	£2,278,306	£43,886,627	£30,797,520	£38,737,520	£35,627,320
45%	60%	£11,168,636	£8,727,676	£6,162,034	£4,009,044	£48,625,661	£38,444,226	£44,022,403	£35,484,930
50%	60%	£11,370,984	£9,242,195	£7,316,867	£5,710,206	£54,004,693	£44,091,833	£51,523,268	£35,348,449
100%	60%	£13,392,207	£14,421,030	£18,952,316	£24,492,832	£79,541,701	£88,267,661	£110,961,017	£151,176,334

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study) £64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£8,331,221	£1,230,596	£7,102,300	£14,470,811	£26,786,144	£18,588,350	£26,423,500	£56,374,832
10%	70%	£8,931,003	£2,272,638	£4,707,784	£11,013,864	£12,817,470	£10,407,614	£13,706,622	£46,548,480
15%	70%	£7,131,392	£2,789,159	£3,560,525	£9,291,051	£15,933,134	£5,817,226	£7,941,612	£36,053,034
20%	70%	£7,331,981	£2,876,874	£2,813,267	£7,543,327	£18,448,796	£1,296,837	£371,808	£28,554,681
25%	70%	£7,532,171	£1,265,008	£1,855,424	£1,855,424	£21,364,458	£3,733,250	£5,446,496	£16,979,758
30%	70%	£7,732,560	£4,082,610	£1,118,749	£4,082,610	£24,280,122	£7,987,437	£11,864,600	£27,373,387
35%	70%	£7,932,950	£4,865,233	£1,028,500	£2,344,611	£27,195,795	£12,601,593	£18,323,517	£22,310,510

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,787,925	£7,078,554	£15,320,451	£22,797,641	£33,184,186	£59,558,722	£66,393,860	£104,344,882
10%	70%	£1,387,146	£6,045,515	£13,025,934	£19,332,014	£27,352,860	£50,377,944	£53,675,963	£85,518,810
15%	70%	£1,188,758	£5,325,926	£11,870,920	£17,539,201	£24,437,197	£45,791,556	£47,311,943	£75,053,894
20%	70%	£986,369	£5,012,476	£11,866,387	£21,521,534	£41,197,167	£40,941,939	£46,524,991	£68,524,991
25%	70%	£785,979	£4,495,956	£9,584,158	£14,133,574	£18,605,872	£36,597,040	£34,524,834	£56,950,089
30%	70%	£585,426	£3,979,436	£8,261,939	£12,420,206	£16,490,208	£32,195,330	£29,105,730	£47,343,177
35%	70%	£385,200	£3,462,917	£7,289,641	£10,682,761	£12,774,548	£27,368,747	£21,646,713	£37,678,420
40%	70%	£184,812	£2,946,397	£6,142,382	£8,918,929	£9,862,783	£22,741,890	£15,163,633	£27,912,090
45%	70%	£-15,578	£2,429,877	£4,960,749	£7,175,098	£6,313,749	£18,094,884	£8,617,007	£18,044,480
50%	70%	£-155,867	£1,913,358	£3,826,116	£5,431,280	£4,874,215	£15,447,476	£7,016,141	£15,014,812
100%	70%	£-2,230,186	£-3,279,045	£-7,810,330	£-13,350,847	£-26,002,291	£-34,728,257	£-56,321,607	£-97,626,824
10%	80%	£1,385,575	£6,041,373	£13,016,994	£19,319,799	£27,329,709	£50,341,525	£53,623,951	£85,442,990
15%	80%	£1,184,401	£5,322,782	£11,865,285	£17,578,776	£24,402,472	£45,738,928	£47,233,338	£75,069,035
20%	80%	£983,225	£5,004,191	£11,713,537	£16,839,154	£21,475,233	£41,124,328	£46,836,233	£68,370,958
25%	80%	£782,050	£4,485,600	£9,561,808	£14,099,533	£18,547,995	£36,504,642	£34,391,702	£56,756,422
30%	80%	£580,876	£3,967,009	£8,410,080	£12,359,910	£15,620,757	£31,872,016	£27,947,172	£47,107,517
35%	80%	£380,200	£3,450,489	£7,289,351	£10,614,415	£12,893,519	£27,298,390	£21,738,704	£37,398,366
40%	80%	£178,525	£2,935,968	£6,106,822	£8,863,679	£9,758,666	£22,591,637	£14,946,765	£27,592,005
45%	80%	£-12,650	£2,411,238	£4,949,951	£7,112,941	£6,807,867	£17,925,648	£8,371,327	£17,674,149
50%	80%	£-122,825	£1,892,719	£3,785,788	£5,382,203	£4,857,988	£13,258,680	£7,136,699	£15,584,852
10%	60%	£1,388,119	£6,049,656	£13,034,874	£19,346,630	£27,376,010	£50,414,364	£53,727,356	£85,536,030
15%	60%	£1,189,115	£5,326,209	£11,892,068	£17,618,626	£24,471,922	£45,842,185	£47,389,945	£75,137,654
20%	60%	£989,511	£5,020,760	£11,749,296	£16,893,621	£21,567,835	£41,270,006	£44,047,644	£68,679,924
25%	60%	£789,365	£4,505,240	£9,596,505	£14,167,615	£18,663,425	£36,665,326	£34,565,730	£56,957,654
30%	60%	£590,304	£3,991,863	£8,463,720	£12,441,810	£15,750,860	£32,093,771	£28,264,288	£47,579,918
35%	60%	£390,701	£3,477,414	£7,320,931	£10,711,106	£12,855,572	£27,498,104	£21,834,723	£37,954,147
40%	60%	£190,206	£2,962,965	£6,178,143	£8,974,190	£9,866,898	£22,892,148	£15,378,570	£27,944,775
45%	60%	£-15,506	£2,446,516	£5,031,546	£7,227,254	£7,019,830	£16,265,716	£8,962,784	£18,410,666
50%	60%	£-120,110	£1,934,069	£3,881,447	£5,600,328	£4,092,360	£13,635,296	£7,293,583	£15,434,972

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,694

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,081,835	£7,053,381	£15,320,451	£22,797,641	£33,184,186	£59,558,722	£66,393,860	£104,344,882
10%	70%	£2,081,674	£6,720,042	£13,700,461	£20,006,542	£29,094,095	£53,613,179	£56,917,188	£88,780,046
15%	70%	£1,861,285	£6,203,522	£12,553,202	£18,273,728	£27,678,432	£49,028,792	£50,553,178	£78,260,046
20%	70%	£1,660,896	£5,687,003	£11,405,944	£16,540,814	£24,762,707	£44,438,403	£44,183,174	£69,766,227
25%	70%	£1,460,506	£5,170,484	£10,256,826	£14,808,101	£21,847,107	£39,838,276	£37,765,007	£60,191,524
30%	70%	£1,260,117	£4,653,965	£9,111,427	£13,075,288	£18,311,444	£35,224,129	£30,584,953	£50,584,953
35%	70%	£1,059,727	£4,137,444	£7,964,168	£11,337,289	£16,015,781	£30,609,983	£24,887,949	£40,919,656
40%	70%	£859,338	£3,620,925	£6,815,909	£9,592,467	£13,093,016	£25,963,128	£21,153,252	£31,253,252
45%	70%	£658,949	£3,104,405	£5,665,276	£7,849,625	£10,154,984	£21,335,919	£17,858,242	£21,285,715
50%	70%	£458,560	£2,587,885	£4,510,644	£6,105,793	£7,215,905	£16,688,713	£15,257,376	£11,256,147
100%	70%	£-1,555,662	£-2,604,516	£-7,138,852	£-11,676,819	£-22,613,056	£-31,487,027	£-50,800,372	£-84,994,668
10%	80%	£1,868,928	£6,197,309	£12,532,793	£18,263,304	£27,643,707	£48,974,162	£50,475,174	£78,150,270
15%	80%	£1,667,752	£5,678,718	£11,388,064	£16,513,681	£24,716,469	£44,365,564	£44,077,468	£69,611,293
20%	80%	£1,467,363	£5,162,199	£10,238,806	£14,781,060	£21,847,107	£39,765,007	£37,765,007	£60,191,524
25%	80%	£1,266,974	£4,646,699	£9,083,441	£13,045,438	£18,311,444	£35,113,252	£31,188,408	£50,348,752
30%	80%	£1,066,585	£4,131,178	£7,932,879	£11,288,945	£15,934,754	£30,480,826	£24,899,939	£40,630,582
35%	80%	£866,196	£3,615,659	£6,783,150	£9,538,207	£12,090,902	£25,832,872	£18,190,000	£30,833,240
40%	80%	£665,807	£3,100,140	£5,627,421	£7,787,468	£10,049,103	£21,166,894	£17,161,563	£21,251,955
45%	80%	£465,402	£2,584,621	£4,465,313	£6,036,730	£7,098,304	£16,500,896	£14,979,934	£10,836,087
50%	80%	£265,013	£2,067,102	£3,317,202	£4,822,202	£5,810,422	£13,855,599	£12,458,422	£8,686,266
10%	60%	£2,083,245	£6,724,184	£13,709,462	£20,020,158	£29,017,245	£53,655,599	£56,969,191	£88,836,046
15%	60%	£1,863,853	£6,207,265	£12,556,813	£18,244,813	£27,713,158	£49,063,420	£50,631,181	£78,278,046
20%	60%	£1,664,039	£5,690,287	£11,423,824	£16,568,148	£24,809,070	£44,511,241	£44,288,880	£69,921,159
25%	60%	£1,464,645	£5,180,839	£10,281,035	£14,842,143	£21,904,983	£39,930,673	£37,897,201	£60,384,991
30%	60%	£1,264,832	£4,665,390	£9,138,247	£13,116,137	£19,000,895	£35,335,007	£31,505,523	£50,821,154
35%	60%	£1,065,429	£4,150,941	£7,985,455	£11,385,633	£16,096,808	£30,720,310	£25,916,863	£41,196,863
40%	60%	£865,625	£3,637,494	£6,852,670	£9,648,707	£13,185,135	£26,133,380	£21,816,737	£31,473,410
45%	60%	£666,021	£3,123,045	£5,706,073	£7,911,782	£10,260,866	£21,504,955	£18,103,923	£21,651,700
50%	60%	£466,618	£2,605,597	£4,555,974	£6,174,695	£7,333,296	£16,876,531	£15,534,819	£11,676,208

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,760,200	£8,050,820	£16,292,725	£23,769,915	£37,856,155	£64,230,991	£71,065,829	£109,916,851
10%	70%	£2,359,421	£7,017,190	£13,998,208	£20,304,289	£32,024,929	£55,049,913	£58,347,922	£90,190,779
15%	70%	£2,158,033	£6,501,270	£12,850,950	£18,871,675	£29,109,168	£50,458,526	£51,983,912	£80,695,333
20%	70%	£1,956,645	£5,984,750	£11,703,691	£16,838,681	£25,863,156	£45,813,984	£47,311,943	£71,053,894
25%	70%	£1,755,257	£5,468,231	£10,556,433	£14,791,675	£23,277,841	£41,269,009	£38,195,804	£61,622,058
30%	70%	£1,553,869	£4,951,711	£9,409,174	£13,373,035	£20,362,177	£36,654,862	£32,777,700	£52,015,687
35%	70%	£1,352,481	£4,436,191	£8,261,915	£11,635,016	£17,446,215	£31,040,717	£26,210,663	£42,943,252
40%	70%	£1,151,093	£3,920,672	£7,114,657	£9,891,204	£14,624,752	£27,413,859	£21,835,202	£32,584,050
45%	70%	£950,704	£3,405,152	£5,963,023	£8,147,372	£11,585,718	£22,766,653	£18,288,976	£22,716,449
50%	70%	£750,315	£2,889,633	£4,814,764	£6,402,460	£9,470,460	£18,698,143	£14,119,443	£18,662,801
100%	70%	£-1,257,915	£-2,306,770	£-5,838,055	£-11,378,072	£-21,330,322	£-30,058,257	£-41,649,638	£-62,963,964
10%	80%	£2,357,850	£7,013,648	£13,990,269	£20,290,672	£32,001,678	£55,013,494	£56,295,920	£88,114,559
15%	80%	£2,156,462	£6,496,129	£12,843,013	£18,551,051	£29,074,441	£50,404,895	£51,905,908	£80,581,004
20%	80%	£1,955,074	£5,979,610	£11,695,755	£16,811,420	£25,817,420	£45,798,299	£47,311,943	£71,042,027
25%	80%	£1,754,685	£5,463,091	£10,548,052	£14,791,675	£23,210,962	£41,176,812	£39,063,672	£61,428,391
30%	80%	£1,553,297	£4,948,572	£9,402,355	£13,332,185	£20,292,727	£36,543,986	£32,619,141	£51,779,486
35%	80%	£1,351,909	£4,433,053	£8,255,096	£11,586,992	£17,385,488	£31,911,359	£26,130,673	£42,070,316
40%	80%	£1,150,521	£3,917,534	£7,107,837	£9,878,891	£14,624,752	£27,413,859	£21,835,202	£32,584,050
45%	80%	£949,133	£3,402,015	£5,962,226	£8,085,216	£11,479,837	£22,597,618	£18,042,929	£22,346,119
50%	80%	£748,744	£2,886,496	£4,763,061	£6,334,477	£8,529,038	£17,913,630	£14,010,668	£12,266,821
10%	60%	£2,760,200	£8,050,820	£16,292,725	£23,769,915	£37,856,155	£		

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£3,062,718	£8,353,346	£16,595,243	£24,072,433	£39,309,812	£65,684,348	£72,519,496	£110,470,508
10%	70%	£2,661,939	£7,230,308	£14,300,726	£20,696,807	£33,478,486	£56,503,570	£59,801,579	£91,644,436
15%	70%	£2,461,850	£6,803,787	£13,153,469	£19,813,993	£30,997,823	£51,913,182	£53,437,568	£82,148,990
20%	70%	£2,261,161	£6,287,268	£12,006,209	£17,141,179	£27,847,160	£47,322,793	£47,067,505	£72,650,617
25%	70%	£2,060,771	£5,770,749	£10,858,950	£15,408,366	£24,731,498	£42,722,666	£40,649,460	£63,075,715
30%	70%	£1,860,382	£5,254,228	£9,711,692	£13,675,653	£21,615,324	£38,108,519	£36,231,356	£53,469,343
35%	70%	£1,659,993	£4,737,709	£8,564,433	£11,937,254	£18,900,172	£33,494,373	£27,772,339	£43,804,046
40%	70%	£1,459,604	£4,221,190	£7,417,175	£10,193,722	£15,978,409	£28,867,516	£21,289,259	£34,037,716
45%	70%	£1,259,215	£3,704,670	£6,265,541	£8,449,890	£13,039,375	£24,220,310	£14,742,633	£24,170,106
50%	70%	£1,058,826	£3,188,150	£5,119,005	£6,706,066	£10,100,341	£19,573,104	£9,141,767	£14,140,538
100%	70%	£495,397	£2,024,253	£6,533,538	£11,076,054	£19,876,665	£29,602,631	£50,156,581	£91,510,298
10%	80%	£2,660,368	£7,316,165	£14,291,787	£20,593,190	£33,455,335	£56,467,151	£59,749,577	£91,588,216
15%	80%	£2,459,193	£6,797,574	£13,140,058	£18,853,669	£30,628,098	£51,868,552	£53,389,364	£82,034,661
20%	80%	£2,258,017	£6,278,983	£11,986,359	£17,113,946	£27,600,959	£47,249,954	£46,961,859	£72,466,694
25%	80%	£2,056,843	£5,760,393	£10,836,600	£15,374,325	£24,673,621	£42,630,268	£40,517,329	£62,882,048
30%	80%	£1,855,668	£5,241,802	£9,684,872	£13,634,703	£21,746,393	£37,997,642	£34,072,798	£53,233,143
35%	80%	£1,654,492	£4,723,212	£8,533,144	£11,899,210	£18,819,145	£33,385,016	£27,584,330	£43,523,872
40%	80%	£1,453,316	£4,204,621	£7,381,415	£10,138,472	£15,884,292	£28,717,263	£21,074,391	£33,717,631
45%	80%	£1,252,142	£3,686,030	£6,224,744	£8,387,733	£12,933,493	£24,051,274	£14,496,963	£23,799,775
50%	80%	£1,050,967	£3,167,439	£5,065,579	£6,636,995	£10,362,694	£19,385,296	£7,864,325	£13,720,478
10%	100%	£2,663,611	£7,324,449	£14,309,667	£20,697,443	£33,501,636	£56,539,290	£59,953,562	£91,720,659
15%	100%	£2,463,908	£6,810,001	£13,166,878	£18,894,418	£30,597,548	£51,967,811	£53,515,571	£82,263,320
20%	100%	£2,264,304	£6,295,553	£12,024,089	£17,168,413	£27,693,461	£47,395,632	£47,173,270	£72,805,550
25%	100%	£2,064,700	£5,779,034	£10,871,320	£15,442,608	£24,789,373	£42,815,064	£40,781,591	£63,299,381
30%	100%	£1,865,097	£5,266,655	£9,738,512	£13,716,402	£21,985,296	£38,219,397	£34,389,914	£53,705,544
35%	100%	£1,665,494	£4,752,207	£8,595,724	£11,985,898	£18,981,198	£33,623,730	£27,969,340	£44,079,773
40%	100%	£1,465,890	£4,237,759	£7,452,935	£10,248,972	£16,072,525	£29,017,770	£21,504,127	£34,357,801
45%	100%	£1,266,286	£3,723,310	£6,306,336	£8,573,047	£13,145,256	£24,389,345	£14,985,314	£24,536,001
50%	100%	£1,066,683	£3,208,862	£5,156,239	£6,775,120	£10,217,986	£19,760,922	£9,419,209	£14,560,598

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£3,133,353	£8,433,963	£16,595,243	£24,133,831	£39,309,812	£66,119,726	£73,368,986	£110,835,942
10%	70%	£2,732,556	£7,410,925	£14,391,343	£20,697,424	£33,913,920	£56,539,004	£59,237,013	£92,079,870
15%	70%	£2,532,168	£6,894,405	£13,244,085	£18,964,610	£30,998,256	£52,348,616	£53,873,002	£82,584,424
20%	70%	£2,331,778	£6,377,885	£12,096,826	£17,231,796	£28,082,594	£47,759,227	£47,502,999	£73,096,051
25%	70%	£2,131,389	£5,861,365	£10,949,569	£15,499,984	£25,186,931	£43,158,100	£41,084,894	£63,611,490
30%	70%	£1,930,999	£5,344,846	£9,802,309	£13,766,170	£22,251,268	£38,543,953	£34,666,790	£53,904,777
35%	70%	£1,730,610	£4,828,326	£8,655,050	£12,028,171	£19,335,605	£33,929,807	£28,207,773	£44,239,480
40%	70%	£1,530,221	£4,311,807	£7,507,792	£10,284,359	£16,413,843	£29,302,950	£21,124,652	£34,473,150
45%	70%	£1,329,832	£3,795,287	£6,356,156	£8,540,597	£13,474,909	£24,655,744	£15,175,067	£24,665,930
50%	70%	£1,129,442	£3,278,768	£5,201,526	£6,796,675	£10,536,774	£20,008,538	£9,577,200	£14,575,971
100%	70%	£584,779	£2,013,635	£5,444,921	£10,089,437	£19,441,231	£28,167,197	£59,760,517	£91,074,664
10%	80%	£2,740,985	£7,406,183	£14,382,464	£20,683,807	£33,890,769	£56,502,954	£59,180,011	£92,063,650
15%	80%	£2,540,810	£6,888,192	£13,230,675	£18,944,186	£30,963,531	£52,292,986	£53,794,998	£82,470,094
20%	80%	£2,340,635	£6,369,601	£12,078,946	£17,204,564	£28,036,293	£47,685,388	£47,397,293	£72,931,118
25%	80%	£2,140,460	£5,851,010	£10,927,218	£15,464,942	£25,169,655	£43,085,702	£40,962,762	£63,317,462
30%	80%	£1,940,285	£5,332,419	£9,775,490	£13,725,320	£22,182,917	£38,433,076	£34,506,229	£53,688,676
35%	80%	£1,740,110	£4,813,829	£8,623,761	£11,979,828	£19,254,579	£33,800,450	£28,010,764	£43,959,406
40%	80%	£1,540,935	£4,295,238	£7,472,032	£10,229,089	£16,319,726	£29,152,696	£21,509,825	£34,153,065
45%	80%	£1,340,760	£3,776,647	£6,315,361	£8,478,351	£13,389,927	£24,488,709	£14,932,367	£24,236,209
50%	80%	£1,140,585	£3,258,056	£5,156,196	£6,727,612	£10,418,128	£19,820,720	£9,299,759	£14,155,911
10%	100%	£2,744,129	£7,415,066	£14,400,284	£20,711,040	£33,937,070	£56,975,424	£60,289,015	£92,186,090
15%	100%	£2,544,955	£6,900,618	£13,257,495	£18,985,036	£31,052,982	£52,403,245	£53,951,035	£82,698,254
20%	100%	£2,344,780	£6,381,170	£12,114,705	£17,259,030	£28,128,995	£47,531,956	£47,656,704	£73,240,894
25%	100%	£2,144,605	£5,861,721	£10,971,918	£15,533,025	£25,224,807	£43,250,497	£41,217,025	£63,704,815
30%	100%	£1,944,430	£5,342,172	£9,829,129	£13,807,020	£22,320,720	£38,654,831	£34,825,347	£54,140,978
35%	100%	£1,744,255	£4,822,623	£8,688,341	£12,078,516	£19,416,332	£34,069,163	£28,395,782	£44,515,207
40%	100%	£1,544,080	£4,303,074	£7,543,553	£10,339,589	£16,507,959	£29,453,204	£21,939,561	£34,793,234
45%	100%	£1,343,905	£3,783,483	£6,396,955	£8,602,664	£13,580,690	£24,824,779	£15,423,747	£24,971,524
50%	100%	£1,143,730	£3,263,892	£5,246,856	£6,865,738	£10,653,420	£20,196,355	£9,854,643	£14,996,032

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	2
Site Area MU 1-4	0.154 Ha	Value Area	Med
Site Area MU 5-6	0.74 Ha	Sales value inflation	0%
		Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£2,021,712	£5,154,899	£9,159,267	£12,606,148	£20,885,777	£36,883,554	£30,233,340	£46,727,439
10%	70%	£1,762,522	£4,462,873	£7,608,859	£10,269,698	£17,051,000	£29,663,597	£21,532,898	£33,614,877
15%	70%	£1,617,327	£4,116,899	£6,833,696	£9,101,472	£15,083,612	£26,553,619	£17,196,432	£26,992,212
20%	70%	£1,463,333	£3,770,946	£6,058,457	£7,953,207	£13,116,223	£23,443,840	£15,763,208	£23,520,039
25%	70%	£1,348,738	£3,424,832	£5,283,248	£6,765,022	£11,148,835	£20,314,516	£13,919,883	£19,562,969
30%	70%	£1,214,143	£3,078,819	£4,508,046	£5,594,775	£9,181,446	£17,177,079	£13,846,956	£16,721,346
35%	70%	£1,079,548	£2,732,805	£3,732,842	£4,414,112	£7,214,057	£14,039,642	£12,632,127	£14,229,098
40%	70%	£944,953	£2,386,792	£2,957,639	£3,233,448	£5,224,906	£10,892,954	£10,234,217	£12,301,681
45%	70%	£810,358	£2,040,778	£2,182,435	£2,052,785	£3,234,288	£7,719,708	£9,806,263	£11,434,225
50%	70%	£675,764	£1,694,764	£1,407,231	£1,872,127	£1,243,671	£4,842,696	£14,378,308	£21,446,789
100%	70%	£681,147	£1,784,242	£1,448,573	£1,113,340	£18,987,731	£28,081,610	£39,086,763	£52,172,432
0%	80%	£1,750,455	£4,457,424	£7,596,934	£10,251,530	£17,020,051	£29,614,188	£21,461,086	£33,570,699
10%	80%	£1,614,827	£4,108,687	£6,815,768	£9,074,220	£15,037,188	£26,479,505	£17,048,714	£26,829,122
15%	80%	£1,478,198	£3,759,949	£6,034,603	£7,886,310	£13,054,325	£23,344,821	£12,607,234	£20,099,029
20%	80%	£1,343,570	£3,411,211	£5,253,436	£6,719,601	£11,071,462	£20,188,973	£13,137,417	£19,286,706
25%	80%	£1,207,942	£3,062,473	£4,472,270	£5,539,378	£9,088,599	£17,028,428	£13,624,415	£16,384,408
30%	80%	£1,072,312	£2,713,735	£3,691,105	£4,349,482	£7,105,430	£13,983,882	£12,050,050	£14,635,154
35%	80%	£936,684	£2,364,907	£2,909,939	£3,159,525	£5,109,085	£10,988,700	£9,535,730	£11,785,726
40%	80%	£801,056	£2,016,261	£2,128,772	£1,969,690	£3,092,740	£7,490,034	£10,145,535	£11,896,299
45%	80%	£665,428	£1,667,523	£1,347,606	£1,779,794	£1,086,394	£4,283,329	£14,755,277	£22,026,872
50%	80%	£1,754,590	£4,468,321	£7,620,785	£10,287,867	£17,081,349	£29,713,006	£21,604,711	£33,711,655
15%	60%	£1,621,028	£4,125,032	£6,861,544	£9,128,725	£15,130,036	£26,627,733	£17,264,151	£27,155,302
20%	60%	£1,487,467	£3,781,743	£6,082,303	£7,969,584	£13,178,121	£23,542,458	£12,899,182	£20,540,744
25%	60%	£1,353,906	£3,438,454	£5,313,062	£6,810,442	£11,226,208	£20,440,060	£16,502,351	£18,939,232
30%	60%	£1,219,344	£3,089,164	£4,543,821	£5,650,172	£9,274,293	£17,327,731	£14,068,497	£17,058,285
35%	60%	£1,086,783	£2,751,875	£3,774,580	£4,478,741	£7,322,380	£14,215,403	£11,938,294	£17,174,114
40%	60%	£953,221	£2,408,586	£3,005,339	£3,307,310	£5,350,727	£11,097,009	£14,932,643	£16,837,595
45%	60%	£819,661	£2,060,296	£2,236,096	£2,136,879	£3,375,837	£7,949,360	£9,466,961	£11,652,150
50%	60%	£686,099	£1,712,007	£1,466,857	£1,364,449	£1,400,947	£4,801,755	£14,001,940	£20,866,706

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£10,708,588	-£7,875,401	-£3,571,033	-£1,214,152	-£40,185,795	-£25,288,018	-£28,938,232	-£14,444,133
10%	70%	-£10,917,778	-£8,267,427	-£4,121,441	-£2,460,862	-£44,120,871	-£31,507,975	-£39,638,674	-£27,556,984
15%	70%	-£11,112,474	-£8,612,471	-£4,676,649	-£3,650,627	-£48,061,961	-£34,011,263	-£44,015,160	-£31,179,460
20%	70%	-£11,246,967	-£8,959,454	-£5,171,848	-£4,787,053	-£51,955,349	-£37,127,931	-£48,418,613	-£34,851,533
25%	70%	-£11,381,562	-£9,305,489	-£5,747,052	-£5,985,278	-£55,922,737	-£40,857,056	-£52,851,688	-£40,608,003
30%	70%	-£11,516,157	-£9,651,484	-£6,322,255	-£7,235,025	-£60,849,125	-£44,749,261	-£56,744,265	-£44,664,668
35%	70%	-£11,650,752	-£9,997,458	-£6,907,458	-£8,518,188	-£65,957,514	-£48,711,930	-£60,833,743	-£48,401,668
40%	70%	-£11,785,347	-£10,343,508	-£7,522,661	-£9,846,852	-£71,246,666	-£52,778,717	-£65,078,717	-£52,473,233
45%	70%	-£11,919,942	-£10,689,522	-£8,154,965	-£11,207,515	-£76,807,284	-£56,851,884	-£70,077,334	-£57,345,707
50%	70%	-£12,054,536	-£11,035,536	-£8,820,176	-£12,608,176	-£82,559,925	-£60,926,490	-£74,540,890	-£60,618,411
100%	70%	-£13,411,447	-£14,524,542	-£18,178,874	-£23,843,649	-£80,130,303	-£89,253,182	-£121,270,353	-£153,344,003
0%	80%	-£10,979,843	-£8,272,876	-£5,193,368	-£2,478,770	-£44,151,521	-£31,557,384	-£39,710,486	-£27,683,872
10%	80%	-£11,115,473	-£8,618,913	-£5,768,580	-£3,669,380	-£48,093,621	-£34,022,628	-£44,022,628	-£31,193,900
15%	80%	-£11,251,102	-£8,970,361	-£6,343,793	-£4,833,390	-£51,998,008	-£37,142,736	-£48,424,536	-£34,877,543
20%	80%	-£11,386,730	-£9,319,089	-£6,929,009	-£6,010,699	-£56,100,249	-£40,852,599	-£52,034,155	-£40,854,866
25%	80%	-£11,522,358	-£9,667,827	-£7,525,230	-£7,235,025	-£60,849,125	-£44,749,261	-£56,744,265	-£44,664,668
30%	80%	-£11,657,986	-£10,016,398	-£8,139,189	-£8,497,310	-£65,957,514	-£48,711,930	-£60,833,743	-£48,401,668
35%	80%	-£11,793,616	-£10,365,303	-£8,802,362	-£9,870,774	-£71,246,666	-£52,778,717	-£65,078,717	-£52,473,233
40%	80%	-£11,929,244	-£10,714,040	-£9,501,528	-£11,260,810	-£76,807,284	-£56,851,884	-£70,077,334	-£57,345,707
45%	80%	-£12,064,873	-£11,062,777	-£10,224,894	-£12,658,176	-£82,559,925	-£60,926,490	-£74,540,890	-£60,618,411
50%	80%	-£12,200,467	-£11,411,511	-£10,950,107	-£14,149,842	-£88,512,000	-£65,000,000	-£80,000,000	-£65,000,000
10%	60%	-£10,975,710	-£8,261,980	-£5,109,515	-£2,442,433	-£44,089,623	-£31,458,565	-£39,566,851	-£27,683,872
15%	60%	-£11,109,272	-£8,609,269	-£5,678,728	-£3,601,575	-£48,041,931	-£34,543,119	-£44,037,421	-£31,179,460
20%	60%	-£11,242,833	-£8,948,557	-£6,247,997	-£4,760,716	-£51,993,451	-£37,625,814	-£48,272,390	-£34,851,533
25%	60%	-£11,377,394	-£9,291,846	-£6,827,268	-£5,912,869	-£55,946,844	-£40,711,511	-£52,046,292	-£40,608,003
30%	60%	-£11,509,956	-£9,635,135	-£7,402,477	-£7,080,128	-£60,897,270	-£44,843,841	-£56,710,257	-£44,664,668
35%	60%	-£11,643,517	-£9,978,425	-£7,995,720	-£8,251,359	-£65,949,192	-£48,956,188	-£60,897,458	-£48,401,668
40%	60%	-£11,777,078	-£10,321,714	-£8,590,961	-£9,422,890	-£71,000,000	-£52,000,000	-£74,540,890	-£57,345,707
45%	60%	-£11,910,639	-£10,669,004	-£9,224,202	-£10,594,421	-£76,000,000	-£56,000,000	-£80,000,000	-£65,000,000
50%	60%	-£12,044,201	-£11,009,293	-£9,924,443	-£11,765,851	-£81,000,000	-£60,000,000	-£80,000,000	-£65,000,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£7,851,252	-£5,251,255	-£2,471,195	-£820,854	-£26,811,715	-£17,118,253	-£17,551,125	-£8,675,053
10%	70%	-£8,153,942	-£5,443,592	-£2,697,605	-£963,233	-£29,551,492	-£18,938,898	-£19,669,594	-£10,000,000
15%	70%	-£8,285,537	-£5,589,606	-£2,837,029	-£1,084,992	-£32,518,881	-£21,048,873	-£21,446,000	-£10,000,000
20%	70%	-£8,417,131	-£5,735,619	-£2,976,463	-£1,216,131	-£35,481,068	-£23,159,053	-£23,446,000	-£10,000,000
25%	70%	-£8,548,725	-£5,881,633	-£3,115,897	-£1,347,271	-£38,443,255	-£25,269,238	-£25,546,000	-£10,000,000
30%	70%	-£8,680,319	-£6,027,646	-£3,255,331	-£1,478,411	-£41,395,442	-£27,379,423	-£27,622,000	-£10,000,000
35%	70%	-£8,811,913	-£6,173,659	-£3,394,765	-£1,609,551	-£44,347,629	-£29,489,608	-£29,672,000	-£10,000,000
40%	70%	-£8,943,507	-£6,319,672	-£3,534,199	-£1,740,691	-£47,299,816	-£31,599,793	-£31,777,000	-£10,000,000
45%	70%	-£9,075,101	-£6,465,685	-£3,673,633	-£1,871,831	-£50,252,003	-£33,709,978	-£33,867,000	-£10,000,000
50%	70%	-£9,206,695	-£6,611,698	-£3,813,067	-£2,002,971	-£53,204,190	-£35,820,163	-£35,917,000	-£10,000,000
10%	80%	-£8,975,710	-£6,261,980	-£5,109,515	-£2,442,433	-£44,089,623	-£31,458,565	-£39,566,851	-£27,683,872
15%	80%	-£9,109,272	-£6,409,269	-£5,248,959	-£2,583,575	-£47,041,931	-£33,543,119	-£41,037,421	-£31,179,460

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£433,398	£3,586,585	£7,570,952	£11,017,834	£13,383,615	£28,251,392	£22,601,178	£39,095,277
10%	70%	£164,208	£2,274,558	£6,020,545	£8,681,383	£9,418,839	£22,031,435	£13,900,736	£25,982,616
15%	70%	£293,634	£2,826,544	£5,255,341	£7,513,158	£7,451,490	£15,921,457	£13,524,227	£19,360,690
20%	70%	£104,982	£2,182,531	£4,470,137	£6,344,932	£5,484,061	£15,811,478	£5,121,047	£12,687,877
25%	70%	£239,577	£1,936,517	£3,694,934	£5,176,707	£3,516,673	£12,682,364	£3,677,720	£5,930,807
30%	70%	£311,192	£1,690,504	£2,918,721	£4,008,460	£1,549,365	£9,544,918	£2,785,202	£3,910,816
35%	70%	£508,767	£1,144,490	£2,144,527	£2,826,797	£1,104,104	£6,407,480	£1,824,333	£2,861,288
40%	70%	£643,362	£798,477	£1,369,324	£1,645,134	£2,407,256	£3,260,693	£1,266,379	£1,433,823
45%	70%	£777,957	£452,464	£854,126	£1,461,470	£4,387,874	£37,516	£17,438,424	£29,006,387
50%	70%	£922,661	£196,490	£-181,053	£-176,195	£-388,491	£-3,099,465	£-22,014,000	£-29,028,981
100%	70%	£-2,269,462	£-3,382,557	£-9,036,898	£-12,701,684	£-26,896,893	£-35,713,772	£-67,730,925	£-99,804,993
10%	80%	£162,140	£2,069,109	£6,008,619	£9,663,215	£9,387,889	£21,982,026	£15,829,924	£25,875,538
15%	80%	£28,312	£2,520,372	£5,227,453	£7,485,395	£7,485,026	£18,347,343	£9,416,553	£13,136,380
20%	80%	£-109,116	£2,171,634	£4,446,286	£6,308,596	£5,422,164	£15,712,660	£4,975,072	£12,466,367
25%	80%	£-244,745	£1,822,896	£3,665,122	£5,131,287	£3,439,300	£12,556,811	£3,005,255	£5,654,544
30%	80%	£390,373	£1,474,158	£2,883,955	£3,951,064	£1,526,427	£9,394,266	£4,007,747	£11,247,753
35%	80%	£508,767	£1,026,424	£2,112,790	£2,781,162	£1,526,427	£9,394,266	£4,007,747	£11,247,753
40%	80%	£651,631	£776,683	£1,321,624	£1,571,272	£2,533,077	£3,066,538	£1,167,958	£1,537,888
45%	80%	£787,293	£427,046	£-940,458	£-1,381,375	£-4,539,422	£-142,128	£-17,777,696	£-22,528,481
50%	80%	£922,661	£179,208	£-240,705	£-288,621	£-545,766	£-2,348,835	£-22,287,439	£-29,869,004
10%	60%	£166,275	£2,262,006	£5,152,470	£8,695,552	£9,449,197	£22,980,845	£13,972,549	£25,089,493
15%	60%	£32,713	£2,562,717	£7,540,410	£7,497,874	£7,497,874	£18,995,571	£9,631,989	£19,523,141
20%	60%	£-100,848	£2,193,428	£4,493,988	£6,381,269	£5,545,959	£15,910,296	£5,267,020	£12,908,582
25%	60%	£-239,669	£1,850,138	£3,693,138	£5,223,747	£3,504,046	£12,807,388	£3,501,016	£5,207,615
30%	60%	£-367,971	£1,506,840	£2,905,506	£4,061,857	£1,642,131	£9,695,650	£4,562,665	£-573,747
35%	60%	£-501,531	£1,163,560	£2,186,265	£2,890,426	£-3,097,782	£6,583,241	£-39,030,456	£-47,458,018
40%	60%	£-635,993	£820,271	£1,417,024	£1,718,995	£-4,881,436	£3,464,847	£-14,584,936	£-14,469,367
45%	60%	£-769,981	£476,981	£-847,981	£-1,178,981	£-2,526,252	£-3,917,429	£-17,098,153	£-21,644,912
50%	60%	£-902,216	£-133,692	£-411,458	£-522,865	£-2,211,216	£-2,830,407	£-21,633,502	£-28,498,668

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£838,735	£3,540,085	£6,695,072	£9,355,910	£11,020,585	£22,601,178	£22,223,751	£39,095,277
10%	70%	£704,140	£2,203,071	£5,819,868	£8,187,685	£10,682,685	£22,162,692	£12,765,506	£22,601,286
15%	70%	£589,546	£2,857,058	£5,144,665	£7,019,460	£8,725,297	£19,652,714	£8,362,282	£15,029,113
20%	70%	£434,961	£2,111,046	£4,369,461	£5,851,294	£5,167,899	£15,923,596	£3,929,957	£9,172,043
25%	70%	£300,366	£1,655,032	£3,594,259	£4,680,987	£4,790,520	£12,786,153	£-543,970	£-1,302,497
30%	70%	£166,761	£1,219,018	£2,819,055	£3,500,324	£2,823,131	£9,648,716	£-505,098	£-4,620,022
35%	70%	£-161,126	£-1,073,025	£-2,043,051	£-2,850,680	£-3,850,680	£-8,801,026	£-13,824,824	£-19,849,842
40%	70%	£-303,430	£-1,126,991	£-1,268,648	£-1,138,998	£-1,166,638	£-3,326,782	£-14,197,189	£-18,765,151
45%	70%	£-438,024	£-780,977	£-493,444	£-411,665	£-3,147,255	£-1,611,769	£-18,769,234	£-25,837,715
50%	70%	£-589,993	£-2,708,036	£-5,266,267	£-7,029,736	£-9,268,667	£-22,472,526	£-46,469,668	£-66,563,698
10%	80%	£701,039	£3,194,899	£5,801,981	£8,160,433	£10,646,261	£22,088,578	£12,657,788	£22,348,196
15%	80%	£565,411	£2,846,162	£5,120,815	£6,983,123	£8,663,399	£18,953,895	£8,216,308	£15,708,102
20%	80%	£429,743	£2,125,424	£4,326,614	£5,805,317	£6,805,317	£15,746,366	£3,929,957	£9,172,043
25%	80%	£294,154	£1,486,686	£3,558,483	£4,625,591	£4,697,673	£12,635,502	£-768,512	£-1,993,482
30%	80%	£158,525	£1,179,948	£2,777,317	£3,435,695	£2,714,504	£9,472,955	£-35,816,776	£-35,026,081
35%	80%	£-161,126	£-1,073,025	£-2,043,051	£-2,850,680	£-3,850,680	£-8,801,026	£-13,824,824	£-19,849,842
40%	80%	£-303,430	£-1,126,991	£-1,268,648	£-1,138,998	£-1,166,638	£-3,326,782	£-14,197,189	£-18,765,151
45%	80%	£-438,024	£-780,977	£-493,444	£-411,665	£-3,147,255	£-1,611,769	£-18,769,234	£-25,837,715
50%	80%	£-589,993	£-2,708,036	£-5,266,267	£-7,029,736	£-9,268,667	£-22,472,526	£-46,469,668	£-66,563,698
10%	60%	£166,275	£2,262,006	£5,152,470	£8,695,552	£9,449,197	£22,980,845	£13,972,549	£25,089,493
15%	60%	£32,713	£2,562,717	£7,540,410	£7,497,874	£7,497,874	£18,995,571	£9,631,989	£19,523,141
20%	60%	£-100,848	£2,193,428	£4,493,988	£6,381,269	£5,545,959	£15,910,296	£5,267,020	£12,908,582
25%	60%	£-239,669	£1,850,138	£3,693,138	£5,223,747	£3,504,046	£12,807,388	£3,501,016	£5,207,615
30%	60%	£-367,971	£1,506,840	£2,905,506	£4,061,857	£1,642,131	£9,695,650	£4,562,665	£-573,747
35%	60%	£-501,531	£1,163,560	£2,186,265	£2,890,426	£-3,097,782	£6,583,241	£-39,030,456	£-47,458,018
40%	60%	£-635,993	£820,271	£1,417,024	£1,718,995	£-4,881,436	£3,464,847	£-14,584,936	£-14,469,367
45%	60%	£-769,981	£476,981	£-847,981	£-1,178,981	£-2,526,252	£-3,917,429	£-17,098,153	£-21,644,912
50%	60%	£-902,216	£-133,692	£-411,458	£-522,865	£-2,211,216	£-2,830,407	£-21,633,502	£-28,498,668

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,405,672	£4,538,698	£8,543,227	£11,900,108	£14,026,586	£32,923,362	£27,273,149	£43,767,246
10%	70%	£1,136,482	£3,046,833	£6,959,819	£9,653,658	£11,090,808	£26,703,406	£18,572,706	£30,644,485
15%	70%	£1,001,687	£3,500,818	£6,217,616	£8,485,432	£12,123,419	£23,589,436	£14,196,290	£24,032,020
20%	70%	£867,253	£3,154,306	£5,442,412	£7,317,207	£10,156,483	£20,483,446	£11,753,017	£17,859,847
25%	70%	£732,686	£2,808,792	£4,667,208	£6,148,982	£8,188,642	£17,354,323	£5,359,691	£10,602,777
30%	70%	£598,103	£2,462,778	£3,892,006	£4,978,735	£6,221,254	£14,216,887	£3,688,764	£3,761,154
35%	70%	£463,528	£2,116,765	£3,116,802	£3,780,865	£4,523,685	£11,079,444	£2,053,662	£-1,892,269
40%	70%	£328,913	£1,770,752	£2,341,599	£2,617,408	£2,284,714	£7,932,662	£-18,104,410	£-20,261,854
45%	70%	£194,318	£1,424,738	£1,566,395	£1,436,745	£-274,096	£4,759,516	£-12,766,455	£-17,334,419
50%	70%	£59,721	£-1,029,224	£-2,091,912	£-2,956,422	£-4,716,561	£-13,538,500	£-21,898,529	£-29,846,829
100%	70%	£-51,297,187	£-410,982	£-7,054,814	£-11,729,589	£-21,027,024	£-31,041,802	£-46,766,298	£-66,106,404
10%	80%	£1,134,415	£3,841,384	£6,980,894	£9,635,400	£14,059,858	£26,653,956	£16,500,894	£30,547,507
15%	80%	£998,777	£3,492,647	£6,199,728	£8,458,190	£12,076,995	£23,519,312	£14,088,522	£22,886,929
20%	80%	£863,199	£3,146,926	£5,418,560	£7,260,813	£10,094,133	£20,384,623	£11,841,044	£17,138,842
25%	80%	£727,530	£2,795,171	£4,637,398	£6,103,561	£8,111,270	£17,228,760	£5,172,220	£10,336,513
30%	80%	£591,902	£2,446,433	£3,856,230	£4,923,338	£6,128,407	£14,066,238	£3,684,222	£3,424,216
35%	80%	£456,272	£2,097,699	£3,075,065	£3,733,442	£4,145,237	£10,903,689	£2,088,247	£-3,595,247
40%	80%	£320,646	£1,748,896	£2,293,896	£2,543,642	£2,188,692	£7,728,507	£-8,895,989	£-10,726,919
45%	80%	£185,016	£1,400,221	£1,512,732	£1,353,660	£-132,547	£4,520,841	£-13,105,727	£-17,856,492
50%	80%	£-49,387	£-1,051,483	£-2,161,566	£-3,163,754	£-4,873,799	£-13,223,137	£-21,715,469	£-24,987,064
10%	60%	£166,275	£2,262,006	£5,152,470	£8,695,552	£9,449,197	£22,980,845	£13,972,549	£25,089,493
15%	60%	£32,713	£2,562,717	£7,540,410	£7,497,874	£7,497,874	£18,995,571	£9,631,989	£19,523,141
20%	60%	£-100,848	£2,193,428	£4,493,988	£6,381,269	£5,545,959	£15,910,296	£5,267,020	£12,908,582
25%	60%	£-239,669							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,708,190	£4,841,377	£8,845,744	£12,292,626	£19,479,241	£34,377,018	£28,726,804	£46,220,903
10%	70%	£1,439,000	£4,149,350	£7,295,337	£9,956,175	£15,544,465	£28,157,061	£20,026,362	£32,108,142
15%	70%	£1,394,405	£3,803,536	£6,520,133	£8,797,950	£13,617,076	£25,041,063	£18,640,886	£28,465,676
20%	70%	£1,169,811	£3,457,323	£5,744,930	£7,619,725	£11,609,687	£21,937,105	£11,246,673	£18,813,503
25%	70%	£1,035,216	£3,111,310	£4,969,726	£6,451,500	£9,642,299	£18,807,980	£8,813,348	£12,096,433
30%	70%	£930,621	£2,765,297	£4,194,524	£5,281,252	£7,674,810	£15,670,544	£2,340,421	£5,214,610
35%	70%	£765,026	£2,419,283	£3,419,320	£4,100,589	£5,707,522	£12,533,106	£-4,168,707	£-1,356,632
40%	70%	£631,431	£2,073,270	£2,644,116	£2,919,926	£3,718,370	£9,386,319	£-6,740,753	£-8,808,107
45%	70%	£496,835	£1,727,256	£1,868,913	£1,739,263	£1,727,752	£6,213,172	£-11,912,798	£-16,880,761
50%	70%	£362,241	£1,381,242	£1,093,709	£858,600	£262,865	£3,036,160	£-10,884,844	£-22,863,325
100%	70%	£194,659	£2,107,765	£-762,036	£-11,426,871	£-20,474,267	£-29,688,148	£-61,606,299	£-93,678,967
10%	80%	£1,436,933	£4,143,901	£7,283,412	£9,938,007	£15,513,515	£28,107,652	£19,954,550	£32,001,164
15%	80%	£1,301,304	£3,795,164	£6,502,246	£8,760,698	£13,630,662	£24,972,969	£15,542,179	£25,322,886
20%	80%	£1,163,676	£3,446,427	£5,721,050	£7,583,388	£11,547,790	£21,838,288	£11,100,698	£18,692,493
25%	80%	£1,030,048	£3,097,689	£4,939,914	£6,406,079	£9,564,927	£18,682,437	£6,630,881	£11,780,170
30%	80%	£894,419	£2,748,951	£4,158,748	£5,225,856	£7,582,063	£15,519,892	£2,117,871	£4,877,873
35%	80%	£750,790	£2,402,713	£3,377,563	£4,035,380	£5,598,894	£12,367,346	£-4,532,066	£-2,141,860
40%	80%	£623,162	£2,051,475	£2,596,416	£2,846,064	£3,592,540	£9,182,164	£-7,042,328	£-9,272,262
45%	80%	£487,534	£1,702,738	£1,815,250	£1,656,188	£1,586,204	£5,983,498	£-11,682,070	£-16,402,835
50%	80%	£351,905	£1,354,000	£1,034,084	£466,271	£420,742	£2,776,793	£-16,261,618	£-29,593,408
10%	100%	£1,441,967	£4,154,798	£7,307,262	£9,974,413	£15,575,413	£28,096,471	£20,098,116	£32,015,119
15%	100%	£1,307,506	£3,811,509	£6,538,021	£8,816,203	£13,623,500	£25,121,107	£15,757,615	£25,648,767
20%	100%	£1,173,945	£3,468,220	£5,768,780	£7,656,062	£11,671,685	£22,035,922	£11,392,646	£19,034,208
25%	100%	£1,040,364	£3,124,531	£4,995,529	£6,498,322	£9,719,872	£18,633,524	£8,995,815	£12,332,697
30%	100%	£906,822	£2,781,641	£4,230,298	£5,336,560	£7,767,757	£15,821,195	£2,562,961	£5,551,749
35%	100%	£773,261	£2,438,353	£3,461,057	£4,165,219	£5,815,844	£12,708,867	£-1,904,830	£-1,332,422
40%	100%	£639,699	£2,095,964	£2,691,816	£2,993,798	£3,844,191	£9,380,473	£-6,439,178	£-9,344,131
45%	100%	£505,139	£1,751,774	£1,922,576	£1,822,397	£1,989,301	£8,442,946	£-10,913,507	£-16,308,686
50%	100%	£372,576	£1,408,485	£1,153,334	£850,927	£-105,589	£3,295,219	£-15,507,676	£-22,373,242

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,887,807	£4,831,294	£8,388,368	£11,383,243	£18,111,603	£32,812,455	£28,129,238	£46,888,337
10%	70%	£1,629,617	£4,239,968	£7,385,954	£10,046,793	£15,979,899	£28,536,495	£20,461,796	£32,543,576
15%	70%	£1,395,022	£3,893,954	£6,610,751	£8,878,567	£14,012,610	£25,482,517	£16,085,330	£25,921,110
20%	70%	£1,260,428	£3,547,941	£5,835,547	£7,710,342	£12,045,121	£22,372,538	£11,682,107	£19,248,937
25%	70%	£1,125,833	£3,201,927	£5,060,343	£6,542,117	£10,077,733	£19,263,414	£7,248,781	£12,491,867
30%	70%	£991,238	£2,855,914	£4,285,141	£5,371,870	£8,110,344	£16,105,977	£2,775,854	£5,650,244
35%	70%	£856,643	£2,509,900	£3,509,937	£4,191,207	£6,142,955	£12,968,540	£-1,733,274	£-1,300,198
40%	70%	£722,048	£2,163,887	£2,734,734	£3,010,583	£4,153,004	£9,821,752	£-6,305,519	£-6,372,363
45%	70%	£587,453	£1,817,873	£1,969,530	£1,829,880	£2,183,196	£8,646,606	£-10,871,354	£-16,465,307
50%	70%	£452,859	£1,471,859	£1,184,326	£849,217	£172,569	£3,471,593	£-13,448,410	£-22,317,881
100%	70%	£304,052	£2,017,147	£-6,671,478	£-11,336,254	£-20,038,833	£-30,182,712	£-67,169,865	£-93,249,534
10%	80%	£1,627,950	£4,224,519	£7,374,029	£10,068,625	£15,948,949	£28,543,086	£20,389,984	£32,438,697
15%	80%	£1,391,322	£3,885,782	£6,592,863	£8,851,315	£13,966,086	£25,408,403	£15,977,612	£25,798,020
20%	80%	£1,256,293	£3,537,044	£5,811,698	£7,674,005	£11,983,223	£22,273,720	£11,536,132	£19,027,927
25%	80%	£1,120,695	£3,189,308	£5,030,531	£6,496,696	£10,000,360	£19,117,871	£7,086,315	£12,215,604
30%	80%	£985,097	£2,842,568	£4,249,365	£5,315,473	£8,017,497	£15,955,326	£2,523,513	£5,313,336
35%	80%	£849,407	£2,490,830	£3,468,200	£4,126,577	£6,034,328	£12,792,780	£-1,997,152	£-1,706,256
40%	80%	£713,779	£2,142,092	£2,687,034	£2,936,682	£4,027,983	£9,617,598	£-6,606,834	£-9,636,828
45%	80%	£578,151	£1,793,256	£1,925,867	£1,746,785	£2,021,639	£9,119,933	£-11,216,637	£-15,897,401
50%	80%	£442,523	£1,444,618	£1,124,701	£556,869	£15,292	£3,212,227	£-15,626,379	£-23,097,074
10%	100%	£1,531,685	£4,245,416	£7,397,880	£10,064,962	£16,010,847	£28,641,905	£20,533,609	£32,650,553
15%	100%	£1,396,123	£3,892,127	£6,628,639	£8,905,850	£14,059,434	£25,556,631	£16,193,049	£26,084,201
20%	100%	£1,264,662	£3,538,938	£5,859,396	£7,746,679	£12,107,019	£22,471,356	£11,828,080	£19,460,642
25%	100%	£1,131,001	£3,185,549	£5,090,157	£6,587,537	£10,155,106	£19,368,958	£7,431,249	£12,788,130
30%	100%	£997,439	£2,872,259	£4,320,916	£5,427,267	£8,203,191	£16,256,629	£2,998,395	£5,987,183
35%	100%	£863,879	£2,526,370	£3,551,676	£4,253,636	£5,211,279	£13,144,301	£-1,669,286	£-696,088
40%	100%	£730,316	£2,185,681	£2,782,434	£3,084,405	£4,279,625	£10,025,907	£-6,003,745	£-7,908,697
45%	100%	£596,796	£1,842,391	£2,013,193	£1,912,974	£2,304,735	£8,878,280	£-10,538,093	£-14,923,252
50%	100%	£463,194	£1,489,102	£1,243,952	£741,544	£328,845	£3,780,653	£-15,072,492	£-21,937,608

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	2
		Value Area	Low
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£667,185	£1,842,930	£1,347,780	£681,035	£875,296	£3,810,905	£15,734,610	£23,714,682
10%	70%	£522,507	£1,273,263	£515,404	£587,712	£1,265,332	£3,922,287	£20,570,071	£31,174,510
15%	70%	£450,168	£1,088,429	£99,217	£1,227,655	£2,342,804	£2,367,800	£22,987,800	£34,804,424
20%	70%	£378,859	£903,556	£325,155	£1,357,897	£3,620,976	£2,550,827	£25,624,337	£38,524,537
25%	70%	£305,490	£718,761	£745,149	£2,507,539	£4,497,748	£4,813,092	£27,823,280	£42,364,251
30%	70%	£233,151	£533,927	£1,168,144	£3,147,482	£5,575,220	£6,550,357	£30,240,989	£46,094,765
35%	70%	£161,812	£349,094	£1,591,388	£3,797,424	£6,852,692	£8,267,623	£32,653,719	£49,824,079
40%	70%	£88,473	£164,259	£2,014,133	£4,427,367	£7,730,164	£10,024,887	£35,076,449	£53,553,939
45%	70%	£16,134	£-20,911	£2,437,126	£5,067,309	£8,807,636	£11,762,152	£37,494,178	£57,283,906
50%	70%	£57,125	£-208,768	£2,860,121	£5,707,252	£9,885,108	£13,499,418	£39,911,909	£61,013,620
100%	70%	£292,346	£2,087,335	£1,090,065	£12,106,676	£20,659,827	£30,872,068	£84,083,419	£128,312,859
1%	80%	£518,919	£1,263,806	£494,706	£620,285	£1,320,821	£3,922,253	£20,700,927	£31,375,874
15%	80%	£444,786	£1,074,244	£68,771	£1,276,516	£2,426,036	£1,475,821	£23,184,085	£35,206,469
20%	80%	£370,652	£884,682	£-364,224	£1,532,745	£3,352,852	£3,258,840	£25,667,243	£39,327,065
25%	80%	£296,520	£695,120	£-797,759	£2,588,974	£4,636,468	£5,041,858	£28,150,401	£42,867,691
30%	80%	£222,386	£505,557	£-1,231,252	£3,245,203	£5,741,684	£6,824,878	£30,633,560	£46,686,256
35%	80%	£148,254	£315,996	£-1,664,765	£3,901,432	£6,846,901	£8,607,894	£33,116,718	£50,528,582
40%	80%	£74,121	£128,121	£-2,098,277	£4,557,662	£7,952,116	£10,390,912	£35,599,877	£54,359,447
45%	80%	£-12	£-64,162	£-2,531,789	£5,213,891	£9,057,333	£12,173,930	£38,083,035	£58,190,043
50%	80%	£-75,357	£-256,824	£-2,965,302	£5,870,120	£10,162,548	£13,956,948	£40,566,193	£62,020,639
10%	60%	£526,076	£1,282,726	£336,102	£558,133	£1,209,844	£482,321	£20,439,214	£30,937,314
15%	60%	£455,549	£1,102,614	£130,264	£1,178,793	£2,259,572	£1,201,302	£22,791,515	£34,602,379
20%	60%	£385,004	£922,508	£-1,802,449	£1,802,449	£3,309,300	£2,892,815	£25,143,816	£38,231,611
25%	60%	£314,459	£742,402	£-692,559	£2,426,105	£4,359,028	£4,584,327	£27,496,118	£41,860,943
30%	60%	£243,914	£562,297	£-1,106,035	£3,083,761	£5,408,765	£5,726,939	£29,843,419	£45,400,075
35%	60%	£173,368	£382,192	£-1,517,511	£3,737,417	£6,458,484	£7,967,350	£32,200,720	£49,119,307
40%	60%	£102,824	£202,862	£-1,929,987	£4,297,071	£7,508,211	£9,688,862	£34,553,022	£52,748,539
45%	60%	£32,279	£21,981	£-2,342,468	£4,942,467	£8,567,939	£11,356,373	£36,963,323	£56,377,771
50%	60%	£-38,802	£-160,711	£-2,754,980	£5,544,383	£9,607,967	£13,041,886	£39,259,625	£60,007,003

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£12,083,115	£11,087,370	£11,382,520	£12,049,265	£60,296,275	£57,369,687	£76,906,182	£84,886,254
10%	70%	£11,207,793	£11,457,057	£12,214,896	£13,319,012	£62,436,904	£60,779,285	£81,741,642	£92,346,062
15%	70%	£10,420,132	£11,941,871	£13,051,065	£14,537,455	£63,574,376	£62,310,134	£84,076,061	£96,805,900
20%	70%	£11,352,471	£11,826,705	£13,052,455	£14,597,897	£64,591,848	£64,247,339	£86,577,020	£99,805,900
25%	70%	£12,424,810	£12,011,539	£13,475,449	£15,237,839	£65,669,320	£65,894,693	£89,994,832	£103,536,823
30%	70%	£12,407,149	£12,196,374	£13,858,374	£15,877,793	£66,746,791	£67,142,661	£93,142,661	£107,265,447
35%	70%	£12,569,488	£12,381,207	£14,241,438	£16,517,724	£67,824,263	£69,459,194	£95,830,291	£110,995,651
40%	70%	£12,841,827	£12,566,041	£14,744,433	£17,157,667	£68,901,735	£71,196,459	£98,246,221	£114,725,564
45%	70%	£12,714,166	£12,751,211	£15,167,426	£17,797,609	£69,979,208	£72,953,224	£100,665,750	£118,455,478
50%	70%	£12,707,425	£12,936,061	£15,590,427	£18,437,551	£71,056,680	£74,670,986	£103,083,419	£122,185,945
100%	70%	£13,622,646	£14,617,638	£16,820,365	£24,336,976	£81,831,399	£82,043,639	£125,560,777	£159,848,531
1%	80%	£12,211,381	£11,466,494	£12,235,594	£13,350,585	£62,492,392	£60,869,318	£81,872,499	£92,547,445
10%	80%	£12,395,414	£12,656,929	£13,661,916	£14,479,816	£63,574,376	£62,310,134	£84,076,061	£96,805,900
15%	80%	£12,580,648	£11,845,618	£13,094,527	£14,863,045	£64,702,624	£64,430,412	£86,838,815	£100,208,637
20%	80%	£12,433,780	£12,035,190	£13,528,039	£15,319,274	£65,808,040	£66,213,429	£89,321,973	£104,039,232
25%	80%	£12,507,914	£12,224,743	£13,961,552	£15,775,503	£66,913,256	£67,996,448	£91,805,131	£107,869,828
30%	80%	£12,602,046	£12,414,306	£14,396,071	£16,237,732	£68,024,472	£69,778,462	£94,278,226	£111,700,871
35%	80%	£12,656,179	£12,603,867	£14,826,577	£16,701,962	£69,136,688	£71,562,484	£96,771,448	£115,531,019
40%	80%	£12,730,312	£12,794,482	£15,262,089	£17,164,191	£70,248,904	£73,345,502	£99,254,605	£119,361,615
45%	80%	£12,804,451	£12,984,601	£15,696,602	£17,626,420	£71,361,120	£75,128,520	£101,707,164	£123,002,615
50%	80%	£12,898,591	£13,174,721	£16,131,115	£18,088,650	£72,473,336	£76,911,540	£104,053,183	£126,644,615
1%	60%	£12,204,206	£11,447,580	£12,194,198	£13,285,439	£62,381,416	£60,689,251	£81,610,786	£92,144,719
15%	60%	£12,274,751	£12,627,898	£12,600,036	£13,939,904	£63,431,144	£62,372,874	£83,963,087	£96,773,951
20%	60%	£12,345,295	£11,807,792	£13,010,383	£14,552,749	£64,480,872	£64,064,386	£86,313,388	£98,403,185
25%	60%	£12,416,841	£12,997,264	£13,424,869	£15,166,600	£65,529,600	£65,746,600	£88,665,600	£101,032,615
30%	60%	£12,486,386	£12,168,003	£13,835,336	£15,780,061	£66,580,327	£67,447,411	£91,019,990	£103,661,679
35%	60%	£12,556,932	£12,348,109	£14,247,811	£16,403,717	£67,630,055	£69,138,922	£93,372,292	£106,290,847
40%	60%	£12,627,478	£14,528,214	£14,660,297	£17,027,371	£68,680,783	£70,839,434	£95,729,584	£108,920,114
45%	60%	£12,698,021	£14,708,319	£15,072,784	£17,651,027	£69,729,511	£72,531,946	£98,076,886	£111,549,342
50%	60%	£12,769,192	£14,891,011	£15,485,260	£18,274,683	£70,779,235	£74,233,458	£100,429,136	£114,178,574

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£9,339,291	£9,263,155	£9,552,153	£9,520,131	£49,127,116	£43,717,155	£58,531,103	£61,311,171
10%	70%	£8,383,958	£8,833,202	£9,361,060	£10,494,177	£48,867,824	£47,210,206	£58,172,568	£61,777,002
15%	70%	£8,456,297	£8,818,036	£9,807,248	£11,134,719	£49,945,296	£48,841,054	£60,590,292	£62,506,916
20%	70%	£9,528,636	£9,000,868	£10,228,687	£11,774,068	£51,022,768	£50,678,319	£63,068,890	£66,236,890
25%	70%	£9,600,975	£9,187,704	£10,651,513	£12,414,004	£52,100,240	£52,415,584	£65,475,572	£69,966,743
30%	70%	£9,673,314	£9,372,538	£11,074,608	£13,053,946	£53,172,712	£54,152,849	£67,743,841	£73,666,657
35%	70%	£9,745,653	£9,557,371	£11,497,693	£13,693,889	£54,245,184	£55,899,115	£69,821,211	£75,426,571
40%	70%	£9,817,992	£9,742,205	£11,920,781	£14,333,831	£55,317,656	£57,627,379	£71,879,941	£77,185,485
45%	70%	£9,890,331	£9,927,378	£12,343,591	£14,973,774	£56,410,128	£59,364,644	£73,926,691	£80,948,399
50%	70%	£9,962,670	£10,115,232	£12,766,585	£15,613,716	£57,487,600	£61,101,910	£75,974,401	£83,616,312
100%	70%	£10,034,911	£11,303,936	£13,189,580	£16,253,658	£58,560,072	£62,847,598	£77,921,698	£85,315,251
1%	80%	£9,367,546	£8,642,655	£9,411,758	£10,526,750	£48,923,913	£47,300,239	£58,303,420	£60,978,986
15%	80%	£9,461,679	£8,832,220	£9,838,234	£11,182,980	£50,028,528	£49,078,314	£60,786,578	£63,808,961
20%	80%	£9,555,812	£9,021,793	£10,270,692	£11,839,209	£51,133,745	£50,961,332	£63,270,736	£66,539,557
25%	80%	£9,650,945	£9,211,345	£10,704,248	£12,489,438	£52,244,968	£52,844,362	£65,752,893	£69,270,153
30%	80%	£9,684,078	£9,400,907	£11,137,716	£13,151,668	£53,344,176	£54,427,368	£67,236,052	£70,900,748
35%	80%	£9,768,210	£9,590,469	£11,571,229	£13,807,897	£54,440,393	£56,019,386	£69,719,210	£73,531,344
40%	80%	£9,852,344	£9,780,032	£12,004,742	£14,464,127	£55,540,608	£57,693,404	£71,602,369	£75,161,940

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£921,130	-£54,616	-£240,535	-£807,280	-£8,756,885	-£3,821,257	-£23,366,772	-£31,346,844
10%	70%	-£1,065,908	-£155,552	-£1,072,910	-£2,176,027	-£8,897,494	-£7,239,875	-£28,202,232	-£38,806,572
15%	70%	-£1,138,147	-£469,686	-£1,450,939	-£2,815,969	-£9,374,366	-£8,370,724	-£31,612,251	-£42,536,325
20%	70%	-£1,210,486	-£684,719	-£1,810,470	-£3,455,312	-£10,707,989	-£9,033,692	-£33,037,692	-£46,266,499
25%	70%	-£1,282,825	-£899,554	-£2,333,464	-£4,095,854	-£12,129,810	-£12,445,253	-£36,455,422	-£49,996,413
30%	70%	-£1,355,164	-£1,054,388	-£2,756,493	-£4,735,797	-£13,553,281	-£14,193,519	-£37,873,161	-£52,736,327
35%	70%	-£1,427,503	-£1,230,221	-£3,179,453	-£5,375,739	-£14,976,754	-£15,919,784	-£40,290,581	-£57,456,241
40%	70%	-£1,499,842	-£1,424,055	-£3,602,447	-£6,015,681	-£16,400,228	-£17,657,493	-£42,708,611	-£61,186,154
45%	70%	-£1,572,181	-£1,609,226	-£4,025,441	-£6,655,624	-£16,822,702	-£19,394,314	-£45,126,340	-£69,916,088
50%	70%	-£1,644,520	-£1,793,059	-£4,448,435	-£7,295,567	-£17,245,176	-£21,177,291	-£47,543,070	-£78,645,992
100%	70%	-£2,380,661	-£3,675,650	-£8,678,380	-£13,694,991	-£28,291,989	-£38,504,229	-£71,721,367	-£105,945,121
10%	80%	-£1,069,396	-£324,500	-£1,093,608	-£2,208,800	-£8,952,962	-£7,329,308	-£28,333,089	-£39,008,035
15%	80%	-£1,143,929	-£514,070	-£1,520,144	-£2,848,830	-£10,058,198	-£8,307,993	-£30,812,347	-£42,838,831
20%	80%	-£1,217,662	-£703,633	-£1,952,542	-£3,488,764	-£11,163,414	-£9,081,002	-£33,290,405	-£46,969,227
25%	80%	-£1,291,395	-£893,195	-£2,386,054	-£4,127,689	-£12,268,630	-£10,674,019	-£35,782,563	-£50,499,822
30%	80%	-£1,365,128	-£1,082,758	-£2,819,566	-£4,767,613	-£13,373,846	-£11,457,038	-£38,265,721	-£54,230,418
35%	80%	-£1,438,861	-£1,272,321	-£3,253,068	-£5,407,537	-£14,479,062	-£12,240,055	-£40,748,879	-£58,161,014
40%	80%	-£1,512,594	-£1,461,882	-£3,686,570	-£6,047,461	-£15,584,278	-£13,023,074	-£43,232,038	-£61,991,609
45%	80%	-£1,586,327	-£1,651,447	-£4,120,104	-£6,687,385	-£16,689,494	-£13,806,092	-£45,715,195	-£65,822,205
50%	80%	-£1,660,060	-£1,841,010	-£4,553,616	-£7,327,309	-£17,794,710	-£14,589,110	-£48,196,354	-£70,653,800
10%	60%	-£1,062,200	-£305,595	-£1,052,215	-£2,143,453	-£8,842,006	-£7,143,841	-£28,071,376	-£38,505,300
15%	60%	-£1,135,933	-£485,100	-£1,485,051	-£2,783,397	-£9,947,221	-£8,333,464	-£30,552,637	-£42,234,541
20%	60%	-£1,209,666	-£664,605	-£1,918,000	-£3,423,340	-£11,052,436	-£9,224,976	-£33,033,902	-£45,863,773
25%	60%	-£1,283,399	-£844,110	-£2,350,949	-£4,063,283	-£12,157,651	-£10,116,491	-£35,515,167	-£49,495,005
30%	60%	-£1,357,132	-£1,023,615	-£2,783,898	-£4,703,226	-£13,262,866	-£11,008,011	-£37,996,432	-£53,126,237
35%	60%	-£1,430,865	-£1,203,120	-£3,150,826	-£5,343,169	-£14,368,081	-£11,899,531	-£40,477,699	-£56,757,469
40%	60%	-£1,504,598	-£1,382,625	-£3,515,750	-£5,983,112	-£15,473,296	-£12,791,051	-£42,958,966	-£60,388,701
45%	60%	-£1,578,331	-£1,562,130	-£3,880,671	-£6,623,055	-£16,578,511	-£13,682,571	-£45,440,233	-£64,020,933
50%	60%	-£1,652,064	-£1,741,635	-£4,245,555	-£7,262,998	-£17,683,730	-£14,574,045	-£47,921,500	-£67,653,164

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£391,281	-£59,476	-£398,983	-£1,501,499	-£5,666,258	-£3,958,640	-£24,660,597	-£35,565,436
10%	70%	-£463,620	-£174,641	-£814,571	-£2,141,442	-£6,733,730	-£5,729,488	-£27,378,726	-£39,295,250
15%	70%	-£535,959	-£309,206	-£1,106,136	-£2,781,384	-£7,811,602	-£6,466,753	-£28,706,456	-£43,025,264
20%	70%	-£608,298	-£443,761	-£1,401,697	-£3,421,327	-£8,889,476	-£7,204,016	-£30,031,186	-£44,754,177
25%	70%	-£680,637	-£578,316	-£1,697,258	-£4,061,270	-£9,967,350	-£8,041,281	-£31,356,915	-£46,483,091
30%	70%	-£752,976	-£712,871	-£2,004,825	-£4,701,213	-£11,045,224	-£8,878,548	-£32,681,645	-£48,211,905
35%	70%	-£825,315	-£847,426	-£2,312,379	-£5,341,156	-£12,123,098	-£9,711,819	-£34,006,379	-£50,940,719
40%	70%	-£897,654	-£981,981	-£2,619,934	-£5,981,100	-£13,200,972	-£10,545,074	-£35,331,113	-£53,669,533
45%	70%	-£970,000	-£1,116,536	-£2,927,489	-£6,621,043	-£14,278,846	-£11,373,349	-£36,655,847	-£56,400,347
50%	70%	-£1,042,339	-£1,251,091	-£3,229,044	-£7,260,986	-£15,356,720	-£12,206,624	-£37,980,581	-£59,131,161
100%	70%	-£1,708,133	-£2,001,425	-£6,035,852	-£13,820,463	-£25,950,754	-£26,262,994	-£68,480,132	-£102,703,889
10%	80%	-£438,868	-£104,613	-£419,073	-£1,534,073	-£5,616,266	-£3,909,672	-£24,660,597	-£35,565,436
15%	80%	-£511,207	-£219,168	-£714,666	-£2,174,016	-£6,733,730	-£5,729,488	-£27,378,726	-£39,295,250
20%	80%	-£583,546	-£353,723	-£1,020,259	-£2,813,959	-£7,811,602	-£6,466,753	-£28,706,456	-£43,025,264
25%	80%	-£655,885	-£488,278	-£1,315,812	-£3,453,902	-£8,889,476	-£7,204,016	-£30,031,186	-£44,754,177
30%	80%	-£728,224	-£622,833	-£1,610,365	-£4,093,845	-£9,967,350	-£8,041,281	-£31,356,915	-£46,483,091
35%	80%	-£800,563	-£757,388	-£1,905,918	-£4,733,788	-£11,045,224	-£8,878,548	-£32,681,645	-£48,211,905
40%	80%	-£872,902	-£891,943	-£2,201,471	-£5,373,731	-£12,123,098	-£9,711,819	-£34,006,379	-£50,940,719
45%	80%	-£945,241	-£1,026,496	-£2,496,024	-£5,983,674	-£13,200,972	-£10,545,074	-£35,331,113	-£53,669,533
50%	80%	-£1,017,580	-£1,161,051	-£2,791,577	-£6,623,617	-£14,278,846	-£11,373,349	-£36,655,847	-£56,400,347
100%	80%	-£1,683,374	-£2,011,425	-£5,826,029	-£13,280,463	-£24,950,754	-£25,262,994	-£67,480,132	-£101,703,889
10%	60%	-£430,002	-£100,457	-£419,073	-£1,534,073	-£5,616,266	-£3,909,672	-£24,660,597	-£35,565,436
15%	60%	-£502,341	-£219,168	-£714,666	-£2,174,016	-£6,733,730	-£5,729,488	-£27,378,726	-£39,295,250
20%	60%	-£574,680	-£353,723	-£1,020,259	-£2,813,959	-£7,811,602	-£6,466,753	-£28,706,456	-£43,025,264
25%	60%	-£647,019	-£488,278	-£1,315,812	-£3,453,902	-£8,889,476	-£7,204,016	-£30,031,186	-£44,754,177
30%	60%	-£719,358	-£622,833	-£1,610,365	-£4,093,845	-£9,967,350	-£8,041,281	-£31,356,915	-£46,483,091
35%	60%	-£791,697	-£757,388	-£1,905,918	-£4,733,788	-£11,045,224	-£8,878,548	-£32,681,645	-£48,211,905
40%	60%	-£864,036	-£891,943	-£2,201,471	-£5,373,731	-£12,123,098	-£9,711,819	-£34,006,379	-£50,940,719
45%	60%	-£936,375	-£1,026,496	-£2,496,024	-£5,983,674	-£13,200,972	-£10,545,074	-£35,331,113	-£53,669,533
50%	60%	-£1,008,714	-£1,161,051	-£2,791,577	-£6,623,617	-£14,278,846	-£11,373,349	-£36,655,847	-£56,400,347
100%	60%	-£1,674,508	-£2,011,425	-£5,826,029	-£13,280,463	-£24,950,754	-£25,262,994	-£67,480,132	-£101,703,889

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£21,145	-£1,026,890	-£1,740	-£64,985	-£2,084,896	-£85,112	-£18,694,903	-£26,874,875
10%	70%	-£93,533	-£657,233	-£1,003,752	-£1,203,752	-£4,225,824	-£9,567,906	-£29,530,263	-£34,134,702
15%	70%	-£165,872	-£472,289	-£518,823	-£1,843,896	-£5,302,988	-£5,302,988	-£23,941,892	-£28,876,016
20%	70%	-£238,211	-£307,195	-£678,956	-£2,483,950	-£6,380,469	-£6,380,469	-£28,365,722	-£34,594,530
25%	70%	-£310,550	-£102,741	-£1,361,189	-£3,123,979	-£7,457,941	-£7,457,941	-£30,783,452	-£36,324,444
30%	70%	-£382,889	-£12,113	-£1,784,194	-£3,763,322	-£8,535,412	-£8,535,412	-£33,201,182	-£39,054,357
35%	70%	-£455,228	-£266,173	-£2,207,178	-£4,403,664	-£9,612,894	-£9,612,894	-£35,618,916	-£41,784,271
40%	70%	-£527,567	-£451,781	-£2,630,173	-£5,043,407	-£10,690,366	-£10,690,366	-£38,042,650	-£44,514,185
45%	70%	-£599,906	-£636,391	-£3,053,168	-£5,683,349	-£11,767,828	-£11,767,828	-£40,466,384	-£47,244,099
50%	70%	-£672,245	-£820,906	-£3,476,163	-£6,323,292	-£12,845,300	-£12,845,300	-£42,890,118	-£50,974,013
100%	70%	-£1,008,386	-£2,703,759	-£7,706,176	-£12,162,716	-£23,823,268	-£23,823,268	-£64,946,386	-£81,273,122
10%	80%	-£97,121	-£647,766	-£1,213,341	-£1,236,325	-£4,281,013	-£2,657,339	-£23,661,220	-£28,336,066
15%	80%	-£171,254	-£458,204	-£547,889	-£1,892,556	-£5,366,228	-£4,436,014	-£26,144,278	-£31,866,662
20%	80%	-£245,387	-£298,642	-£880,265	-£2,532,600	-£6,450,455	-£5,302,988	-£28,626,523	-£34,351,623
25%	80%	-£319,520	-£130,080	-£1,413,779	-£3,170,014	-£7,534,630	-£6,150,514	-£31,109,594	-£37,582,583
30%	80%	-£393,653	-£110,483	-£1,847,292	-£3,861,243	-£8,618,807	-£7,085,069	-£33,593,752	-£40,658,440
35%	80%	-£467,786	-£280,045	-£2,280,805	-£4,551,712	-£9,703,980	-£8,156,086	-£35,075,910	-£43,784,013
40%	80%	-£541,919	-£469,607	-£2,715,319	-£5,241,612	-£10,786,155	-£9,218,250	-£36,557,074	-£45,910,271
45%	80%	-£616,052	-£659,202	-£3,147,829	-£5,931,931	-£11,868,328	-£10,134,122	-£38,038,238	-£47,036,536
50%	80%	-£690,185	-£848,664	-£3,573,342	-£6,622,254	-£12,949,500	-£11,212,741	-£39,519,402	-£49,162,800
100%	80%	-£1,356,379	-£2,666,890	-£7,910,938	-£13,131,739	-£24,103,037	-£24,103,037	-£63,390,406	-£79,633,3

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£353,663	£1,320,408	£1,034,257	£367,512	£631,239	£2,304,369	£17,241,146	£25,221,218
10%	70%	£206,984	£959,741	£201,682	£901,234	£271,968	£1,114,249	£22,076,606	£32,681,046
15%	70%	£136,645	£714,836	£214,206	£1,541,117	£3,649,340	£2,845,098	£24,694,335	£36,410,853
20%	70%	£94,306	£590,073	£635,678	£2,181,119	£4,526,812	£4,582,363	£26,912,066	£40,140,873
25%	70%	£-9,033	£405,239	£-1,058,671	£2,821,062	£6,004,284	£6,319,627	£29,329,706	£43,870,787
30%	70%	£80,392	£220,405	£-1,481,686	£3,461,004	£7,081,755	£9,056,893	£31,747,525	£47,603,701
35%	70%	£182,711	£35,571	£-1,904,660	£4,100,947	£6,159,227	£6,794,158	£34,165,255	£51,330,615
40%	70%	£226,050	£-143,263	£-2,327,655	£4,740,889	£9,236,699	£-11,531,423	£36,582,985	£55,060,628
45%	70%	£297,389	£-334,434	£-2,759,649	£5,380,831	£10,314,172	£-13,269,698	£39,000,714	£58,790,442
50%	70%	£370,646	£-522,200	£-3,173,643	£6,020,774	£11,391,844	£-16,005,953	£41,418,444	£62,620,356
100%	70%	£-1,105,868	£-2,400,858	£-7,403,587	£-12,420,198	£-22,166,363	£-32,978,603	£-65,596,741	£-99,919,495
10%	80%	£206,397	£950,284	£181,184	£933,808	£2,827,356	£1,204,282	£22,207,483	£32,882,409
15%	80%	£131,263	£700,722	£245,352	£1,590,038	£3,632,512	£2,892,367	£24,690,621	£36,713,005
20%	80%	£91,130	£511,159	£-977,759	£2,246,267	£5,027,788	£4,768,976	£27,113,779	£40,243,001
25%	80%	£-17,002	£381,588	£-1,111,262	£2,902,496	£6,143,004	£6,548,393	£29,656,937	£44,374,196
30%	80%	£91,136	£192,035	£-1,544,774	£3,558,725	£7,248,220	£8,331,412	£32,140,095	£48,204,792
35%	80%	£163,368	£2,479	£-1,976,267	£4,214,864	£8,353,436	£-10,114,429	£34,620,263	£52,026,397
40%	80%	£229,402	£-187,089	£-2,411,799	£4,871,184	£9,468,652	£-11,697,448	£37,106,412	£55,865,983
45%	80%	£313,534	£-377,684	£-2,845,312	£5,527,414	£10,563,868	£-13,680,466	£39,589,570	£59,696,679
50%	80%	£389,660	£-570,946	£-3,278,824	£6,193,843	£11,669,084	£-16,463,494	£42,072,728	£63,627,174
10%	100%	£214,572	£983,197	£222,991	£966,681	£2,716,380	£1,024,215	£21,945,760	£32,479,883
15%	100%	£142,027	£789,092	£-183,259	£1,492,316	£3,766,108	£2,707,838	£24,258,051	£36,108,915
20%	100%	£71,482	£598,986	£-593,605	£2,115,972	£4,815,930	£4,399,350	£26,650,352	£39,738,147
25%	100%	£-36,960	£428,805	£-1,036,081	£2,739,627	£5,665,654	£6,002,653	£29,002,653	£43,373,378
30%	100%	£-69,608	£248,775	£-1,418,558	£3,363,263	£6,515,291	£7,782,375	£31,544,954	£46,906,611
35%	100%	£-140,154	£68,869	£-1,831,034	£3,996,339	£7,365,019	£9,473,688	£33,707,256	£50,625,843
40%	100%	£-210,899	£-111,437	£-2,243,510	£4,610,594	£8,014,747	£-11,165,398	£36,050,558	£54,255,075
45%	100%	£-281,243	£-301,541	£-2,658,987	£5,224,240	£8,634,475	£-12,856,910	£38,411,959	£57,884,036
50%	100%	£-352,414	£-474,234	£-3,068,462	£5,837,905	£9,249,203	£-14,548,422	£40,764,160	£61,513,538

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£284,280	£1,040,028	£1,128,375	£395,335	£645,890	£2,329,893	£14,881,712	£21,811,284
10%	70%	£239,602	£1,090,368	£992,489	£810,617	£2,336,434	£-597,815	£21,641,175	£32,245,612
15%	70%	£227,263	£865,524	£-123,688	£-1,450,560	£3,413,906	£2,409,664	£24,058,902	£35,975,626
20%	70%	£154,924	£690,690	£-345,060	£2,090,502	£4,491,378	£4,146,929	£26,476,632	£39,705,439
25%	70%	£92,585	£465,856	£-969,054	£2,730,444	£5,569,850	£5,894,194	£28,894,962	£43,435,353
30%	70%	£10,246	£311,022	£-1,391,049	£3,370,387	£6,646,321	£7,621,459	£31,312,091	£47,165,267
35%	70%	£-82,093	£126,169	£-1,814,043	£4,010,329	£7,723,794	£9,358,724	£33,729,821	£50,895,181
40%	70%	£-194,492	£-58,686	£-2,237,038	£4,650,272	£8,801,266	£-11,098,989	£36,147,561	£54,625,095
45%	70%	£-306,711	£-243,816	£-2,660,031	£5,290,214	£9,878,736	£-12,833,254	£38,566,280	£58,358,008
50%	70%	£-420,030	£-431,873	£-3,083,028	£5,930,157	£10,966,210	£-14,570,520	£40,983,010	£62,084,922
100%	70%	£-1,018,291	£-2,310,240	£-7,312,870	£-12,329,581	£-21,730,929	£-31,943,170	£-66,160,308	£-99,384,061
10%	80%	£296,014	£1,040,301	£271,891	£943,190	£2,391,922	£1,088,948	£21,772,009	£32,446,975
15%	80%	£221,881	£851,339	£-154,734	£-1,499,421	£3,497,138	£-2,546,522	£24,255,167	£36,277,571
20%	80%	£147,747	£661,777	£-587,132	£-2,155,650	£4,802,354	£4,329,942	£26,736,345	£40,108,167
25%	80%	£74,615	£472,215	£-1,020,644	£-2,811,879	£5,707,570	£5,112,969	£29,221,593	£43,898,762
30%	80%	£-15,110	£292,652	£-1,454,157	£-3,468,108	£6,612,786	£-7,626,919	£31,704,661	£47,669,036
35%	80%	£-47,651	£93,091	£-1,887,670	£4,124,337	£7,518,003	£9,678,998	£34,187,819	£51,599,954
40%	80%	£-148,784	£-96,472	£-2,321,182	£4,780,567	£8,023,218	£-11,462,014	£36,670,978	£55,430,549
45%	80%	£-262,917	£-267,067	£-2,754,694	£5,438,796	£9,128,435	£-13,245,032	£39,154,136	£59,261,145
50%	80%	£-376,262	£-479,729	£-3,188,207	£6,093,025	£10,233,650	£-15,028,650	£41,637,284	£63,091,741
10%	100%	£303,190	£1,059,815	£133,197	£778,044	£2,280,946	£-588,781	£21,510,316	£32,044,249
15%	100%	£232,644	£879,709	£92,681	£1,401,698	£3,430,674	£2,222,404	£23,862,617	£35,673,481
20%	100%	£162,099	£699,603	£-202,989	£-2,025,354	£4,580,402	£3,963,917	£26,214,919	£39,302,713
25%	100%	£91,554	£519,497	£-591,464	£-2,649,010	£5,430,130	£5,655,429	£28,567,219	£42,931,945
30%	100%	£21,000	£339,392	£-1,327,940	£-3,272,666	£6,479,858	£7,348,941	£30,916,521	£46,561,777
35%	100%	£-40,537	£159,397	£-1,740,418	£-3,896,322	£7,529,585	£9,038,453	£33,271,892	£50,190,409
40%	100%	£-120,081	£-20,819	£-2,152,892	£-4,519,976	£8,579,313	£-10,729,964	£35,624,124	£53,919,641
45%	100%	£-200,626	£-200,924	£-2,565,369	£-5,143,632	£9,629,041	£-12,421,477	£37,976,425	£57,448,973
50%	100%	£-281,797	£-393,816	£-2,977,845	£-5,767,288	£10,678,769	£-14,112,988	£40,328,726	£61,078,105

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	3
		Value Area	High
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£987,414	£2,482,907	£3,199,916	£3,606,512	£5,833,831	£11,690,062	£4,209,430	£4,683,783
10%	70%	£813,106	£2,035,550	£2,196,135	£2,076,055	£3,254,131	£7,591,521	£10,110,115	£14,812,373
15%	70%	£726,952	£1,811,871	£1,694,244	£1,310,826	£1,964,280	£5,540,281	£13,000,457	£19,376,670
20%	70%	£638,738	£1,588,193	£1,388,153	£946,593	£1,445,451	£3,863,019	£16,010,800	£23,940,965
25%	70%	£551,645	£1,364,514	£980,461	£223,223	£625,485	£1,385,669	£18,961,142	£28,505,260
30%	70%	£464,481	£1,140,835	£788,571	£1,000,966	£1,936,431	£703,000	£21,911,484	£33,069,555
35%	70%	£377,327	£917,156	£544,444	£1,778,711	£1,936,431	£2,914,331	£24,961,827	£37,633,851
40%	70%	£290,183	£693,479	£328,544	£2,556,454	£4,558,323	£4,925,663	£27,812,169	£42,198,147
45%	70%	£203,029	£469,801	£1,338,643	£3,334,199	£5,869,270	£7,036,994	£30,762,513	£46,762,442
50%	70%	£115,875	£246,122	£1,848,742	£4,111,842	£7,180,215	£3,148,326	£33,712,855	£51,326,737
100%	70%	£769,021	£2,023,220	£6,949,736	£11,899,391	£20,289,674	£20,291,643	£30,291,643	£36,969,692
10%	80%	£809,761	£2,026,735	£2,176,840	£2,046,178	£3,203,236	£7,508,941	£10,232,102	£15,000,089
15%	80%	£720,935	£1,798,648	£1,665,302	£1,266,010	£1,897,939	£5,414,485	£13,243,439	£19,658,242
20%	80%	£632,108	£1,570,962	£1,153,764	£885,843	£1,572,644	£3,385,153	£16,254,774	£24,316,395
25%	80%	£543,283	£1,342,475	£842,224	£299,138	£754,803	£1,175,841	£19,286,111	£28,974,548
30%	80%	£454,457	£1,114,389	£630,686	£1,092,064	£2,091,613	£958,912	£22,277,447	£33,632,702
35%	80%	£365,631	£886,302	£437,080	£1,894,932	£3,428,422	£3,112,896	£25,288,763	£38,290,854
40%	80%	£276,805	£658,117	£298,985	£3,177,919	£4,785,232	£4,286,872	£28,301,119	£42,949,077
45%	80%	£187,979	£430,130	£1,426,890	£3,470,845	£6,102,041	£7,420,862	£31,311,455	£47,607,161
50%	80%	£99,153	£202,044	£4,263,772	£4,263,772	£7,438,851	£9,574,846	£34,322,792	£52,265,314
60%	80%	£234,385	£2,044,365	£2,215,430	£2,105,932	£3,305,026	£7,674,102	£9,988,127	£14,624,658
15%	60%	£730,969	£1,825,095	£1,723,186	£1,355,643	£2,040,623	£5,686,122	£12,877,476	£19,095,096
20%	60%	£645,488	£1,605,825	£1,230,943	£605,352	£776,220	£3,630,888	£15,766,825	£23,565,635
25%	60%	£560,007	£1,386,553	£738,698	£1,417,308	£486,167	£1,995,497	£18,656,173	£28,035,972
30%	60%	£474,526	£1,167,283	£246,455	£3,090,869	£1,791,249	£447,087	£21,545,526	£32,568,610
35%	60%	£389,043	£948,012	£249,808	£1,672,430	£3,066,332	£2,515,767	£24,434,871	£36,976,848
40%	60%	£303,562	£728,742	£750,102	£2,434,991	£4,351,415	£4,584,447	£27,324,220	£41,447,296
45%	60%	£218,081	£509,471	£1,260,387	£3,197,552	£5,636,497	£6,653,127	£30,213,569	£45,171,723
50%	60%	£132,599	£290,200	£1,750,691	£3,960,112	£6,821,279	£8,721,907	£33,103,917	£50,388,161

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£11,742,886	£10,247,393	£9,530,384	£9,123,788	£55,337,741	£49,481,510	£68,381,002	£68,855,354
10%	70%	£11,917,194	£10,694,750	£10,534,165	£10,654,245	£57,917,440	£53,580,060	£71,241,696	£75,983,945
15%	70%	£12,091,506	£11,142,107	£10,926,474	£11,149,474	£60,402,291	£56,631,180	£75,748,448	£80,944,198
20%	70%	£12,265,818	£11,589,465	£11,318,783	£11,521,396	£62,887,141	£59,785,902	£80,192,714	£86,000,632
25%	70%	£12,440,130	£12,036,822	£11,713,092	£11,914,709	£65,371,991	£62,970,753	£84,641,488	£91,057,066
30%	70%	£12,614,442	£12,484,179	£12,108,401	£12,309,022	£67,856,842	£66,061,604	£89,092,238	£96,113,500
35%	70%	£12,788,754	£12,931,536	£12,502,710	£12,703,335	£70,341,693	£69,152,455	£93,542,992	£101,169,934
40%	70%	£12,963,066	£13,378,893	£12,897,019	£13,097,644	£72,826,544	£71,243,306	£98,093,746	£106,226,368
45%	70%	£13,137,378	£13,826,250	£13,291,328	£13,491,953	£75,311,395	£73,134,157	£102,544,500	£111,281,802
50%	70%	£13,311,690	£14,273,607	£13,685,637	£13,886,262	£77,796,246	£75,025,008	£107,095,254	£116,337,236
10%	80%	£11,920,539	£10,709,565	£10,553,460	£10,884,122	£57,968,336	£53,662,631	£71,403,674	£76,171,861
15%	80%	£12,094,851	£11,051,922	£10,897,890	£11,225,800	£59,453,187	£55,150,923	£73,894,817	£79,343,114
20%	80%	£12,269,163	£11,404,279	£11,242,139	£11,567,211	£60,938,038	£56,645,768	£76,385,960	£81,514,367
25%	80%	£12,443,475	£11,756,636	£11,636,448	£11,961,522	£62,422,889	£58,136,609	£78,877,103	£83,685,610
30%	80%	£12,617,787	£12,108,993	£12,026,757	£12,355,833	£63,907,740	£59,627,460	£81,368,246	£85,856,853
35%	80%	£12,792,099	£12,461,350	£12,416,066	£12,750,144	£65,392,591	£61,118,311	£83,859,390	£88,028,096
40%	80%	£12,966,411	£12,813,707	£12,800,375	£13,144,455	£66,877,442	£62,609,162	£86,350,534	£90,200,339
45%	80%	£13,140,723	£13,166,064	£13,195,184	£13,538,766	£68,362,293	£64,099,013	£88,791,678	£92,372,582
50%	80%	£13,315,035	£13,518,421	£13,624,293	£13,933,077	£69,847,144	£65,583,864	£91,282,822	£94,544,825
10%	60%	£11,913,849	£10,685,835	£10,514,570	£10,824,368	£57,886,546	£53,497,469	£71,159,699	£75,796,230
15%	60%	£11,999,331	£10,805,205	£11,007,114	£11,374,658	£58,930,948	£55,505,449	£74,049,047	£80,266,668
20%	60%	£12,084,812	£11,124,475	£11,498,357	£12,124,364	£60,395,350	£57,540,684	£76,938,397	£84,737,273
25%	60%	£12,170,293	£11,445,347	£11,961,602	£12,417,608	£61,847,752	£58,592,075	£79,829,745	£87,207,889
30%	60%	£12,255,775	£11,766,219	£12,483,845	£13,540,169	£62,952,821	£61,618,659	£82,719,094	£90,177,933
35%	60%	£12,341,257	£12,087,091	£12,980,108	£14,402,730	£64,337,903	£63,697,339	£85,608,442	£93,148,420
40%	60%	£12,426,739	£12,407,962	£13,480,460	£15,185,291	£65,522,986	£65,756,018	£88,496,792	£96,119,857
45%	60%	£12,512,221	£12,728,833	£13,973,817	£15,968,852	£66,708,069	£67,834,695	£91,385,141	£99,091,285
50%	60%	£12,597,703	£13,049,704	£14,468,991	£16,750,411	£67,893,151	£69,923,378	£94,274,499	£101,559,733

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£8,910,951	£7,453,151	£6,756,545	£6,300,833	£38,768,051	£35,121,531	£51,611,852	£53,598,275
10%	70%	£8,093,350	£7,870,915	£7,130,330	£7,830,410	£44,346,361	£40,010,971	£57,712,607	£61,414,865
15%	70%	£8,180,512	£8,094,939	£7,221,221	£7,958,538	£45,638,212	£42,062,111	£60,692,949	£66,979,162
20%	70%	£8,267,674	£8,309,972	£7,312,111	£8,086,665	£46,929,063	£44,135,468	£63,813,292	£71,543,457
25%	70%	£8,354,836	£8,524,950	£7,402,003	£8,214,768	£48,220,914	£46,216,823	£66,924,634	£76,107,752
30%	70%	£8,441,979	£8,739,829	£7,492,894	£8,342,895	£49,512,765	£48,301,424	£70,035,985	£80,172,047
35%	70%	£8,529,122	£8,954,708	£7,583,785	£8,471,022	£50,804,616	£50,386,823	£73,147,336	£84,237,343
40%	70%	£8,616,265	£9,169,587	£7,674,676	£8,600,149	£52,096,467	£52,461,674	£76,258,687	£88,302,639
45%	70%	£8,703,408	£9,384,466	£7,765,567	£8,729,276	£53,388,318	£54,546,525	£79,369,040	£92,377,935
50%	70%	£8,790,551	£9,603,345	£7,856,458	£8,858,403	£54,680,169	£56,621,376	£82,479,391	£96,443,230
100%	70%	£10,174,486	£9,860,343	£11,755,207	£14,018,407	£54,782,707	£58,750,818	£81,315,347	£98,929,230
10%	80%	£9,161,148	£8,123,959	£7,420,919	£8,124,621	£47,529,151	£43,529,151	£61,144,661	£67,600,639
15%	80%	£9,248,310	£8,338,838	£7,511,810	£8,252,752	£48,820,002	£45,618,002	£64,255,012	£70,675,524
20%	80%	£9,335,472	£8,553,727	£7,602,701	£8,384,885	£50,111,853	£47,709,853	£67,366,363	£73,740,419
25%	80%	£9,422,634	£8,768,616	£7,693,592	£8,517,018	£51,403,704	£49,791,704	£70,477,714	£76,811,314
30%	80%	£9,509,796	£8,983,505	£7,784,483	£8,649,151	£52,695,555	£51,873,555	£73,589,065	£80,882,209
35%	80%	£9,596,958	£9,198,394	£7,875,374	£8,781,284	£53,987,406	£53,955,406	£76,696,416	£83,953,104
40%	80%	£9,684,120	£9,413,283	£7,966,265	£8,913,417	£55,279,257	£56,037,257	£79,803,767	£87,024,009
45%	80%	£9,771,282	£9,628,172	£8,057,156	£9,045,550	£56,571,108	£58,119,108	£82,911,118	£90,094,904
50%	80%	£9,858,444	£9,843,061	£8,148,047	£9,177,683	£57,862,959	£60,190,959	£86,018,469	£93,165,809
10%	60%	£8,183,229	£7,147,015	£6,450,405	£6,000,6				

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

-£264,719  
-£1,272,027

£1,588,315  
£7,632,162

£1,323,596  
£5,360,135

8594776.667  
8594776.667

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£600,301	£894,592	£1,611,602	£2,018,197	£1,788,331	£4,057,900	£11,841,592	£13,315,944
10%	70%	£775,209	£447,236	£607,620	£487,740	£4,378,030	£40,640	£11,742,276	£32,444,535
15%	70%	£862,363	£243,552	£105,323	£27,458	£5,667,812	£49,751	£10,690,619	£47,008,631
20%	70%	£948,517	£-122	£-395,962	£-1,042,717	£6,367,731	£4,169,138	£23,642,961	£31,573,127
25%	70%	£1,036,670	£-223,901	£-897,853	£-1,811,538	£6,257,647	£6,246,492	£26,593,304	£36,137,422
30%	70%	£1,123,824	£-347,878	£-1,289,744	£-2,389,281	£5,589,938	£8,235,152	£29,543,646	£40,101,717
35%	70%	£1,210,977	£-571,157	£-1,906,759	£-3,302,026	£10,879,538	£10,446,493	£32,493,988	£45,266,012
40%	70%	£1,298,131	£-894,835	£-2,416,859	£-4,144,769	£12,190,485	£12,557,824	£35,444,331	£49,830,309
45%	70%	£1,385,285	£-1,118,614	£-2,926,967	£-4,922,614	£13,801,431	£14,669,156	£38,394,674	£54,384,604
50%	70%	£1,472,439	£-1,342,193	£-3,437,057	£-5,700,207	£15,012,277	£16,793,499	£41,345,017	£58,859,893
100%	70%	£2,356,336	£-3,611,538	£-6,536,050	£-13,477,696	£27,821,838	£37,893,805	£70,848,442	£104,801,854
10%	80%	£778,533	£438,420	£588,525	£457,863	£4,428,939	£123,221	£17,894,284	£22,832,251
15%	80%	£867,390	£210,323	£76,387	£292,308	£5,144,223	£21,071	£20,675,890	£27,280,404
20%	80%	£956,206	£-17,753	£-143,651	£-1,102,472	£7,059,621	£4,336,999	£23,686,396	£31,948,567
25%	80%	£1,045,032	£-245,840	£-946,090	£-1,887,453	£8,386,965	£6,456,321	£26,898,272	£36,606,709
30%	80%	£1,133,857	£-373,926	£-1,457,628	£-2,690,379	£9,720,774	£8,591,074	£29,909,609	£41,264,963
35%	80%	£1,222,683	£-502,012	£-2,070,395	£-3,473,305	£11,060,584	£10,745,057	£32,920,146	£45,923,015
40%	80%	£1,311,510	£-630,098	£-2,685,300	£-4,266,234	£12,397,383	£12,899,040	£35,932,281	£50,581,169
45%	80%	£1,400,336	£-758,185	£-3,301,204	£-5,059,160	£13,739,203	£15,053,024	£38,943,617	£55,239,323
50%	80%	£1,489,162	£-886,271	£-3,916,107	£-5,852,087	£15,071,001	£17,207,028	£41,954,953	£59,897,475
10%	60%	£771,864	£456,051	£527,115	£517,617	£4,347,136	£41,341	£17,620,289	£22,256,620
15%	60%	£857,346	£236,780	£134,671	£-232,672	£5,591,539	£1,968,039	£20,508,637	£26,727,254
20%	60%	£942,828	£17,510	£-357,372	£-682,952	£6,855,942	£4,001,274	£23,398,987	£31,197,696
25%	60%	£1,028,310	£-101,127	£-683,872	£-1,236,392	£8,120,339	£6,187,229	£26,289,337	£35,774,588
30%	60%	£1,113,792	£-241,032	£-1,341,860	£-2,498,183	£9,413,411	£8,079,249	£29,177,684	£40,136,572
35%	60%	£1,199,274	£-380,302	£-1,838,123	£-3,260,745	£10,698,493	£10,147,929	£32,067,032	£44,609,010
40%	60%	£1,284,756	£-519,573	£-2,336,417	£-4,023,306	£11,983,577	£12,216,698	£34,956,382	£49,079,447
45%	60%	£1,370,238	£-658,844	£-2,830,715	£-4,786,865	£13,268,659	£14,295,269	£37,845,721	£53,540,885
50%	60%	£1,455,720	£-798,115	£-3,325,005	£-5,548,427	£14,553,741	£16,353,959	£40,735,079	£58,020,323

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£688,315	£888,315	£1,388,315	£1,888,315	£1,688,315	£3,688,315	£10,388,315	£11,888,315
10%	70%	£1,000,681	£1,121,763	£1,282,347	£1,152,267	£1,156,795	£3,200,695	£14,501,041	£19,203,299
15%	70%	£1,187,835	£898,084	£780,457	£397,039	£2,426,846	£1,149,455	£21,451,383	£23,767,896
20%	70%	£1,274,989	£674,405	£576,566	£286,190	£3,216,495	£927,900	£26,401,726	£28,231,981
25%	70%	£1,362,143	£450,727	£362,929	£170,010	£4,006,141	£505,257	£31,355,067	£32,586,195
30%	70%	£1,449,297	£227,048	£175,217	£-1,914,754	£5,327,358	£5,093,926	£36,302,412	£37,460,482
35%	70%	£1,536,451	£3,371	£-1,232,232	£-2,692,498	£6,638,309	£7,205,257	£41,249,757	£42,024,777
40%	70%	£1,623,605	£-820,328	£-2,424,341	£-3,476,589	£7,949,259	£8,798,183	£46,197,102	£46,800,922
45%	70%	£1,710,759	£-1,443,987	£-3,252,430	£-4,247,986	£9,260,196	£11,427,921	£51,143,439	£51,163,968
50%	70%	£1,797,913	£-2,067,665	£-4,082,530	£-5,025,739	£11,571,141	£13,529,252	£56,089,787	£56,177,684
100%	70%	£1,885,067	£-2,891,068	£-5,062,532	£-5,809,169	£12,889,601	£14,665,670	£61,031,206	£61,360,618
10%	60%	£1,004,026	£1,112,947	£1,262,925	£1,132,804	£1,136,830	£3,118,219	£14,643,028	£19,345,286
15%	60%	£1,192,852	£884,860	£751,515	£362,254	£2,502,987	£1,023,558	£17,834,365	£24,049,168
20%	60%	£1,381,678	£666,775	£539,976	£247,944	£3,318,395	£1,095,763	£20,645,700	£28,707,321
25%	60%	£1,570,504	£448,690	£321,885	£131,725	£4,123,729	£55,215	£23,457,034	£31,361,714
30%	60%	£1,759,330	£230,602	£173,101	£-2,006,852	£5,482,539	£5,349,838	£26,268,373	£28,023,628
35%	60%	£1,948,156	£-7,485	£-1,300,888	£-2,798,779	£7,819,348	£7,503,822	£29,079,709	£30,681,781
40%	60%	£2,137,982	£-255,571	£-1,820,772	£-3,591,706	£9,156,158	£8,657,895	£31,891,046	£32,939,933
45%	60%	£2,326,808	£-483,658	£-2,340,677	£-4,384,636	£10,492,967	£11,811,769	£34,702,981	£35,198,087
50%	60%	£2,515,634	£-711,743	£-2,860,581	£-5,177,560	£11,829,777	£13,965,772	£37,514,924	£38,666,240
10%	60%	£1,337,337	£1,130,578	£1,301,642	£1,199,144	£1,085,900	£3,283,176	£11,373,054	£19,015,684
15%	60%	£1,626,810	£911,839	£809,399	£441,855	£2,590,303	£1,376,198	£17,288,402	£23,848,022
20%	60%	£1,916,283	£692,037	£517,155	£268,435	£3,614,707	£1,690,098	£23,150,751	£27,966,461
25%	60%	£2,205,756	£472,766	£315,089	£1,061,095	£4,887,093	£2,735,429	£29,024,099	£32,426,899
30%	60%	£2,495,229	£253,495	£167,333	£-1,824,856	£6,172,725	£4,838,014	£34,893,449	£36,897,336
35%	60%	£2,784,702	£-34,244	£-934,564	£-2,616,742	£7,464,353	£6,774,522	£40,764,797	£41,367,774
40%	60%	£3,074,175	£-185,045	£-1,663,889	£-3,348,778	£8,742,341	£8,975,373	£46,636,142	£46,838,212
45%	60%	£3,363,648	£-404,317	£-2,164,184	£-4,111,339	£10,027,423	£11,044,053	£52,504,485	£50,308,650
50%	60%	£3,653,121	£-623,587	£-2,664,478	£-4,879,809	£11,312,508	£12,112,733	£58,373,944	£54,778,087

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£371,314	£1,886,867	£2,583,976	£3,980,472	£3,873,638	£8,729,870	£7,169,622	£8,643,975
10%	70%	£197,066	£1,419,510	£1,580,096	£1,460,015	£2,933,935	£4,631,329	£19,070,307	£17,772,666
15%	70%	£1,038,912	£1,196,831	£1,078,204	£898,783	£2,696,182	£2,589,189	£16,020,619	£22,336,862
20%	70%	£1,126,066	£974,153	£876,315	£700,442	£2,285,762	£1,936,533	£18,970,932	£26,801,157
25%	70%	£1,213,220	£751,474	£674,421	£-889,263	£1,585,678	£1,574,523	£21,921,334	£31,165,453
30%	70%	£1,300,374	£528,795	£472,470	£-1,677,006	£4,886,624	£3,663,193	£24,871,677	£36,029,748
35%	70%	£1,387,528	£306,116	£270,581	£-2,668,826	£6,207,609	£5,445,622	£27,822,021	£40,880,943
40%	70%	£1,474,682	£87,239	£-1,444,584	£-3,172,494	£7,518,516	£7,885,855	£30,772,362	£45,158,330
45%	70%	£1,561,836	£-146,239	£-1,954,683	£-3,950,239	£8,829,462	£9,997,187	£33,722,705	£49,722,635
50%	70%	£1,648,990	£-295,918	£-2,464,782	£-4,727,982	£10,140,407	£12,108,518	£36,673,047	£54,286,330
100%	70%	£1,736,144	£-445,639	£-2,974,875	£-5,505,921	£11,451,837	£13,221,838	£39,623,389	£58,859,894
10%	60%	£1,038,912	£1,410,695	£1,580,252	£1,460,970	£2,933,935	£4,648,749	£19,152,294	£17,960,282
15%	60%	£1,328,385	£1,192,608	£1,078,204	£898,783	£2,696,182	£2,589,189	£16,020,619	£22,336,862
20%	60%	£1,617,958	£974,153	£876,315	£700,442	£2,285,762	£1,936,533	£18,970,932	£26,801,157
25%	60%	£1,907,531	£751,474	£674,421	£-889,263	£1,585,678	£1,574,523	£21,921,334	£31,165,453
30%	60%	£2,197,104	£528,795	£472,470	£-1,677,006	£4,886,624	£3,663,193	£24,871,677	£36,029,748
35%	60%	£2,486,677	£306,116	£270,581	£-2,668,826	£6,207,609	£5,445,622	£27,822,021	£40,880,943
40%	60%	£2,776,250	£87,239	£-1,444,584	£-3,172,494	£7,518,516	£7,885,855	£30,772,362	£45,158,330
45%	60%	£3,065,823	£-146,239	£-1,954,683	£-3,950,239	£8,829,462	£9,997,187	£33,722,705	£49,722,635
50%	60%	£3,355,396	£-295,918	£-2,464,782	£-4,727,982	£10,140,407	£12,108,518	£36,673,047	£54,286,330
10%	60%	£1,337,337	£1,130,578	£1,301,642	£1,199,144	£1,085,900	£3,283,176	£11,373,054	£19,015,684
15%	60%	£1							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£673,892	£2,886,385	£2,886,394	£3,292,989	£4,327,295	£10,183,526	£5,715,966	£7,190,318
10%	70%	£499,584	£1,722,028	£1,882,613	£1,762,532	£1,747,596	£5,084,886	£11,616,650	£16,318,909
15%	70%	£412,430	£1,698,348	£1,381,722	£391,304	£487,745	£4,033,845	£14,566,963	£21,883,205
20%	70%	£326,276	£1,274,670	£376,831	£232,075	£832,105	£1,956,490	£17,517,350	£25,447,501
25%	70%	£238,123	£1,050,992	£376,939	£538,745	£2,132,021	£120,866	£20,467,678	£30,011,796
30%	70%	£160,989	£827,313	£124,852	£1,314,489	£3,042,967	£2,209,598	£23,418,600	£34,576,091
35%	70%	£83,815	£603,636	£637,967	£2,092,233	£4,763,912	£4,520,867	£28,366,362	£39,140,586
40%	70%	£23,339	£379,957	£1,142,068	£2,869,977	£6,064,859	£6,432,198	£29,318,705	£43,704,683
45%	70%	£110,489	£156,278	£1,652,165	£3,647,721	£7,375,905	£8,943,530	£32,288,048	£46,288,978
50%	70%	£107,647	£87,400	£2,163,285	£4,426,465	£8,698,751	£10,654,662	£36,219,391	£52,853,273
100%	70%	£1,081,543	£2,336,743	£7,263,258	£12,202,504	£21,796,210	£31,768,179	£64,722,816	£98,476,226
10%	80%	£486,239	£1,713,212	£1,863,318	£1,732,656	£1,696,700	£6,002,405	£11,738,638	£16,506,626
15%	80%	£407,413	£1,489,128	£1,361,780	£992,488	£381,403	£3,907,849	£14,749,974	£21,168,778
20%	80%	£318,587	£1,257,040	£840,241	£175,321	£393,692	£1,788,627	£17,761,310	£26,822,831
25%	80%	£229,760	£1,028,953	£328,702	£612,660	£2,261,339	£320,695	£20,772,646	£30,481,083
30%	80%	£140,935	£800,867	£182,836	£1,405,587	£3,588,148	£2,465,448	£23,785,983	£35,139,237
35%	80%	£89,109	£572,780	£100,803	£2,198,514	£4,934,958	£4,619,431	£26,786,318	£39,797,999
40%	80%	£36,717	£344,694	£1,220,507	£2,991,441	£6,271,767	£6,773,414	£29,806,655	£44,455,543
45%	80%	£125,544	£116,607	£1,740,412	£3,784,367	£7,608,577	£8,827,398	£32,817,991	£49,113,697
50%	80%	£24,750	£110,676	£2,269,216	£4,677,896	£8,846,367	£11,081,382	£35,829,327	£53,771,849
10%	100%	£629,205	£1,730,943	£1,901,307	£1,792,409	£1,798,490	£6,187,961	£11,494,863	£16,311,194
15%	60%	£417,447	£1,511,573	£1,409,664	£1,042,130	£324,087	£4,159,587	£14,384,011	£20,601,632
20%	60%	£331,966	£1,292,302	£917,420	£291,830	£730,316	£2,124,352	£11,273,381	£16,502,070
25%	60%	£246,484	£1,073,031	£625,176	£660,820	£2,027,703	£389,861	£20,162,769	£29,542,595
30%	60%	£161,003	£853,760	£267,983	£1,223,391	£3,287,785	£1,953,623	£23,052,058	£34,012,046
35%	60%	£75,521	£634,490	£583,330	£1,985,953	£4,572,867	£4,022,303	£28,941,406	£43,384,384
40%	60%	£19,961	£415,220	£1,053,624	£2,748,513	£5,857,950	£5,090,952	£28,830,756	£42,953,921
45%	60%	£26,141	£188,848	£1,353,919	£3,511,074	£7,143,033	£5,159,953	£31,720,105	£47,404,259
50%	60%	£180,923	£23,322	£2,064,213	£4,273,635	£8,428,115	£10,238,342	£34,609,453	£51,894,697

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£78,389	£2,889,302	£2,877,011	£3,383,807	£4,327,295	£10,818,388	£5,789,354	£7,190,318
10%	70%	£590,201	£1,812,645	£1,973,235	£1,853,150	£1,822,229	£6,520,419	£11,181,217	£15,883,875
15%	70%	£503,047	£1,588,966	£1,471,339	£1,087,921	£893,179	£4,469,279	£14,131,559	£20,447,771
20%	70%	£415,893	£1,365,288	£969,448	£322,653	£398,671	£2,391,924	£17,081,901	£25,012,087
25%	70%	£328,740	£1,141,608	£467,526	£446,126	£1,698,367	£314,488	£20,052,444	£29,676,362
30%	70%	£241,586	£917,930	£34,334	£1,223,871	£3,007,533	£1,774,102	£22,982,586	£34,140,657
35%	70%	£154,432	£694,263	£541,349	£2,001,616	£4,318,479	£3,885,433	£28,932,929	£43,704,953
40%	70%	£67,279	£470,674	£1,051,448	£2,793,389	£5,629,424	£5,999,795	£33,983,271	£50,289,649
45%	70%	£19,876	£246,896	£1,363,548	£3,557,104	£6,940,371	£6,108,056	£31,833,614	£47,533,544
50%	70%	£107,030	£23,217	£2,071,647	£4,334,847	£8,251,317	£10,219,428	£34,783,959	£52,397,839
100%	70%	£990,826	£2,246,125	£7,172,641	£12,118,286	£21,360,776	£31,382,745	£64,287,382	£98,040,794
10%	80%	£286,856	£1,803,830	£1,953,935	£1,823,273	£2,182,134	£6,437,838	£11,303,204	£16,071,191
15%	80%	£198,030	£1,575,743	£1,442,397	£1,043,105	£816,837	£4,343,383	£14,314,541	£20,729,344
20%	80%	£109,204	£1,347,657	£930,859	£282,938	£498,461	£2,224,061	£17,325,876	£25,387,497
25%	80%	£230,378	£1,119,570	£419,310	£522,043	£1,825,905	£104,739	£20,437,213	£30,045,650
30%	80%	£291,592	£891,494	£92,418	£1,315,869	£3,162,715	£2,296,914	£22,346,549	£34,103,803
35%	80%	£142,736	£663,397	£609,985	£2,107,897	£4,499,524	£4,183,998	£26,359,885	£39,361,956
40%	80%	£53,900	£435,312	£1,129,890	£2,990,824	£5,836,333	£5,377,581	£29,371,221	£44,020,109
45%	80%	£34,929	£207,225	£1,649,795	£3,693,750	£7,173,143	£6,491,964	£32,362,457	£48,676,353
50%	80%	£123,752	£20,861	£2,169,699	£4,486,677	£8,509,953	£10,645,848	£35,393,893	£53,336,416
10%	100%	£593,546	£1,821,460	£1,992,526	£1,883,027	£2,233,924	£6,603,001	£11,059,229	£15,685,760
15%	60%	£308,064	£1,602,190	£1,500,281	£1,132,738	£600,521	£4,265,020	£13,848,578	£20,168,198
20%	60%	£242,583	£1,382,320	£1,098,038	£386,447	£299,862	£2,859,786	£16,615,067	£24,636,637
25%	60%	£137,102	£1,163,648	£515,793	£370,213	£1,567,269	£524,395	£19,727,275	£29,107,074
30%	60%	£251,620	£944,378	£23,350	£1,132,774	£2,852,351	£1,518,189	£22,616,624	£33,577,512
35%	60%	£163,138	£725,107	£1,072,715	£1,895,305	£4,137,433	£3,569,899	£25,501,973	£38,017,950
40%	60%	£80,657	£505,857	£973,007	£2,657,896	£5,422,517	£5,655,549	£28,396,322	£42,518,988
45%	60%	£4,824	£286,566	£1,473,302	£3,420,457	£6,707,599	£7,724,229	£31,284,671	£46,988,825
50%	60%	£90,308	£67,205	£1,973,698	£4,183,017	£7,692,681	£9,792,969	£34,174,019	£51,459,283

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use		CIL Zone	3
Site Area MU 1-4	0.154 Ha	Value Area	Med
Site Area MU 5-6	0.74 Ha	Sales value inflation	0%
		Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£797,995	£1,991,788	£2,107,548	£1,928,736	£2,988,613	£7,155,038	-£10,792,702	-£15,891,289
10%	70%	£640,595	£1,588,182	£1,201,269	£547,886	£671,482	£3,425,465	-£16,109,247	-£24,113,292
15%	70%	£561,895	£1,386,379	£748,129	-£144,870	-£500,131	£1,552,655	-£18,767,521	-£28,224,293
20%	70%	£463,137	£1,194,575	£294,989	-£346,607	-£625,390	£21,425,794	-£21,425,794	-£32,335,933
25%	70%	£404,496	£982,773	-£160,736	-£1,548,304	-£2,865,323	£2,228,830	-£24,084,067	-£36,446,294
30%	70%	£325,795	£780,969	-£621,288	-£2,250,021	-£4,047,919	-£4,132,270	-£26,742,340	-£40,567,295
35%	70%	£247,096	£579,166	-£1,081,038	-£2,951,737	-£5,230,514	-£6,035,711	-£29,404,612	-£44,688,396
40%	70%	£168,396	£377,362	-£1,542,389	-£3,653,455	-£6,413,111	-£7,939,151	-£32,058,885	-£48,779,296
45%	70%	£89,695	£175,560	-£2,002,940	-£4,385,171	-£7,595,706	-£9,842,591	-£34,717,158	-£52,890,297
50%	70%	£10,996	-£26,873	-£2,463,490	-£5,086,888	-£8,776,302	-£11,746,031	-£37,375,432	-£57,001,298
100%	70%	£788,004	£2,177,711	£7,058,998	-£12,074,056	-£20,884,260	-£30,789,430	-£38,958,161	-£58,111,936
10%	80%	£637,016	£1,185,750	£1,180,623	£515,916	£617,024	£3,335,658	-£16,239,716	-£24,314,148
15%	80%	£558,527	£1,372,229	£717,161	-£193,608	-£583,155	£1,417,944	-£18,963,312	-£28,525,578
20%	80%	£476,038	£1,165,710	£253,691	-£311,571	-£1,393,426	£307,843	-£21,686,850	-£32,737,009
25%	80%	£395,549	£959,191	-£213,194	-£1,629,534	-£3,003,696	£2,457,021	-£24,410,327	-£36,946,438
30%	80%	£315,059	£752,670	-£684,237	-£2,347,496	-£4,213,965	£4,406,099	-£27,133,924	-£41,159,868
35%	80%	£234,569	£546,151	-£1,155,279	-£3,065,459	-£5,424,235	-£6,355,178	-£29,887,461	-£45,371,297
40%	80%	£154,080	£339,630	-£1,626,323	-£3,783,521	-£6,539,566	-£8,304,266	-£32,580,907	-£49,827,727
45%	80%	£73,591	£133,112	-£2,097,365	-£4,501,385	-£7,844,775	-£10,263,334	-£36,304,535	-£53,794,156
50%	80%	-£7,011	-£74,608	-£2,568,407	-£5,219,348	-£8,055,046	-£12,202,412	-£38,028,072	-£58,005,586
10%	60%	£544,713	£1,397,815	£1,221,914	£579,856	£725,940	£3,515,273	-£15,978,720	-£23,912,434
15%	60%	£567,263	£1,400,528	£779,098	£36,132	-£417,108	£1,887,367	-£18,571,729	-£27,923,006
20%	60%	£490,363	£1,203,442	£336,281	-£781,603	-£1,572,029	£1,142,838	-£21,164,737	-£31,933,678
25%	60%	£413,443	£1,006,355	-£1,08,278	-£1,467,074	-£2,726,952	£2,000,640	-£23,757,747	-£35,944,150
30%	60%	£332	£805,267	-£566,338	-£2,152,545	-£3,881,493	£3,368,441	-£26,380,765	-£39,824,772
35%	60%	£259,622	£612,181	-£1,008,307	-£2,838,016	-£5,036,794	-£5,716,243	-£28,943,765	-£43,965,293
40%	60%	£182,711	£415,094	-£1,458,456	-£3,523,487	-£6,191,715	-£7,574,046	-£31,536,773	-£47,975,666
45%	60%	£106,801	£218,007	-£1,908,515	-£4,208,958	-£7,346,537	-£9,431,840	-£34,129,763	-£51,886,438
50%	60%	£29,890	£30,921	-£2,368,574	-£4,894,429	-£8,201,569	-£11,289,649	-£36,722,911	-£55,937,010

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£11,382,305	-£10,738,512	-£10,622,782	-£10,801,364	-£8,172,858	-£34,018,534	-£71,984,273	-£77,082,861
10%	70%	-£12,089,705	-£11,142,118	-£11,529,691	-£12,182,414	-£10,900,980	-£57,746,107	-£77,280,819	-£85,294,863
15%	70%	-£12,185,405	-£11,343,821	-£11,745,520	-£12,415,170	-£11,671,703	-£70,618,911	-£79,658,923	-£88,506,964
20%	70%	-£12,247,105	-£11,545,725	-£12,435,311	-£13,576,887	-£62,854,299	-£61,498,962	-£82,597,366	-£93,506,865
25%	70%	-£12,326,804	-£11,747,527	-£12,891,036	-£14,278,604	-£64,036,895	-£63,400,402	-£86,295,638	-£97,617,866
30%	70%	-£12,404,605	-£11,949,331	-£13,340,381	-£14,980,321	-£65,219,505	-£64,903,944	-£91,913,911	-£103,728,867
35%	70%	-£12,483,204	-£12,151,134	-£13,812,138	-£15,682,037	-£66,402,086	-£67,207,283	-£96,572,184	-£109,839,867
40%	70%	-£12,561,904	-£12,352,938	-£14,272,689	-£16,383,755	-£67,584,882	-£69,110,723	-£103,230,457	-£119,950,868
45%	70%	-£12,640,605	-£12,554,740	-£14,733,240	-£17,085,471	-£68,767,278	-£71,016,163	-£106,888,720	-£114,061,869
50%	70%	-£12,719,304	-£12,756,542	-£15,193,790	-£17,787,188	-£69,949,874	-£72,917,602	-£110,972,977	-£118,172,870
100%	70%	-£13,816,955	-£14,808,011	-£19,799,299	-£24,804,356	-£81,775,831	-£91,952,001	-£125,129,733	-£159,282,877
10%	80%	-£12,093,284	-£11,151,550	-£11,549,677	-£12,214,384	-£60,554,548	-£57,838,014	-£77,411,348	-£85,485,720
15%	80%	-£12,172,011	-£11,353,071	-£11,751,908	-£12,426,908	-£61,736,993	-£59,023,444	-£81,913,911	-£90,697,150
20%	80%	-£12,250,711	-£11,554,590	-£12,476,601	-£13,641,871	-£62,924,996	-£61,679,516	-£86,858,421	-£93,908,580
25%	80%	-£12,329,411	-£11,756,109	-£12,943,494	-£14,359,834	-£64,115,266	-£63,628,593	-£91,581,958	-£98,120,009
30%	80%	-£12,408,111	-£11,957,630	-£13,414,538	-£15,077,796	-£65,305,538	-£65,577,671	-£96,306,496	-£102,321,439
35%	80%	-£12,486,811	-£12,159,149	-£13,885,582	-£15,799,759	-£66,492,081	-£67,762,505	-£101,052,969	-£108,542,866
40%	80%	-£12,565,511	-£12,360,668	-£14,356,623	-£16,521,721	-£67,683,624	-£69,957,828	-£105,792,555	-£114,754,298
45%	80%	-£12,644,211	-£12,562,189	-£14,827,665	-£17,243,688	-£68,875,167	-£71,424,306	-£109,476,105	-£114,965,728
50%	80%	-£12,722,911	-£12,763,709	-£15,308,707	-£17,965,651	-£70,066,710	-£72,917,602	-£113,161,148	-£119,177,158
10%	60%	-£12,086,127	-£11,132,885	-£11,506,386	-£12,150,445	-£60,445,631	-£57,656,299	-£77,150,291	-£85,084,006
15%	60%	-£12,164,837	-£11,334,727	-£11,951,203	-£12,826,432	-£61,627,174	-£59,484,205	-£80,474,307	-£89,004,577
20%	60%	-£12,243,547	-£11,536,569	-£12,394,019	-£13,511,903	-£62,812,601	-£61,314,408	-£83,336,309	-£93,105,150
25%	60%	-£12,322,257	-£11,738,411	-£12,862,837	-£14,203,374	-£64,003,028	-£63,146,512	-£86,198,311	-£97,206,723
30%	60%	-£12,400,967	-£11,940,253	-£13,335,654	-£14,894,845	-£65,193,455	-£65,030,013	-£89,059,313	-£101,317,244
35%	60%	-£12,479,677	-£12,142,095	-£13,806,471	-£15,586,316	-£66,384,882	-£66,897,815	-£91,919,316	-£105,427,765
40%	60%	-£12,558,387	-£12,343,937	-£14,277,288	-£16,277,787	-£67,576,309	-£68,769,242	-£94,779,319	-£109,538,286
45%	60%	-£12,637,097	-£12,545,779	-£14,748,105	-£16,969,258	-£68,767,736	-£70,640,669	-£97,629,322	-£113,648,807
50%	60%	-£12,715,807	-£12,747,621	-£15,219,022	-£17,660,729	-£69,959,163	-£72,512,095	-£100,479,325	-£117,759,328

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£9,108,053	-£7,014,876	-£7,152,013	-£7,977,123	-£4,803,678	£40,127,551	-£58,581,101	-£63,403,311
10%	70%	-£9,265,860	-£8,318,282	-£8,705,195	-£9,358,579	-£4,831,010	-£44,177,027	-£63,711,739	-£71,715,784
15%	70%	-£9,344,570	-£9,520,690	-£9,198,335	-£10,911,331	-£4,810,623	-£46,049,837	-£66,370,013	-£75,826,795
20%	70%	-£9,423,280	-£10,725,100	-£9,691,475	-£10,763,993	-£4,795,200	-£47,922,647	-£69,029,286	-£79,937,795
25%	70%	-£9,501,990	-£11,929,510	-£10,182,619	-£11,464,768	-£4,779,815	-£49,801,322	-£71,686,560	-£84,048,798
30%	70%	-£9,580,700	-£13,133,920	-£10,673,762	-£12,156,486	-£4,764,430	-£51,680,411	-£74,443,832	-£88,159,797
35%	70%	-£9,659,410	-£14,338,330	-£11,164,905	-£12,848,202	-£4,749,045	-£53,561,500	-£77,005,105	-£92,270,798
40%	70%	-£9,738,120	-£15,542,740	-£11,656,049	-£13,540,919	-£4,733,660	-£55,442,589	-£79,566,317	-£96,381,799
45%	70%	-£9,816,830	-£16,747,150	-£12,147,193	-£14,233,635	-£4,718,275	-£57,323,678	-£82,127,530	-£100,492,799
50%	70%	-£9,895,540	-£17,951,560	-£12,638,336	-£14,926,350	-£4,702,890	-£59,204,767	-£84,688,743	-£104,603,799
100%	70%	-£10,995,159	-£21,155,970	-£15,131,483	-£17,380,521	-£5,682,500	-£78,393,922	-£111,880,653	-£145,133,799
10%	80%	-£9,269,448	-£8,327,715	-£8,725,841	-£9,350,548	-£4,815,405	-£44,266,834	-£63,842,286	-£71,916,640
15%	80%	-£9,348,158	-£9,532,125	-£9,199,303	-£10,100,072	-£4,800,019	-£46,148,548	-£66,569,904	-£76,128,071
20%	80%	-£9,426,868	-£10,736,535	-£9,692,445	-£10,844,605	-£4,784,634	-£48,031,262	-£69,297,527	-£80,339,501
25%	80%	-£9,505,578	-£11,940,945	-£10,183,588	-£11,536,130	-£4,769,249	-£49,913,976	-£72,020,049	-£84,550,503
30%	80%	-£9,584,288	-£13,145,355	-£10,674,731	-£12,227,655	-£4,753,864	-£51,796,690	-£74,741,567	-£88,761,504
35%	80%	-£9,662,998	-£14,349,765	-£11,165,874	-£12,919,180	-£4,738,479	-£53,679,804	-£77,452,081	-£92,972,505
40%	80%	-£9,741,708	-£15,554,175	-£11,657,017	-£13,610,705	-£4,723,094	-£55,560,918	-£80,162,595	-£97,183,506
45%	80%	-£9,820,418	-£16,758,585	-£12,148,160	-£14,302,230	-£4,707,709	-£57,442,032	-£82,873,109	-£101,394,507
50%	80%	-£9,899,128	-£17,962,995						

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£790,319	-£403,474	-£519,233	-£340,421	-£4,833,540	-£477,124	-£18,424,863	-£23,523,451
10%	70%	-£347,719	-£132	-£387,045	-£1,040,429	-£6,960,680	-£4,206,697	-£3,741,409	-£31,745,453
15%	70%	-£1,028,420	-£201,936	-£940,169	-£1,723,186	-£3,132,293	-£5,075,207	-£23,369,683	-£38,586,474
20%	70%	-£1,151,120	-£403,736	-£1,293,325	-£2,434,302	-£3,314,889	-£7,957,552	-£28,057,956	-£39,967,456
25%	70%	-£1,183,819	-£695,542	-£1,749,051	-£3,136,618	-£10,407,485	-£3,860,992	-£31,716,228	-£44,078,456
30%	70%	-£1,262,526	-£997,345	-£2,097,838	-£3,839,336	-£13,303,080	-£4,764,433	-£34,374,547	-£48,169,457
35%	70%	-£1,341,210	-£1,099,149	-£2,670,153	-£4,540,052	-£16,267,676	-£5,867,873	-£37,032,774	-£52,300,457
40%	70%	-£1,419,919	-£1,210,952	-£3,130,703	-£5,241,769	-£19,245,272	-£7,157,313	-£39,691,447	-£56,411,458
45%	70%	-£1,498,619	-£1,412,755	-£3,591,255	-£5,943,486	-£22,227,868	-£8,474,753	-£42,349,320	-£60,522,459
50%	70%	-£1,577,319	-£1,614,558	-£4,051,850	-£6,645,203	-£25,211,464	-£9,810,464	-£45,007,594	-£68,633,460
100%	70%	-£2,377,008	-£3,666,028	-£8,657,313	-£15,662,371	-£28,236,422	-£38,412,591	-£71,590,323	-£105,743,467
10%	80%	-£391,299	-£555	-£407,691	-£1,072,398	-£7,015,138	-£4,298,504	-£23,871,938	-£31,946,310
15%	80%	-£1,031,388	-£216,385	-£971,154	-£1,781,392	-£3,215,317	-£5,214,217	-£28,596,474	-£36,167,740
20%	80%	-£1,112,277	-£426,605	-£1,334,616	-£2,499,886	-£3,425,587	-£8,140,105	-£29,310,011	-£40,369,710
25%	80%	-£1,182,766	-£629,124	-£1,801,509	-£3,217,849	-£10,636,856	-£10,089,183	-£32,042,548	-£44,580,599
30%	80%	-£1,273,256	-£836,644	-£2,272,552	-£3,936,811	-£11,846,125	-£12,039,261	-£34,786,086	-£46,792,029
35%	80%	-£1,363,746	-£1,044,154	-£2,743,594	-£4,653,774	-£13,059,397	-£13,893,540	-£37,480,655	-£50,003,455
40%	80%	-£1,434,234	-£1,248,683	-£3,214,637	-£5,371,736	-£14,266,667	-£15,936,418	-£40,213,189	-£52,214,889
45%	80%	-£1,514,723	-£1,453,209	-£3,685,679	-£6,089,700	-£15,476,937	-£17,886,436	-£42,936,695	-£54,426,314
50%	80%	-£1,595,212	-£1,657,735	-£4,156,721	-£6,807,662	-£16,687,208	-£19,834,574	-£45,680,234	-£60,522,459
10%	60%	-£344,141	-£3,300	-£366,401	-£1,008,460	-£6,306,222	-£4,116,859	-£23,610,881	-£31,544,596
15%	60%	-£1,021,051	-£187,786	-£809,217	-£1,684,447	-£8,049,270	-£5,944,795	-£26,203,817	-£35,565,167
20%	60%	-£1,097,962	-£384,873	-£1,252,034	-£2,369,918	-£9,204,191	-£7,775,000	-£28,796,899	-£39,565,740
25%	60%	-£1,174,872	-£581,923	-£1,636,589	-£3,053,893	-£10,359,127	-£9,022,801	-£31,380,407	-£42,616,311
30%	60%	-£1,251,783	-£779,074	-£2,146,653	-£3,740,859	-£11,514,055	-£11,400,603	-£33,982,912	-£47,586,984
35%	60%	-£1,328,693	-£976,134	-£2,596,712	-£4,426,330	-£12,668,958	-£13,348,405	-£36,575,926	-£51,597,455
40%	60%	-£1,405,604	-£1,173,221	-£3,046,770	-£5,111,801	-£13,827,861	-£15,206,298	-£39,168,938	-£55,608,028
45%	60%	-£1,482,514	-£1,370,309	-£3,496,832	-£5,797,272	-£14,978,769	-£17,054,000	-£41,754,194	-£60,618,000
50%	60%	-£1,559,425	-£1,567,394	-£3,946,893	-£6,482,743	-£16,133,720	-£19,921,811	-£44,344,953	-£65,629,172

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£1,132	-£1,078	-£1,024	-£970	-£3,813	-£3,769,011	-£18,113	-£18,113
10%	70%	-£273,192	-£274,395	-£287,482	-£293,602	-£3,714,444	-£565,461	-£20,500,173	-£28,504,216
15%	70%	-£381,893	-£472,592	-£465,658	-£478,798	-£4,891,057	-£2,838,271	-£23,158,447	-£32,615,210
20%	70%	-£430,592	-£570,788	-£516,758	-£516,875	-£6,073,654	-£4,716,317	-£25,816,720	-£36,726,219
25%	70%	-£500,298	-£688,986	-£629,821	-£629,938	-£7,256,261	-£5,819,758	-£28,474,689	-£40,587,420
30%	70%	-£587,992	-£812,816	-£713,075	-£713,192	-£8,438,865	-£8,523,196	-£31,133,266	-£44,448,221
35%	70%	-£686,686	-£934,641	-£813,826	-£813,943	-£9,621,440	-£10,426,637	-£33,791,539	-£48,059,222
40%	70%	-£798,380	-£1,056,465	-£914,576	-£914,693	-£10,804,015	-£11,608,824	-£36,443,011	-£51,070,223
45%	70%	-£924,024	-£1,178,227	-£1,016,727	-£1,016,844	-£12,000,590	-£12,805,415	-£39,100,084	-£53,281,223
50%	70%	-£1,062,719	-£1,300,011	-£1,138,481	-£1,138,598	-£13,207,165	-£14,012,040	-£41,754,194	-£56,411,458
100%	70%	-£1,702,482	-£2,699,486	-£2,696,786	-£2,696,843	-£24,995,186	-£26,711,356	-£68,349,988	-£92,502,234
15%	80%	-£300,711	-£284,924	-£284,924	-£284,924	-£3,901,811	-£3,705,269	-£13,380,407	-£18,113
20%	80%	-£387,626	-£468,442	-£468,442	-£468,442	-£5,107,395	-£4,974,081	-£17,382,982	-£23,610,881
25%	80%	-£437,749	-£521,023	-£521,023	-£521,023	-£6,312,979	-£6,179,665	-£22,477,776	-£30,127,935
30%	80%	-£500,298	-£595,603	-£595,603	-£595,603	-£7,519,563	-£7,386,249	-£27,572,821	-£36,033,984
35%	80%	-£587,992	-£691,175	-£691,175	-£691,175	-£8,726,147	-£8,592,833	-£32,667,866	-£42,578,929
40%	80%	-£686,686	-£796,746	-£796,746	-£796,746	-£9,932,731	-£9,800,417	-£37,762,908	-£49,033,970
45%	80%	-£798,380	-£902,317	-£902,317	-£902,317	-£11,139,315	-£11,007,001	-£42,858,950	-£55,628,961
50%	80%	-£924,024	-£1,007,888	-£1,007,888	-£1,007,888	-£12,345,899	-£12,213,585	-£47,954,000	-£62,363,512
10%	60%	-£200,614	-£683,626	-£683,626	-£683,626	-£3,933,932	-£3,664,988	-£19,369,646	-£26,303,360
15%	60%	-£286,524	-£880,741	-£880,741	-£880,741	-£5,139,516	-£4,870,672	-£25,465,265	-£34,313,923
20%	60%	-£387,626	-£1,078,856	-£1,078,856	-£1,078,856	-£6,345,100	-£6,076,256	-£31,560,884	-£41,515,935
25%	60%	-£498,728	-£1,278,971	-£1,278,971	-£1,278,971	-£7,550,684	-£7,281,840	-£37,656,426	-£48,611,977
30%	60%	-£619,830	-£1,479,086	-£1,479,086	-£1,479,086	-£8,756,268	-£8,487,424	-£43,751,968	-£55,717,019
35%	60%	-£740,932	-£1,679,201	-£1,679,201	-£1,679,201	-£9,961,852	-£9,693,008	-£49,847,510	-£62,817,060
40%	60%	-£862,034	-£1,879,316	-£1,879,316	-£1,879,316	-£11,167,436	-£10,900,164	-£55,942,052	-£71,912,101
45%	60%	-£983,136	-£2,079,431	-£2,079,431	-£2,079,431	-£12,373,020	-£12,105,748	-£62,036,594	-£79,007,142
50%	60%	-£1,104,238	-£2,279,546	-£2,279,546	-£2,279,546	-£13,578,604	-£13,311,332	-£68,131,136	-£87,102,183
10%	60%	-£200,614	-£683,626	-£683,626	-£683,626	-£3,933,932	-£3,664,988	-£19,369,646	-£26,303,360
15%	60%	-£286,524	-£880,741	-£880,741	-£880,741	-£5,139,516	-£4,870,672	-£25,465,265	-£34,313,923
20%	60%	-£387,626	-£1,078,856	-£1,078,856	-£1,078,856	-£6,345,100	-£6,076,256	-£31,560,884	-£41,515,935
25%	60%	-£498,728	-£1,278,971	-£1,278,971	-£1,278,971	-£7,550,684	-£7,281,840	-£37,656,426	-£48,611,977
30%	60%	-£619,830	-£1,479,086	-£1,479,086	-£1,479,086	-£8,756,268	-£8,487,424	-£43,751,968	-£55,717,019
35%	60%	-£740,932	-£1,679,201	-£1,679,201	-£1,679,201	-£9,961,852	-£9,693,008	-£49,847,510	-£62,817,060
40%	60%	-£862,034	-£1,879,316	-£1,879,316	-£1,879,316	-£11,167,436	-£10,900,164	-£55,942,052	-£71,912,101
45%	60%	-£983,136	-£2,079,431	-£2,079,431	-£2,079,431	-£12,373,020	-£12,105,748	-£62,036,594	-£79,007,142
50%	60%	-£1,104,238	-£2,279,546	-£2,279,546	-£2,279,546	-£13,578,604	-£13,311,332	-£68,131,136	-£87,102,183

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-£181,955	-£1,772,748	-£1,481,505	-£1,312,696	-£38,421	-£4,194,845	-£13,762,894	-£18,861,482
10%	70%	-£94,555	-£972,142	-£855,229	-£768,154	-£2,288,710	-£455,723	-£10,099,440	-£13,073,484
15%	70%	-£141,145	-£1,470,339	-£1,232,980	-£1,063,324	-£1,407,333	-£263,824	-£7,227,714	-£9,184,485
20%	70%	-£197,735	-£1,168,536	-£959,101	-£762,527	-£962,585	-£3,285,356	-£5,127,714	-£6,386,486
25%	70%	-£211,544	-£866,733	-£776,776	-£624,344	-£5,825,516	-£5,189,023	-£27,044,259	-£34,046,466
30%	70%	-£290,245	-£1,164,929	-£1,237,328	-£986,061	-£7,008,111	-£7,092,463	-£29,700,532	-£34,517,487
35%	70%	-£378,946	-£1,367,126	-£1,438,074	-£1,107,762	-£8,192,707	-£8,276,904	-£32,260,489	-£38,629,488
40%	70%	-£447,647	-£1,569,323	-£1,639,576	-£1,226,959	-£9,377,303	-£9,461,500	-£34,812,036	-£41,734,489
45%	70%	-£526,348	-£1,771,520	-£1,840,773	-£1,346,156	-£10,561,899	-£10,646,096	-£37,362,584	-£44,840,490
50%	70%	-£605,049	-£1,973,717	-£2,034,026	-£1,465,353	-£11,746,494	-£11,830,293	-£39,913,132	-£47,946,491
10%	80%	-£20,976	-£662,110	-£564,583	-£400,124	-£1,345,972	-£3,754,466	-£18,199,968	-£27,274,341
15%	80%	-£59,513	-£756,189	-£610,121	-£409,648	-£1,542,248	-£4,221,905	-£21,923,905	-£31,885,771
20%	80%	-£108,049	-£850,268	-£682,141	-£489,115	-£1,736,517	-£4,488,138	-£24,644,747	-£35,677,341
25%	80%	-£166,585	-£944,347	-£754,173	-£578,588	-£1,929,791	-£5,340,370	-£27,366,589	-£39,463,901
30%	80%	-£225,121	-£1,038,426	-£828,246	-£667,659	-£2,123,065	-£6,192,602	-£29,880,431	-£41,250,451
35%	80%	-£283,657	-£1,132,505	-£902,317	-£756,730	-£2,316,339	-£7,044,834	-£32,394,282	-£43,181,901
40%	80%	-£342,19							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£484,473	£1,678,266	£1,794,026	£1,616,214	£1,492,077	£5,648,502	£12,299,237	£17,397,825
10%	70%	£327,073	£1,274,660	£987,747	£234,364	£935,054	£1,918,929	£17,615,793	£25,619,827
15%	70%	£246,377	£1,072,857	£733,572	£648,192	£2,006,607	£46,116	£22,141,067	£23,730,626
20%	70%	£169,673	£871,053	£-18,533	£-1,160,110	£-3,189,263	£-1,631,026	£-22,932,330	£-33,841,826
25%	70%	£90,973	£699,251	£-174,259	£-1,881,826	£-4,371,869	£-3,739,366	£-29,590,602	£-37,982,830
30%	70%	£12,273	£467,447	£-324,810	£-2,583,943	£-5,964,454	£-5,638,096	£-29,248,975	£-32,963,931
35%	70%	£-66,427	£285,644	£-1,858,350	£-3,285,260	£-6,737,050	£-7,542,247	£-30,907,148	£-36,174,931
40%	70%	£-145,126	£93,840	£-1,855,911	£-3,966,977	£-7,919,646	£-9,445,687	£-33,565,421	£-39,265,832
45%	70%	£-223,827	£-137,962	£-2,316,462	£-4,688,693	£-9,102,242	£-11,349,127	£-36,223,694	£-44,396,933
50%	70%	£-302,506	£-340,195	£-2,777,013	£-5,370,410	£-10,284,938	£-13,253,266	£-38,981,966	£-48,607,634
100%	70%	£-1,102,217	£-2,981,233	£-7,362,521	£-12,387,578	£-22,110,756	£-32,286,955	£-65,464,697	£-99,617,641
10%	80%	£323,494	£1,265,227	£967,101	£202,394	£889,512	£1,829,122	£17,746,312	£25,820,684
15%	80%	£243,005	£1,058,707	£703,633	£507,130	£2,089,691	£-58,591	£20,469,848	£30,032,114
20%	80%	£162,516	£852,188	£-559,923	£-1,225,094	£-3,209,981	£-1,014,479	£23,193,386	£34,243,544
25%	80%	£82,026	£645,669	£-826,717	£-1,943,056	£-4,510,230	£-3,963,557	£-28,916,922	£-38,454,973
30%	80%	£1,535	£439,148	£-997,760	£-2,651,019	£-5,720,500	£-5,912,635	£-28,640,460	£-34,666,403
35%	80%	£-10,393	£232,629	£-1,468,302	£-3,379,961	£-6,593,771	£-7,961,714	£-31,263,997	£-38,877,832
40%	80%	£-159,442	£26,110	£-1,939,645	£-4,096,944	£-8,141,041	£-9,810,792	£-34,087,533	£-41,089,262
45%	80%	£-239,331	£-180,411	£-2,410,887	£-4,814,307	£-9,351,311	£-11,759,870	£-36,811,070	£-45,300,692
50%	80%	£-320,863	£-399,131	£-2,861,929	£-5,532,870	£-10,561,582	£-13,709,346	£-39,534,669	£-49,512,122
100%	80%	£-1,030,651	£-1,284,093	£-6,908,395	£-12,936,533	£-22,801,597	£-34,935,175	£-69,264,285	£-97,418,070
15%	60%	£253,741	£1,087,006	£465,575	£409,655	£1,923,644	£1,800,831	£20,078,265	£29,429,541
20%	60%	£176,830	£889,919	£22,759	£1,095,126	£3,078,565	£1,649,374	£22,671,273	£33,440,114
25%	60%	£99,320	£692,832	£-423,861	£-1,780,997	£-4,233,857	£-3,507,175	£-28,264,283	£-37,450,885
30%	60%	£23,009	£495,745	£-871,850	£-2,466,067	£-5,388,409	£-5,364,977	£-27,857,291	£-34,461,258
35%	60%	£-53,901	£298,658	£-1,321,919	£-3,151,538	£-6,543,330	£-7,222,779	£-30,450,300	£-38,471,829
40%	60%	£-130,812	£101,572	£-1,771,878	£-3,837,009	£-7,698,251	£-9,080,582	£-33,043,309	£-40,482,402
45%	60%	£-207,722	£-82,615	£-2,222,038	£-4,507,480	£-8,983,172	£-10,938,383	£-36,636,318	£-45,492,074
50%	60%	£-284,633	£-292,802	£-2,672,097	£-5,207,951	£-10,008,094	£-12,736,185	£-38,229,327	£-47,503,546

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£1,188,863	£1,789,363	£1,898,283	£1,703,831	£1,527,311	£5,338,338	£11,483,803	£16,822,391
10%	70%	£417,630	£1,385,277	£1,976,364	£324,361	£399,620	£2,354,363	£17,180,349	£25,164,394
15%	70%	£338,980	£1,163,474	£1,526,224	£-267,775	£-1,571,233	£481,553	£19,836,623	£29,285,394
20%	70%	£260,290	£961,670	£72,084	£-1,089,492	£2,763,830	£-1,595,492	£22,496,896	£33,406,395
25%	70%	£181,581	£759,868	£-853,814	£-1,771,209	£3,698,425	£-3,209,032	£-26,165,169	£-37,617,396
30%	70%	£102,890	£558,064	£-844,193	£-2,472,926	£-5,110,021	£-5,203,372	£-27,813,442	£-41,628,397
35%	70%	£24,191	£356,261	£-1,304,743	£-3,174,642	£-6,301,616	£-7,106,813	£-30,471,714	£-45,739,396
40%	70%	£-58,099	£154,457	£-1,765,294	£-3,893,360	£-7,466,613	£-9,010,253	£-33,129,967	£-49,860,968
45%	70%	£-133,208	£-147,345	£-2,225,845	£-4,578,076	£-8,666,808	£-10,919,693	£-35,788,260	£-53,961,399
50%	70%	£-211,909	£-249,578	£-2,686,395	£-5,279,793	£-9,849,404	£-12,817,133	£-38,446,534	£-58,072,400
100%	70%	£-1,011,599	£-2,900,616	£-7,297,803	£-12,296,961	£-21,675,362	£-31,867,932	£-65,029,263	£-98,182,408
10%	80%	£418,111	£1,355,945	£957,178	£293,011	£345,076	£2,354,556	£17,310,876	£25,385,250
15%	80%	£333,622	£1,140,324	£494,256	£-216,513	£-1,654,257	£346,843	£20,034,414	£29,596,680
20%	80%	£253,133	£942,805	£30,784	£-1,134,476	£-2,864,527	£-1,579,045	£22,757,951	£33,808,110
25%	80%	£172,644	£736,286	£-458,096	£-1,852,489	£4,074,797	£-3,528,123	£-25,481,468	£-38,019,640
30%	80%	£92,154	£533,185	£-907,142	£-2,670,142	£-5,265,086	£-4,477,001	£-28,250,608	£-42,230,970
35%	80%	£11,665	£323,246	£-1,378,184	£-3,288,364	£-6,495,337	£-7,426,280	£-30,928,563	£-46,442,399
40%	80%	£-68,825	£116,727	£-1,849,228	£-4,098,326	£-7,705,607	£-9,375,358	£-33,652,099	£-50,653,629
45%	80%	£-149,314	£-89,293	£-2,320,270	£-4,724,290	£-9,915,877	£-11,324,436	£-36,376,637	£-54,865,258
50%	80%	£-229,916	£-297,513	£-2,791,512	£-5,442,253	£-10,126,148	£-13,273,514	£-39,099,124	£-59,076,688
10%	60%	£421,268	£1,374,710	£999,009	£356,950	£345,162	£2,444,171	£17,049,821	£24,983,536
15%	60%	£344,358	£1,177,623	£556,192	£310,097	£1,488,210	£1,116,265	£19,642,331	£28,984,108
20%	60%	£267,448	£963,537	£113,376	£-1,004,508	£-2,843,131	£-1,613,940	£22,235,639	£33,004,680
25%	60%	£190,538	£783,450	£-331,183	£-1,689,979	£-3,798,054	£-3,071,741	£-24,828,849	£-37,015,251
30%	60%	£113,627	£596,362	£-781,243	£-2,375,450	£-4,852,975	£-4,929,543	£-27,421,857	£-41,025,824
35%	60%	£36,717	£399,276	£-1,231,302	£-3,080,991	£-6,107,896	£-6,781,348	£-30,014,867	£-45,036,395
40%	60%	£-40,194	£192,189	£-1,681,961	£-3,746,392	£-7,262,817	£-8,645,148	£-32,607,975	£-49,046,968
45%	60%	£-117,104	£-4,808	£-2,131,420	£-4,431,863	£-8,417,739	£-10,502,949	£-35,200,885	£-53,057,540
50%	60%	£-194,015	£-201,984	£-2,581,479	£-5,117,334	£-9,572,860	£-12,360,951	£-37,794,893	£-57,068,112

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Mixed use	
Site Area MU 1-4	0.154 Ha
Site Area MU 5-6	0.74 Ha

CIL Zone	3
Value Area	Low

Sale value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
70%	70%	£608,576	£1,500,671	£1,015,180	£250,959	£163,395	£2,589,719	£17,375,974	£28,098,797
10%	70%	£467,329	£1,138,823	£202,046	£1,003,174	£1,954,106	£798,613	£22,135,929	£33,456,600
15%	70%	£396,705	£967,900	£207,865	£1,632,281	£3,014,191	£2,503,793	£24,515,906	£37,136,560
20%	70%	£326,082	£795,977	£211,982	£2,261,409	£4,374,277	£4,208,973	£29,899,883	£40,814,402
25%	70%	£255,458	£596,053	£1,034,290	£2,890,528	£5,134,363	£5,914,152	£29,275,860	£44,483,303
30%	70%	£184,835	£415,130	£1,447,515	£3,519,646	£6,194,450	£7,619,332	£31,655,837	£48,172,205
35%	70%	£114,211	£234,207	£1,860,732	£4,148,765	£7,254,536	£9,204,512	£34,035,615	£51,851,106
40%	70%	£43,587	£53,283	£2,273,948	£4,777,883	£8,314,622	£11,029,692	£36,415,792	£55,530,008
45%	70%	£27,479	£129,728	£2,687,164	£5,407,002	£9,374,709	£12,734,873	£38,795,989	£58,208,909
50%	70%	£99,258	£313,610	£3,100,381	£6,036,120	£10,434,795	£14,440,053	£41,175,747	£62,887,811
100%	70%	£817,045	£2,122,434	£7,232,845	£12,327,303	£21,035,657	£31,491,853	£84,375,519	£126,678,625
10%	80%	£463,718	£1,129,307	£1,181,217	£1,038,953	£2,009,945	£890,699	£2,267,615	£3,658,240
15%	80%	£391,289	£943,626	£239,620	£1,681,462	£3,097,952	£2,641,922	£24,713,436	£37,439,461
20%	80%	£318,860	£757,944	£283,421	£2,320,971	£4,185,968	£4,303,145	£27,159,258	£41,218,683
25%	80%	£246,431	£572,262	£1,087,222	£2,972,479	£5,273,964	£5,144,368	£29,605,077	£44,999,904
30%	80%	£174,002	£386,581	£1,611,024	£3,617,987	£6,361,970	£7,895,592	£32,050,887	£48,780,126
35%	80%	£101,573	£200,898	£1,934,825	£4,263,496	£7,449,977	£9,646,815	£34,496,718	£52,560,347
40%	80%	£29,145	£121,170	£2,348,077	£4,909,096	£8,395,093	£11,399,039	£36,942,538	£56,343,776
45%	80%	£43,992	£173,253	£2,762,428	£5,554,513	£9,625,989	£13,149,262	£39,388,359	£60,120,791
50%	80%	£117,806	£361,971	£3,208,229	£6,200,022	£10,713,995	£14,900,485	£41,834,179	£63,901,013
10%	90%	£470,940	£1,148,340	£222,875	£970,393	£1,988,285	£705,525	£2,004,242	£3,283,988
15%	90%	£402,121	£972,175	£176,112	£1,583,120	£2,930,431	£2,365,662	£24,318,376	£36,831,540
20%	90%	£333,302	£796,010	£258,743	£2,195,849	£3,962,597	£4,024,800	£26,632,509	£40,409,121
25%	90%	£264,484	£619,845	£361,375	£2,806,578	£4,994,764	£5,683,937	£28,946,644	£43,986,702
30%	90%	£195,666	£445,680	£1,384,007	£3,421,305	£5,028,830	£5,743,073	£31,260,774	£47,564,284
35%	90%	£126,848	£287,515	£1,786,639	£4,034,034	£7,059,097	£9,002,210	£33,574,912	£51,141,885
40%	90%	£58,029	£131,349	£2,189,270	£4,646,762	£8,091,263	£10,661,347	£35,889,046	£54,719,446
45%	90%	£10,966	£26,202	£2,591,902	£5,259,490	£9,123,628	£12,320,483	£38,203,179	£58,287,027
50%	90%	£285,249	£728,553	£3,084,533	£5,872,219	£10,152,695	£13,979,620	£40,571,313	£61,874,609

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,285

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£12,121,724	£11,229,629	£11,718,120	£12,478,341	£81,008,176	£58,801,852	£78,547,546	£87,270,388
10%	70%	£12,262,071	£11,591,477	£12,628,254	£13,733,474	£83,125,677	£61,970,184	£83,307,500	£94,628,171
15%	70%	£12,353,596	£11,772,400	£13,338,181	£14,369,163	£84,167,973	£64,167,874	£85,374,417	£96,307,072
20%	70%	£12,404,218	£11,953,323	£14,351,382	£14,991,709	£85,245,849	£65,380,544	£86,067,454	£101,985,973
25%	70%	£12,474,842	£12,134,247	£14,764,599	£15,629,628	£86,305,936	£67,085,724	£87,447,432	£106,684,875
30%	70%	£12,545,465	£12,315,170	£15,177,816	£16,269,096	£87,349,023	£68,249,602	£88,524,409	£111,409,777
35%	70%	£12,616,089	£12,496,093	£15,591,032	£16,879,085	£88,426,108	£70,496,084	£89,207,387	£116,022,678
40%	70%	£12,686,714	£12,677,017	£15,004,248	£17,508,183	£89,486,194	£72,204,264	£89,587,364	£116,701,579
45%	70%	£12,757,339	£12,858,028	£15,417,464	£18,137,392	£90,546,281	£73,968,445	£89,967,341	£117,380,481
50%	70%	£12,827,964	£13,039,039	£15,830,680	£18,766,601	£91,606,368	£75,728,720	£90,348,317	£118,059,383
100%	70%	£13,547,345	£14,882,734	£19,962,846	£28,057,603	£127,207,229	£92,865,221	£126,147,091	£160,648,386
0%	80%	£12,390,011	£11,600,993	£12,549,093	£13,786,253	£83,181,512	£62,062,271	£83,439,187	£94,830,812
10%	80%	£12,441,136	£11,781,916	£13,363,032	£14,417,462	£84,242,603	£63,280,523	£84,510,163	£95,901,713
15%	80%	£12,491,761	£11,962,835	£14,184,261	£15,048,671	£85,303,694	£64,491,774	£85,581,139	£96,972,614
20%	80%	£12,542,386	£12,143,754	£15,005,050	£15,679,880	£86,364,785	£65,702,925	£86,652,115	£98,043,515
25%	80%	£12,592,911	£12,324,673	£15,825,839	£16,311,089	£87,425,876	£66,914,176	£87,723,091	£99,114,416
30%	80%	£12,643,436	£12,505,592	£16,646,628	£16,942,298	£88,486,967	£68,125,427	£88,794,067	£100,185,317
35%	80%	£12,693,961	£12,686,511	£17,467,417	£17,573,507	£89,548,058	£69,336,678	£89,865,042	£101,256,218
40%	80%	£12,744,486	£12,867,430	£18,288,206	£18,204,716	£90,609,149	£70,547,929	£90,936,017	£102,327,119
45%	80%	£12,794,911	£13,048,349	£19,109,095	£18,835,925	£91,670,240	£71,759,180	£92,007,092	£103,398,020
50%	80%	£12,845,336	£13,229,268	£19,930,984	£19,467,134	£92,731,331	£72,970,431	£93,078,167	£104,468,921
10%	90%	£12,390,011	£11,600,993	£12,549,093	£13,786,253	£83,181,512	£62,062,271	£83,439,187	£94,830,812
15%	90%	£12,441,136	£11,781,916	£13,363,032	£14,417,462	£84,242,603	£63,280,523	£84,510,163	£95,901,713
20%	90%	£12,491,761	£11,962,835	£14,184,261	£15,048,671	£85,303,694	£64,491,774	£85,581,139	£96,972,614
25%	90%	£12,542,386	£12,143,754	£15,005,050	£15,679,880	£86,364,785	£65,702,925	£86,652,115	£98,043,515
30%	90%	£12,592,911	£12,324,673	£15,825,839	£16,311,089	£87,425,876	£66,914,176	£87,723,091	£99,114,416
35%	90%	£12,643,436	£12,505,592	£16,646,628	£16,942,298	£88,486,967	£68,125,427	£88,794,067	£100,185,317
40%	90%	£12,693,961	£12,686,511	£17,467,417	£17,573,507	£89,548,058	£69,336,678	£89,865,042	£101,256,218
45%	90%	£12,744,486	£12,867,430	£18,288,206	£18,204,716	£90,609,149	£70,547,929	£90,936,017	£102,327,119
50%	90%	£12,794,911	£13,048,349	£19,109,095	£18,835,925	£91,670,240	£71,759,180	£92,007,092	£103,398,020
100%	90%	£13,547,345	£14,882,734	£19,962,846	£28,057,603	£127,207,229	£92,865,221	£126,147,091	£160,648,386
0%	95%	£12,121,724	£11,229,629	£11,718,120	£12,478,341	£81,008,176	£58,801,852	£78,547,546	£87,270,388
10%	95%	£12,262,071	£11,591,477	£12,628,254	£13,733,474	£83,125,677	£61,970,184	£83,307,500	£94,628,171
15%	95%	£12,353,596	£11,772,400	£13,338,181	£14,369,163	£84,167,973	£64,167,874	£85,374,417	£96,307,072
20%	95%	£12,404,218	£11,953,323	£14,351,382	£14,991,709	£85,245,849	£65,380,544	£86,067,454	£101,985,973
25%	95%	£12,474,842	£12,134,247	£14,764,599	£15,629,628	£86,305,936	£67,085,724	£87,447,432	£106,684,875
30%	95%	£12,545,465	£12,315,170	£15,177,816	£16,269,096	£87,349,023	£68,249,602	£88,524,409	£111,409,777
35%	95%	£12,616,089	£12,496,093	£15,591,032	£16,879,085	£88,426,108	£70,496,084	£89,207,387	£116,022,678
40%	95%	£12,686,714	£12,677,017	£15,004,248	£17,508,183	£89,486,194	£72,204,264	£89,587,364	£116,701,579
45%	95%	£12,757,339	£12,858,028	£15,417,464	£18,137,392	£90,546,281	£73,968,445	£89,967,341	£117,380,481
50%	95%	£12,827,964	£13,039,039	£15,830,680	£18,766,601	£91,606,368	£75,728,720	£90,348,317	£118,059,383
100%	95%	£13,547,345	£14,882,734	£19,962,846	£28,057,603	£127,207,229	£92,865,221	£126,147,091	£160,648,386
0%	100%	£12,121,724	£11,229,629	£11,718,120	£12,478,341	£81,008,176	£58,801,852	£78,547,546	£87,270,388
10%	100%	£12,262,071	£11,591,477	£12,628,254	£13,733,474	£83,125,677	£61,970,184	£83,307,500	£94,628,171
15%	100%	£12,353,596	£11,772,400	£13,338,181	£14,369,163	£84,167,973	£64,167,874	£85,374,417	£96,307,072
20%	100%	£12,404,218	£11,953,323	£14,351,382	£14,991,709	£85,245,849	£65,380,544	£86,067,454	£101,985,973
25%	100%	£12,474,842	£12,134,247	£14,764,599	£15,629,628	£86,305,936	£67,085,724	£87,447,432	£106,684,875
30%	100%	£12,545,465	£12,315,170	£15,177,816	£16,269,096	£87,349,023	£68,249,602	£88,524,409	£111,409,777
35%	100%	£12,616,089	£12,496,093	£15,591,032	£16,879,085	£88,426,108	£70,496,084	£89,207,387	£116,022,678
40%	100%	£12,686,714	£12,677,017	£15,004,248	£17,508,183	£89,486,194	£72,204,264	£89,587,364	

Residual Land values compared to benchmark land values  
Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,313,732

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-8979.739	-87.644	-573.135	-1,337.356	-7,468.768	-5,062.442	-25,008.136	-23,730.988
10%	70%	-11,120.886	2440.491	-1,386.268	-2,591.488	-9,586.267	-6,430.774	-29,768.090	-24,088.761
15%	70%	-13,150.614	1530.614	-1,786.160	-3,242.663	-11,046.633	-7,135.954	-32,146.087	-24,767.682
20%	70%	-1,262.233	-811.337	-2,209.397	-3,849.724	-11,706.439	-11,841.134	-34,528.044	-24,446.563
25%	70%	-1,332.857	1892.261	-2,622.613	-4,478.843	-12,766.525	-13,546.314	-36,906.022	-25,125.465
30%	70%	-1,403.660	411.73.185	-3,036.830	-5,107.961	-13,826.612	-14,691.404	-39,283.999	-25,804.286
35%	70%	-1,474.104	-1,354.108	-3,449.047	-5,737.080	-14,886.698	-15,636.474	-41,661.977	-25,483.268
40%	70%	-1,544.728	-1,535.032	-3,862.262	-6,366.198	-15,946.784	-16,581.564	-44,040.954	-25,162.189
45%	70%	-1,615.794	-1,718.043	-4,275.478	-6,995.316	-17,006.871	-17,527.056	-46,420.931	-24,841.071
50%	70%	-1,687.525	-1,901.925	-4,688.694	-7,624.434	-18,066.957	-18,467.141	-48,800.908	-24,520.192
100%	70%	-2,405.360	-3,740.740	-8,820.860	-13,915.618	-28,667.819	-38,124.015	-72,607.681	-61,07,308.986
10%	80%	-1,124.597	1498.008	-1,407.098	-2,624.288	-9,642.106	-6,522.861	-29,899.777	-24,129.402
15%	80%	-1,197.095	1884.889	-1,827.335	-3,253.777	-10,700.113	-7,124.958	-32,345.597	-24,671.623
20%	80%	-1,269.455	1830.370	-2,251.736	-3,915.285	-11,818.119	-12,625.307	-34,791.416	-24,851.945
25%	80%	-1,341.883	-1,016.053	-2,675.537	-4,580.793	-12,936.125	-13,776.530	-37,237.238	-25,632.066
30%	80%	-1,414.313	-1,201.734	-3,099.339	-5,246.300	-14,054.131	-14,927.554	-39,683.058	-25,412.288
35%	80%	-1,486.741	-1,387.415	-3,523.140	-5,911.811	-15,172.136	-16,045.579	-42,128.879	-25,192.408
40%	80%	-1,559.170	-1,573.096	-3,946.941	-6,577.319	-16,290.141	-17,163.604	-44,574.700	-24,972.731
45%	80%	-1,631.600	-1,758.777	-4,370.742	-7,242.827	-17,408.146	-18,281.629	-47,020.520	-24,752.952
50%	80%	-1,704.029	-1,944.458	-4,794.175	-7,908.335	-18,526.151	-19,400.654	-49,467.341	-24,533.174
10%	90%	-1,117.375	1439.079	-1,365.440	-2,558.708	-9,530.427	-6,338.887	-29,636.400	-24,086.120
15%	90%	-1,188.194	1618.140	-1,764.427	-3,171.435	-10,562.593	-7,197.824	-31,950.531	-24,463.707
20%	90%	-1,259.012	1797.204	-2,167.058	-3,784.164	-11,594.759	-8,056.862	-34,264.671	-24,841.283
25%	90%	-1,329.831	1976.268	-2,569.690	-4,396.893	-12,626.914	-8,915.896	-36,578.811	-25,218.286
30%	90%	-1,399.648	-1,144.635	-2,972.321	-5,009.620	-13,659.062	-9,775.925	-38,892.940	-25,596.446
35%	90%	-1,469.467	-1,329.800	-3,374.953	-5,622.348	-14,691.258	-10,636.952	-41,207.073	-25,974.027
40%	90%	-1,539.286	-1,514.966	-3,777.585	-6,235.076	-15,723.454	-11,497.979	-43,521.207	-25,351.607
45%	90%	-1,599.105	-1,700.213	-4,180.217	-6,847.804	-16,755.650	-12,358.995	-45,835.341	-25,729.187
50%	90%	-1,659.224	-1,885.563	-4,582.848	-7,460.533	-17,787.757	-13,219.182	-48,149.475	-25,506.770

Residual Land values compared to benchmark land values  
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-222.835	-222.835	-222.835	-222.835	-222.835	-222.835	-222.835	-222.835
10%	70%	-546.459	1225.036	-711.941	-1,918.061	-8,345.032	-5,189.539	-28,526.855	-27,847.526
15%	70%	-617.083	144.113	-1,121.653	-2,548.079	-9,405.118	-6,884.710	-32,908.832	-24,126.426
20%	70%	-687.706	-1,136.810	-1,534.869	-3,176.107	-10,465.204	-8,369.899	-37,289.808	-24,205.328
25%	70%	-758.330	1017.724	-1,948.085	-3,804.135	-11,525.289	-10,455.079	-41,670.782	-24,284.229
30%	70%	-828.953	1498.657	-2,361.303	-4,433.433	-12,585.376	-12,010.259	-46,046.763	-24,363.129
35%	70%	-899.577	1879.580	-2,774.519	-5,062.552	-13,645.462	-13,176.438	-50,417.741	-24,442.030
40%	70%	-970.200	2260.504	-3,187.735	-5,691.670	-14,705.590	-14,261.514	-54,788.714	-24,520.931
45%	70%	-1,040.824	-1,043.515	-3,600.952	-6,320.789	-15,765.718	-15,125.799	-59,159.696	-24,599.835
50%	70%	-1,111.447	-1,227.388	-4,014.168	-6,949.907	-16,825.847	-16,830.979	-63,530.671	-24,678.737
100%	70%	-1,730.832	-3,666.261	-8,146.533	-13,241.091	-28,426.583	-38,862.779	-89,466.445	-81,046.751
10%	80%	-450.071	129.838	-1,130.270	-2,847.941	-9,401.747	-6,181.026	-29,457.544	-24,122.466
15%	80%	-520.695	129.838	-1,543.487	-3,477.059	-10,461.832	-7,032.848	-31,848.387	-24,201.367
20%	80%	-591.319	1478.843	-1,956.705	-4,106.178	-11,521.917	-8,004.741	-34,239.230	-24,280.268
25%	80%	-661.943	1859.766	-2,570.923	-4,735.306	-12,582.001	-9,005.644	-36,630.073	-24,359.169
30%	80%	-732.567	2240.690	-3,185.141	-5,364.435	-13,642.086	-10,006.537	-39,020.916	-24,438.070
35%	80%	-803.191	2621.614	-3,799.359	-6,000.564	-14,702.171	-11,007.430	-41,411.759	-24,516.971
40%	80%	-873.815	3002.538	-4,414.578	-6,636.693	-15,762.256	-12,008.323	-43,802.602	-24,595.872
45%	80%	-944.439	3383.462	-5,040.797	-7,271.822	-16,822.341	-13,009.216	-46,193.443	-24,674.773
50%	80%	-1,015.063	3764.386	-5,666.016	-7,907.951	-17,882.426	-14,010.109	-48,584.284	-24,753.674
10%	90%	-480.695	129.838	-1,553.496	-3,477.059	-10,461.832	-7,032.848	-31,848.387	-24,201.367
15%	90%	-551.319	1478.843	-1,966.715	-4,106.178	-11,521.917	-8,004.741	-34,239.230	-24,280.268
20%	90%	-621.943	1859.766	-2,580.933	-4,735.306	-12,582.001	-9,005.644	-36,630.073	-24,359.169
25%	90%	-692.567	2240.690	-3,195.151	-5,364.435	-13,642.086	-10,006.537	-39,020.916	-24,438.070
30%	90%	-763.191	2621.614	-3,809.370	-6,000.564	-14,702.171	-11,007.430	-41,411.759	-24,516.971
35%	90%	-833.815	3002.538	-4,424.588	-6,636.693	-15,762.256	-12,008.323	-43,802.602	-24,595.872
40%	90%	-904.439	3383.462	-5,050.807	-7,271.822	-16,822.341	-13,009.216	-46,193.443	-24,674.773
45%	90%	-975.063	3764.386	-5,676.026	-7,907.951	-17,882.426	-14,010.109	-48,584.284	-24,753.674
50%	90%	-1,045.687	4145.310	-6,302.245	-8,544.080	-18,942.511	-15,011.002	-50,975.125	-24,832.575
10%	100%	-1,659.224	-1,885.563	-4,582.848	-7,460.533	-17,787.757	-13,219.182	-48,149.475	-25,506.770

Residual Land values compared to benchmark land values  
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	-7.464	1884.631	1399.140	-1365.061	-2,796.787	-330.473	-20,336.167	-29,056.988
10%	70%	-148.711	1522.783	-1413.994	-3,914.298	-8,758.805	-6,295.986	-29,116.792	-24,916.792
15%	70%	-219.335	1341.860	-2023.369	-5,029.511	-9,973.884	-7,463.885	-32,476.088	-25,005.893
20%	70%	-289.959	1160.937	-2,637.122	-6,144.724	-11,188.969	-8,678.976	-35,835.384	-25,095.004
25%	70%	-360.583	-1,019.987	-3,251.339	-7,260.937	-12,404.054	-9,894.067	-39,194.680	-25,184.105
30%	70%	-431.207	1200.910	-3,865.556	-8,377.150	-13,619.145	-11,109.158	-42,553.976	-25,273.206
35%	70%	-501.831	1381.833	-4,480.773	-9,493.363	-14,834.236	-12,324.250	-45,913.272	-25,362.307
40%	70%	-572.455	1562.757	-5,094.990	-10,607.576	-16,049.327	-13,139.343	-49,272.568	-25,451.408
45%	70%	-643.079	1743.680	-5,710.207	-11,721.789	-17,264.418	-14,044.436	-52,631.864	-25,540.509
50%	70%	-713.703	1924.604	-6,325.424	-12,836.002	-18,479.509	-15,049.545	-55,991.160	-25,629.610
100%	70%	-1,332.127	-3,516.262	-8,146.533	-13,241.091	-28,426.583	-38,862.779	-89,466.445	-81,046.751
10%	80%	-102.045	129.838	-1,130.270	-2,847.941	-9,401.747	-6,181.026	-29,457.544	-24,122.466
15%	80%	-172.669	1478.843	-1,543.487	-3,477.059	-10,461.832	-7,032.848	-31,848.387	-24,201.367
20%	80%	-243.293	1859.766	-2,157.705	-4,106.178	-11,521.917	-8,004.741	-34,239.230	-24,280.268
25%	80%	-313.917	2240.690	-2,771.923	-4,735.306	-12,582.001	-9,005.644	-36,630.073	-24,359.169
30%	80%	-384.541	2621.614	-3,386.141	-5,364.435	-13,642.086	-10,006.537	-39,020.916	-24,438.070
35%	80%	-455.165	3002.538	-4,000.359	-6,000.564	-14,702.171	-11,007.430	-41,411.759	-24,516.971
40%	80%	-525.789	3383.462	-4,614.578	-6,636.693	-15,762.256	-12,008.323	-43,802.602	-24,595.872
45%	80%	-596.413	3764.386	-5,228.797	-7,271.822	-16,822.341	-13,009.216	-46,193.443	-24,674.773
50%	80%	-667.037	4145.310	-5,843.016	-7,907.951	-17,882.426	-14,010.109	-48,584.284	-24,753.674
10%	90%	-132.669	129.838	-1,553.496	-3,477.059	-10,461.832	-7,032.848	-31,848.387	-24,201.367
15%	90%	-203.293	1478.843	-1,966.715	-4,106.178	-11,521.917	-8,004.741	-34,239.230	-24,280.268
20%	90%	-273.917	1859.766	-2,580.933	-4,735.306	-12,582.001	-9,005.644	-36,630.073	-24,359.169
25%	90%	-344.541	2240.690	-3,195.151	-5,364.435	-13,642.086	-10,006.537	-39,020.916	-24,438.070
30%	90%	-415.165	2621.614	-3,809.370	-6,000.564	-14,702.171	-11,007.430	-41,411.759	-24,516.971
35%	90%	-485.789	3002.538	-4,424.588	-6,636.693	-15,762.256	-12,008.323	-43,802.602	-24,595.872
40%	90%	-556.413</							

Residual Land values compared to benchmark land values  
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	70%	£296,053	£1,187,148	£701,657	£82,963	£1,343,140	£1,063,184	£18,882,510	£27,636,332
10%	70%	£153,806	£825,301	£111,476	£1,316,696	£3,460,641	£2,305,148	£23,642,464	£34,983,135
15%	70%	£83,182	£443,375	£501,308	£1,349,514	£4,520,727	£4,010,328	£28,022,441	£38,642,036
20%	70%	£12,559	£463,455	£934,604	£2,574,932	£5,550,513	£5,715,508	£28,402,418	£42,320,937
25%	70%	£58,065	£282,531	£1,347,821	£3,204,050	£9,640,899	£7,420,688	£30,789,396	£45,999,839
30%	70%	£128,688	£201,899	£1,781,038	£3,833,168	£7,700,886	£9,125,868	£23,162,373	£46,678,740
35%	70%	£199,312	£79,515	£2,174,254	£4,462,287	£8,761,072	£10,531,048	£35,542,351	£53,557,542
40%	70%	£269,936	£280,239	£2,687,470	£5,091,405	£9,821,168	£12,536,228	£37,922,328	£57,036,543
45%	70%	£341,001	£443,250	£3,000,687	£5,720,524	£10,881,245	£14,241,409	£40,302,305	£59,715,445
50%	70%	£412,780	£527,135	£3,413,903	£6,349,642	£11,941,351	£15,946,589	£42,883,292	£64,394,246
100%	70%	£1,130,567	£2,465,956	£7,546,058	£12,640,836	£22,542,193	£32,968,385	£68,482,655	£101,183,360
10%	80%	£150,196	£815,785	£132,305	£1,349,475	£3,616,480	£2,397,235	£23,774,151	£38,165,776
15%	80%	£77,767	£430,103	£653,142	£1,894,385	£4,804,487	£4,148,458	£26,219,971	£38,945,597
20%	80%	£5,335	£444,422	£976,393	£2,840,483	£5,692,483	£5,899,881	£28,859,786	£46,725,219
25%	80%	£67,091	£256,740	£1,400,744	£3,286,001	£9,780,499	£7,650,904	£31,111,612	£46,506,440
30%	80%	£139,520	£73,058	£1,824,547	£3,831,509	£7,869,505	£9,402,128	£33,557,433	£50,286,682
35%	80%	£211,949	£12,884	£2,248,348	£4,377,018	£8,395,512	£11,153,353	£36,033,253	£54,066,893
40%	80%	£284,377	£298,305	£2,672,149	£5,222,527	£10,044,518	£12,904,574	£38,440,474	£57,847,105
45%	80%	£357,514	£486,775	£3,095,950	£5,868,035	£11,132,524	£14,655,797	£40,894,894	£61,627,328
50%	80%	£430,926	£625,469	£3,519,751	£6,513,544	£12,220,530	£16,407,020	£43,340,715	£65,407,548
10%	100%	£157,417	£334,515	£90,648	£1,293,915	£3,404,801	£2,213,081	£24,510,777	£34,760,494
15%	100%	£86,590	£466,653	£489,834	£1,868,643	£4,436,967	£3,872,188	£25,824,911	£38,338,076
20%	100%	£19,780	£482,498	£992,266	£2,609,371	£5,469,133	£5,531,335	£28,139,045	£41,915,657
25%	100%	£49,039	£265,222	£1,294,898	£3,122,100	£6,501,329	£7,180,472	£30,453,180	£45,452,238
30%	100%	£117,856	£130,157	£1,697,529	£3,734,827	£7,533,466	£8,849,609	£32,767,314	£49,070,820
35%	100%	£188,675	£46,007	£2,100,161	£4,347,556	£8,565,632	£10,508,546	£35,081,447	£52,648,401
40%	100%	£255,493	£222,173	£2,502,792	£4,960,285	£9,597,798	£12,167,882	£37,395,581	£56,225,581
45%	100%	£324,468	£390,725	£2,905,424	£5,573,012	£10,629,964	£13,827,019	£39,709,715	£59,802,662
50%	100%	£394,432	£578,771	£3,308,058	£6,185,741	£11,682,131	£15,486,155	£42,023,849	£63,381,144

Residual Land values compared to benchmark land values  
Benchmark Z3 - Lower Quartile (Based on CIL Study)

£1,447,435

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
1%	70%	£85,897	£1,177,189	£782,291	£83,291	£1,480,181	£1,288,171	£21,441,071	£32,183,895
10%	70%	£244,424	£915,918	£20,859	£1,228,076	£3,026,207	£1,569,715	£23,207,030	£34,527,702
15%	70%	£173,800	£734,995	£430,770	£1,855,196	£4,085,293	£3,574,895	£25,587,008	£38,206,602
20%	70%	£102,177	£554,072	£943,987	£2,484,314	£5,145,379	£5,280,974	£27,866,985	£41,886,504
25%	70%	£30,953	£373,148	£1,257,204	£3,113,453	£6,265,465	£6,685,254	£30,346,362	£46,564,405
30%	70%	£38,074	£192,235	£1,670,420	£3,742,551	£7,265,552	£8,690,434	£32,726,939	£49,243,307
35%	70%	£108,634	£11,302	£2,083,637	£4,371,670	£8,325,638	£10,395,614	£35,106,917	£52,922,208
40%	70%	£175,318	£169,822	£2,498,853	£5,000,788	£9,385,724	£12,100,794	£37,495,994	£56,601,110
45%	70%	£250,384	£352,533	£2,910,069	£5,629,907	£10,445,811	£13,895,975	£39,866,871	£60,280,011
50%	70%	£322,163	£536,515	£3,323,286	£6,259,025	£11,505,897	£15,511,155	£42,246,848	£63,958,913
100%	70%	£1,039,950	£2,376,339	£7,455,450	£12,550,208	£22,106,759	£32,562,955	£66,046,621	£100,747,326
10%	80%	£249,813	£206,462	£411,688	£1,259,868	£3,081,047	£1,961,801	£23,335,717	£34,730,342
15%	80%	£168,384	£720,721	£462,525	£1,904,367	£4,169,054	£3,713,024	£25,784,538	£38,510,563
20%	80%	£95,955	£535,039	£888,326	£2,549,876	£5,297,080	£5,464,247	£28,230,358	£42,290,785
25%	80%	£23,525	£349,357	£1,310,127	£3,195,384	£6,345,095	£7,215,470	£30,675,178	£46,071,068
30%	80%	£46,905	£163,676	£1,723,929	£3,840,692	£7,453,072	£8,966,894	£33,123,966	£49,851,228
35%	80%	£121,332	£22,007	£2,157,730	£4,486,401	£8,521,079	£10,717,917	£35,567,819	£53,631,449
40%	80%	£193,760	£207,698	£2,581,532	£5,131,909	£9,609,085	£12,460,140	£38,013,640	£57,411,671
45%	80%	£266,897	£396,158	£3,005,333	£5,777,418	£10,697,091	£14,220,384	£40,459,460	£61,191,892
50%	80%	£340,511	£584,876	£3,429,134	£6,422,927	£11,785,097	£15,971,587	£42,905,281	£64,972,115
10%	100%	£248,036	£325,435	£30	£1,193,298	£2,969,367	£1,777,627	£23,075,344	£34,325,080
15%	100%	£178,216	£749,270	£399,017	£1,806,025	£4,001,533	£3,436,784	£26,389,478	£37,902,642
20%	100%	£110,397	£573,105	£601,645	£2,416,754	£5,053,699	£5,065,002	£27,703,611	£41,460,223
25%	100%	£41,575	£366,940	£1,204,280	£3,031,483	£6,065,886	£6,755,038	£30,017,746	£45,057,604
30%	100%	£27,239	£220,775	£1,606,912	£3,644,210	£7,098,032	£8,414,175	£32,331,890	£48,635,396
35%	100%	£38,057	£44,610	£2,020,544	£4,255,339	£8,130,199	£10,073,372	£34,846,014	£52,212,967
40%	100%	£164,876	£131,556	£2,412,175	£4,869,667	£9,162,364	£11,742,445	£36,960,147	£56,790,548
45%	100%	£233,871	£309,107	£2,814,807	£5,482,355	£10,194,530	£13,381,585	£39,274,281	£59,368,129
50%	100%	£303,814	£488,154	£3,217,436	£6,095,123	£11,226,697	£15,080,722	£41,586,415	£62,845,710

## Appendix 12 - Small sites template

**LONDON BOROUGH OF SOUTHWARK  
SMALL SITES AFFORDABLE HOUSING CONTRIBUTION TEMPLATE**

 Scheme address: 

Policy compliant affordable housing			
Private		Affordable	

	Scheme income								Scheme mix			
	Unit type (House/Flat)	No of beds	Floor area (sq ft)	Predicted sales value	Car Parking revenue per unit	Ground rent per annum	Yield	Capitalised ground rent				
Unit 1												
Unit 2												
Unit 3												
Unit 4												
Unit 5												
Unit 6												
Unit 7												
Unit 8												
Unit 9												
<b>Sub-total</b>				0								

 Average private sales value (per sq ft) 

 Average affordable hsg value (per sq ft) 

 Policy compliant scheme GDV (private) 

 Policy compliant scheme GDV (affordable) 

 Car parking income 

 Ground rent income 

Gross Development Value		£	£
-------------------------	--	---	---

Scheme costs	Build costs	<input type="text"/>	<input type="text"/>
	Demolition and site prep	<input type="text"/>	<input type="text"/>
	Professional fees	<input type="text"/>	<input type="text"/>
	Mayoral CIL	<input type="text"/>	<input type="text"/>
	Southwark CIL Zone 2	<input type="text"/>	<input type="text"/>
	Section 106	<input type="text"/>	<input type="text"/>
	Marketing (% of GDV)	<input type="text"/>	<input type="text"/>
	Developer's profit on private	<input type="text"/>	<input type="text"/>
	Developer's profit on AH	<input type="text"/>	<input type="text"/>
	Finance on build	<input type="text"/>	<input type="text"/>
	<b>Residual land value</b>		
	Finance on land	<input type="text"/>	<input type="text"/>

NET RESIDUAL	£	£
--------------	---	---

<input type="text"/>	<input type="text"/>
----------------------	----------------------

**Existing use value**

Payment in lieu	£
-----------------	---

Description of existing buildings on site:

 Floor area of building (sq ft) 

 Type of building (Office/retail/ cleared site etc) 

 Rent per sq ft Area 1 

 Yield 

 Rent free period (years) 

 Capital Value 

 Purchaser's costs 

 Landowner premium